REGISTERED NUMBER: 11683021 (England and Wales)

Kea Investments Alexandra Wharf Limited

Unaudited Financial Statements

For The Period

1 December 2020 to 30 September 2021

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For The Period 1 December 2020 to 30 September 2021

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Kea Investments Alexandra Wharf Limited

Company Information
For The Period 1 December 2020 to 30 September 2021

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

Balance Sheet
30 September 2021

	Notes	2021 £	£	2020 £	£
FIXED ASSETS					
Investment property	4		1,600,000		1,552,164
CURRENT ASSETS					
Debtors	5	21,611		19,785	
Cash at bank		5,497		5,955	
		27,108		25,740	
CREDITORS					
Amounts falling due within one year	6	1,557,477		1,577,567	
NET CURRENT LIABILITIES			(1,530,369)		(1,551,827)
TOTAL ASSETS LESS CURRENT LIABILITIES			69,631		337
PROVISIONS FOR LIABILITIES			4,885		-
NET ASSETS			64,746		337
CAPITAL AND RESERVES					
Called up share capital			100		100
Fair value reserve	7		20,826		-
Retained earnings			43,820		237
			64,746		337

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

The members have not required the company to obtain an audit of its financial statements for the period ended 30 September 2021 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 30 June 2022 and were signed by:

Ms N Flannery - Director

The notes form part of these financial statements

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 as modified by the revaluation of certain assets.

Investment property
Investment property, which is property held to earn rentals, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

Taxation
Taxation for the period 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 period 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.

Income recognition
Rental income is recognised on an accruals basis.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the period was 1 (2020 - 1) .

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4. INVESTMENT PROPERTY

	Total
	£
FAIR VALUE	
At 1 December 2020	1,552,164
Additions	22,125
Revaluations	25,711
At 30 September 2021	1,600,000
NET BOOK VALUE	
At 30 September 2021	1,600,000
At 30 November 2020	1,552,164

Investment property comprises commercial property held by the company. The fair value of the investment property has been arrived at on the basis of a valuation carried out by the director. The valuations were made on an open market basis by reference to market evidence of transaction prices from similar properties.

Fair value at 30 September 2021 is represented by:

	£
Valuation in 2021	25,711
Cost	1,574,289
	1,600,000

If investment property had not been revalued it would have been included at the following historical cost:

	2021	2020
	£	£
Cost	1,574,289	-

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Other debtors	21,611	19,785

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Amounts owed to group undertakings	1,512,706	1,549,694
Taxation and social security	18,906	19,101
Other creditors	25,865	8,772
	1,557,477	1,577,567

In the prior period other creditors were shown as falling due after more than one year, in error. They should have been stated as amounts due to group undertakings falling due within one year. The comparative has therefore been restated as such, with no effect on the income statement.

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7. RESERVES

	Fair value reserve £
Investment Property Revaluation	20,826
At 30 September 2021	20,826

8. RELATED PARTY DISCLOSURES

At the year end an amount of £1,512,706 was due to the ultimate parent company.

9. ULTIMATE CONTROLLING PARTY

The ultimate parent company is Kea Investments Limited, registered in Hong Kong.

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.