
A. S. K. DEVELOPMENTS LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2018

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

STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	4	105	124
Investment property	5	8,715,003	6,301,797
		<u>8,715,108</u>	<u>6,301,921</u>
Current assets			
Debtors: amounts falling due within one year	6	587,122	407,410
Cash at bank and in hand		113,220	63,336
		<u>700,342</u>	<u>470,746</u>
Creditors: amounts falling due within one year	7	(535,086)	(291,627)
Net current assets		<u>165,256</u>	<u>179,119</u>
Total assets less current liabilities		<u>8,880,364</u>	<u>6,481,040</u>
Creditors: amounts falling due after more than one year	8	(1,778,191)	(2,132,382)
Provisions for liabilities			
Deferred tax	9	(428,435)	(35,300)
		<u>(428,435)</u>	<u>(35,300)</u>
Net assets		<u><u>6,673,738</u></u>	<u><u>4,313,358</u></u>
Capital and reserves			
Called up share capital	10	5,568	5,568
Profit and loss account	11	6,668,170	4,307,790
		<u><u>6,673,738</u></u>	<u><u>4,313,358</u></u>

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 30 SEPTEMBER 2018

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 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 11 April 2019.

Andrew Neil Kay
Director

The notes on pages 3 to 9 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2018**

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 2018**

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 2018**

2. Accounting policies (continued)

2.7 Investment property

Investment property is carried at fair value determined annually by external valuers 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 (2017 - 4).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2018

4. Tangible fixed assets

	Plant and machinery £	Fixtures and fittings £	Total £
Cost or valuation			
At 1 October 2017	45,449	16,449	61,898
At 30 September 2018	45,449	16,449	61,898
Depreciation			
At 1 October 2017	45,445	16,329	61,774
Charge for the year on owned assets	1	18	19
At 30 September 2018	45,446	16,347	61,793
Net book value			
At 30 September 2018	3	102	105
<i>At 30 September 2017</i>	4	120	124

NOTES TO THE FINANCIAL STATEMENTS
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5. Investment property

	Freehold investment property £
Valuation	
At 1 October 2017	6,301,797
Additions at cost	36,951
Surplus on revaluation	2,376,255
At 30 September 2018	8,715,003

The 2018 valuations were made by Lambert Smith Hambert, on an open market value for existing use basis.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2018 £	2017 £
Historic cost	5,083,474	5,054,523

6. Debtors

	2018 £	2017 £
Trade debtors	77,009	36,851
Other debtors	504,473	365,036
Prepayments and accrued income	5,640	5,523
	587,122	407,410

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**NOTES TO THE FINANCIAL STATEMENTS
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7. Creditors: Amounts falling due within one year

	2018 £	2017 £
Trade creditors	14,119	47,879
Corporation tax	88,495	80,046
Other taxation and social security	255,892	15,845
Other creditors	93,726	78,556
Accruals and deferred income	82,854	69,301
	<u>535,086</u>	<u>291,627</u>

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

	2018 £	2017 £
Other creditors	1,778,191	2,132,382
	<u>1,778,191</u>	<u>2,132,382</u>

9. Deferred taxation

	2018 £	2017 £
At beginning of year	35,300	40,535
Charged/(credited) to profit or loss	393,135	(5,235)
At end of year	<u>428,435</u>	<u>35,300</u>

The provision for deferred taxation is made up as follows:

	2018 £	2017 £
Revaluation of investment property	<u>428,435</u>	<u>35,300</u>

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NOTES TO THE FINANCIAL STATEMENTS
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10. Share capital

	2018	2017
	£	£
Allotted, called up and fully paid		
5,568 (2017 - 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 (2017 £1,255,271).

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 £126,766 (2017 £366,870).

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.