

Financial Statements
for the Year Ended
30 September 2021
for
Kerion Properties Limited

**Contents of the Financial Statements
for the Year Ended 30 September 2021**

	Page
Company Information	1
Statement of Financial Position	2
Notes to the Financial Statements	3

Kerion Properties Limited

**Company Information
for the Year Ended 30 September 2021**

DIRECTORS:

Mrs A Mehra
V Mehra

SECRETARY:

Mrs A Mehra

REGISTERED OFFICE:

C/o Parker Cavendish
28 Church Road
Stanmore
Middlesex
HA7 4XR

REGISTERED NUMBER:

04737310 (England and Wales)

ACCOUNTANTS:

Parker Cavendish
Chartered Accountants
28 Church Road
Stanmore
Middlesex
HA7 4XR

Statement of Financial Position
30 September 2021

	Notes	2021 £	2020 £
FIXED ASSETS			
Investment property	4	6,573,198	6,270,000
CURRENT ASSETS			
Debtors	5	1,015,802	1,323,969
Cash at bank		95,114	117,993
		<u>1,110,916</u>	<u>1,441,962</u>
CREDITORS			
Amounts falling due within one year	6	(106,920)	(201,960)
NET CURRENT ASSETS		<u>1,003,996</u>	<u>1,240,002</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		7,577,194	7,510,002
CREDITORS			
Amounts falling due after more than one year	7	(3,004,500)	(2,572,500)
PROVISIONS FOR LIABILITIES		<u>(496,228)</u>	<u>(589,329)</u>
NET ASSETS		<u>4,076,466</u>	<u>4,348,173</u>
CAPITAL AND RESERVES			
Called up share capital		1,000	1,000
Retained earnings	9	4,075,466	4,347,173
SHAREHOLDERS' FUNDS		<u>4,076,466</u>	<u>4,348,173</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2021.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2021 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 30 August 2022 and were signed on its behalf by:

V Mehra - Director

**Notes to the Financial Statements
for the Year Ended 30 September 2021**

1. STATUTORY INFORMATION

Kerion Properties Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Income comprises rent receivable from investment properties net of value added tax and is recognised on an accruals basis.

In 2019, rent collected but banked after the year end had not been included in the accounts. This was rectified and an amount of £22,923 net of tax shown as a prior year adjustment in 2020.

Investment property

Initial measurement

Investment properties are initially measured at cost.

Subsequent measurement

Investment properties are measured at fair value at each reporting date with changes in fair values recognised in profit or loss. No depreciation is provided in respect of investment properties.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Statement of Income and Retained Earnings, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the statement of financial position date.

Deferred tax

Deferred tax is recognised in respect of all material timing differences that have originated but not reversed at the statement of financial position date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL (2020 - NIL).

Notes to the Financial Statements - continued
for the Year Ended 30 September 2021

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 October 2020	6,270,000
Additions	773,198
Revaluations	(470,000)
At 30 September 2021	<u>6,573,198</u>
NET BOOK VALUE	
At 30 September 2021	<u>6,573,198</u>
At 30 September 2020	<u>6,270,000</u>

Fair value at 30 September 2021 is represented by:

	£
Valuation in 2005	59,552
Valuation in 2007	786,504
Valuation in 2008	650,000
Valuation in 2012	1,000,000
Valuation in 2014	(9,163)
Valuation in 2016	250,000
Valuation in 2020	1,151,917
Valuation in 2021	(470,000)
Cost	<u>3,154,388</u>
	<u>6,573,198</u>

If the investment properties had not been revalued they would have been included at the following historical cost:

	2021 £	2020 £
Cost	<u>3,154,388</u>	<u>2,381,190</u>

The investment properties were valued on an open market basis on 30 September 2021 by the directors .

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade debtors	36,468	8,908
Other debtors	975,871	1,311,637
Prepayments & accrued income	3,463	3,424
	<u>1,015,802</u>	<u>1,323,969</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade creditors	2,887	-
Tax	24,489	62,866
Other creditors	26,226	55,726
Directors' current accounts	10,899	50,000
Accruals & deferred income	42,419	33,368
	<u>106,920</u>	<u>201,960</u>

**Notes to the Financial Statements - continued
for the Year Ended 30 September 2021**

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2021 £	2020 £
Bank loans over 5 years	<u>3,004,500</u>	<u>2,572,500</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans over 5 years	<u>3,004,500</u>	<u>2,572,500</u>

A loan of £2,572,500 commenced on 1 June 2017 and under the terms, the lender has the option to call in the loan on the fifth anniversary of commencement.

A further loan commenced during the year.

8. SECURED DEBTS

The following secured debts are included within creditors:

	2021 £	2020 £
Bank loans	<u>3,004,500</u>	<u>2,572,500</u>

The bank loans are secured on the investment properties.

9. RESERVES

The retained earnings of £4,075,466 (2020: £4,347,173) comprise of distributable reserves of £1,152,884 (2020: £1,047,692) and non-distributable reserves of £2,922,582 (2020: £3,299,481) which relate to property revaluations less related deferred tax provision.

10. CAPITAL COMMITMENTS

	2021 £	2020 £
Contracted but not provided for in the financial statements	<u>-</u>	<u>458,302</u>

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.