

---

**A. S. K. DEVELOPMENTS LIMITED**

---

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 30 SEPTEMBER 2019**

---

**A. S. K. DEVELOPMENTS LIMITED**

---

**REPORT TO THE DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF A. S. K. DEVELOPMENTS LIMITED  
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

---

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of A. S. K. Developments Limited for the year ended 30 September 2019 which comprise the Statement of financial position and the related notes from the Company's accounting records and from information and explanations you have given us.

As a practising member firm of the Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at <http://www.accaglobal.com/en/member/professional-standards/rules-standards/acca-rulebook.html>.

This report is made solely to the Board of directors of A. S. K. Developments Limited, as a body, in accordance with the terms of our engagement letter dated 19 January 2019. Our work has been undertaken solely to prepare for your approval the financial statements of A. S. K. Developments Limited and state those matters that we have agreed to state to the Board of directors of A. S. K. Developments Limited, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at [http://www.accaglobal.com/content/dam/ACCA\\_Global/Technical/fact/technical-factsheet-163.pdf](http://www.accaglobal.com/content/dam/ACCA_Global/Technical/fact/technical-factsheet-163.pdf). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than A. S. K. Developments Limited and its Board of directors, as a body, for our work or for this report.

It is your duty to ensure that A. S. K. Developments Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of A. S. K. Developments Limited. You consider that A. S. K. Developments Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or review of the financial statements of A. S. K. Developments Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

**Lancaster Clements Limited**

Chartered Certified Accountants

Stanley House  
27 Wellington Road  
Bilston  
West Midlands  
WV14 6AH  
6 March 2020

**A. S. K. DEVELOPMENTS LIMITED**  
**REGISTERED NUMBER: 00712401**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 SEPTEMBER 2019**

	Note	2019 £	2018 £
<b>Fixed assets</b>			
Tangible assets	4	88	105
Investment property	5	8,715,003	8,715,003
		<u>8,715,091</u>	<u>8,715,108</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	6	544,976	587,122
Cash at bank and in hand		123,436	113,220
		<u>668,412</u>	<u>700,342</u>
Creditors: amounts falling due within one year	7	(296,355)	(535,086)
<b>Net current assets</b>		<u>372,057</u>	<u>165,256</u>
<b>Total assets less current liabilities</b>		<u>9,087,148</u>	<u>8,880,364</u>
Creditors: amounts falling due after more than one year	8	(1,592,876)	(1,778,191)
<b>Provisions for liabilities</b>			
Deferred tax	9	(428,435)	(428,435)
		<u>(428,435)</u>	<u>(428,435)</u>
<b>Net assets</b>		<u><u>7,065,837</u></u>	<u><u>6,673,738</u></u>
<b>Capital and reserves</b>			
Called up share capital	10	5,568	5,568
Profit and loss account	11	7,060,269	6,668,170
		<u><u>7,065,837</u></u>	<u><u>6,673,738</u></u>

**STATEMENT OF FINANCIAL POSITION (CONTINUED)**  
**AS AT 30 SEPTEMBER 2019**

---

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of income and retained earnings in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 6 March 2020.

**Andrew Neil Kay**  
Director

The notes on pages 4 to 9 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

---

**1. General information**

The company is registered in England and Wales. The company's registered office is Stanley House, 27 Wellington Road, Bilston, West Midlands, WV14 6AH. The principal activity of the company continues to be that of the letting of industrial properties.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

**2.2 Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

**Rendering of services**

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

**2.3 Interest income**

Interest income is recognised in the Statement of income and retained earnings using the effective interest method.

**2.4 Finance costs**

Finance costs are charged to the Statement of income and retained earnings over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

---

**2. Accounting policies (continued)**

**2.5 Current and deferred taxation**

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of income and retained earnings, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of financial position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

**2.6 Tangible fixed assets**

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Plant and machinery	- 25% reducing balance
Fixtures and fittings	- 15% reducing balance

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of income and retained earnings.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

---

**2. Accounting policies (continued)**

**2.7 Investment property**

Investment property is carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of income and retained earnings.

**2.8 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.9 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**2.10 Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.11 Provisions for liabilities**

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of income and retained earnings in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Statement of financial position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of financial position.

**2.12 Financial instruments**

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

**3. Employees**

The average monthly number of employees, including directors, during the year was 3 (2018 - 3).

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

**4. Tangible fixed assets**

	Plant and machinery £	Fixtures and fittings £	Total £
<b>Cost or valuation</b>			
At 1 October 2018	45,449	16,449	61,898
At 30 September 2019	45,449	16,449	61,898
<b>Depreciation</b>			
At 1 October 2018	45,446	16,347	61,793
Charge for the year on owned assets	1	16	17
At 30 September 2019	45,447	16,363	61,810
<b>Net book value</b>			
At 30 September 2019	2	86	88
<b>At 30 September 2018</b>	3	102	105

**5. Investment property**

	Freehold investment property £
<b>Valuation</b>	
At 1 October 2018	8,715,003
<b>At 30 September 2019</b>	8,715,003

The 2019 valuations were made by the directors, on an open market value for existing use basis.

	2019 £	2018 £
Historic cost	5,083,474	5,083,474



**A. S. K. DEVELOPMENTS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2019**

**6. Debtors**

	2019 £	2018 £
Trade debtors	43,532	77,009
Other debtors	501,444	504,473
Prepayments and accrued income	-	5,640
	<u>544,976</u>	<u>587,122</u>

**7. Creditors: Amounts falling due within one year**

	2019 £	2018 £
Trade creditors	6,420	14,119
Corporation tax	91,978	88,495
Other taxation and social security	24,931	255,892
Other creditors	78,556	93,726
Accruals and deferred income	94,470	82,854
	<u>296,355</u>	<u>535,086</u>

**8. Creditors: Amounts falling due after more than one year**

	2019 £	2018 £
Other creditors	1,592,876	1,778,191
	<u>1,592,876</u>	<u>1,778,191</u>

**9. Deferred taxation**

	2019 £	2018 £
At beginning of year	428,435	35,300
Charged/(credited) to profit or loss	-	393,135
<b>At end of year</b>	<u>428,435</u>	<u>428,435</u>

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2019

9. Deferred taxation (continued)

The provision for deferred taxation is made up as follows:

	2019 £	2018 £
Revaluation of investment property	<u>428,435</u>	<u>428,435</u>

10. Share capital

	2019 £	2018 £
<b>Allotted, called up and fully paid</b>		
5,568 (2018 - 5,568) ordinary shares of £1.00 each	<u>5,568</u>	<u>5,568</u>

11. Reserves

**Profit and loss account**

Included within the profit and loss reserve is an undistributable investment property revaluation reserve of £3,631,526 (2018 £3,631,526).

12. Contingent liabilities

The company has given an unlimited guarantee as security for the bank borrowings of the related party K Transport Services (Midlands) Limited. At the balance sheet date those borrowings amounted to £91,010 (2018 £126,766).

13. Transactions with directors

During the year the company made advances to a director totalling £21,929 (2018 nil), including interest of £324 (2018 £109) and received repayments totalling nil (2018 £13,640). At the balance sheet date the director owed the company £21,929 (2018 nil).

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.