REGISTERED NUMBER: 11683021 (England and Wales)

Kea Investments Alexandra Wharf Limited

Unaudited Financial Statements

For The Year Ended 30 November 2020

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For The Year Ended 30 November 2020

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Kea Investments Alexandra Wharf Limited

Company Information
For The Year Ended 30 November 2020

DIRECTOR:	Ms N Flannery
REGISTERED OFFICE:	c/o Lloyd Piggott 2nd Floor, St George's House 56 Peter Street Manchester M2 3NQ
REGISTERED NUMBER:	11683021 (England and Wales)
ACCOUNTANTS:	Lloyd Piggott Limited Chartered Accountants St George's House 56 Peter Street Manchester M2 3NQ

Balance Sheet
30 November 2020

	Notes	2020 £	£	2019 £	£
FIXED ASSETS					
Investment property	4		1,552,164		1,552,164
CURRENT ASSETS					
Debtors	5	20,785		100	
Cash at bank		5,955		75,978	
		26,740		76,078	
CREDITORS					
Amounts falling due within one year	6	27,873		34,281	
NET CURRENT (LIABILITIES)/ASSETS			(1,133)		41,797
TOTAL ASSETS LESS CURRENT LIABILITIES			1,551,031		1,593,961
CREDITORS					
Amounts falling due after more than one year	7		1,550,694		1,550,694
NET ASSETS			337		43,267
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			237		43,167
			337		43,267

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2020 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her 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 Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 25 August 2021 and were signed by:

Ms N Flannery - Director

The notes form part of these financial statements

Notes to the Financial Statements
For The Year Ended 30 November 2020

1. STATUTORY INFORMATION

Kea Investments Alexandra Wharf 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.

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.

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation
Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, 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 balance sheet date.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet 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 1 (2019 - 1) .

4. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 1 December 2019	
and 30 November 2020	1,552,164
NET BOOK VALUE	
At 30 November 2020	1,552,164
At 30 November 2019	1,552,164

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Amounts owed by group undertakings	1,000	-
Other debtors	19,785	100
	20,785	100

continued...

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Taxation and social security	19,101	14,124
Other creditors	8,772	20,157
	27,873	34,281

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

	2020	2019
	£	£
Other creditors	1,550,694	1,550,694

8. RELATED PARTY DISCLOSURES

Included within other creditors due more than 1 year is an amount of £1,550,694 (2019:£1,550,694) due to the director.

9. FIRST YEAR ADOPTION

These financial statements for the year ended 30 November 2020 are the first financial statements that comply with FRS 102 Section 1A for small entities. The date of transition from FRS 105 is 1st December 2019.

The transition to FRS 102 Section 1A for small entities has resulted in no adjustments.

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.