COMPANY NUMBER 3755227

KEY ESTATES DEVELOPMENT LIMITED

ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED

30TH APRIL 2003



A04
COMPANIES HOUSE
0556
28/05/04

INDEPENDENT AUDITORS' REPORT TO KEY ESTATES DEVELOPMENT LIMITED

UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts set out on pages 2 to 5, together with the full statutory accounts of the company for the year ended 30th April 2003 prepared under Section 226 of the Companies Act 1985.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with Section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(b) and (6) of the Act to the Registrar of Companies and whether the accounts to be delivered are properly prepared in accordance with those provisions and to report our opinion to you.

Basis of opinion

We have carried out the procedure we consider necessary to confirm, by reference to the accounts, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared. the scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full statutory accounts.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(b) and (6) of the Companies Act 1985 and the abbreviated accounts on pages 2 to 5 are properly prepared in accordance with those provisions.

Jonsen House
43 Commercial Road
Poole
Dorset
BH14 0HU

27 May 2004

Morris Lane & Co

REGISTERED AUDITOR
CHARTERED ACCOUNTANTS

KEY ESTATES DEVELOPMENT LIMITED

ABBREVIATED BALANCE SHEET AT

30TH APRIL 2003

	Notes	2003 £	2003 £	2002 £	2002 £
Fixed assets					
Tangible assets	2		25,856		16,035
Current assets					
Work in progress		78,014		1,985,198	
Debtors	4-5	308,954		250,629	
Cash at bank and in hand		-		17,023	
		386,968		2,252,850	
Creditors: amounts falling due within one year	5	(443,024)		(2,244,530)	
Net current (liabilities) assets			(56,056)		8,320
Total assets less current liabilities			(30,200)		24,355
Creditors: amounts falling due after more than one year			(3,947)		(5,291)
			(34,147)		19,064
Capital and reserves					
Called up share capital	3		2		2
Profit and loss account			(34,149)		19,062
			(34,147)		19,064

These abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective June 2002).

These abbreviated accounts were approved by the Board on 27/5/04 2004

P. Keeling - Director

KEY ESTATES DEVELOPMENT LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED

30TH APRIL 2003

1. STATEMENT OF PRINCIPAL ACCOUNTING POLICIES

(a) Basis of Preparation of the Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002).

(b) Turnover

Turnover is the amount derived from the provision of goods and services falling within the company's activities after deduction of trade accounts and value added tax.

(c) Deferred Taxation

Provision is made for taxation liabilities arising from the allocation of items to different periods for taxation and for accounting purposes except where it is probable that a liability will not crystallise because of the availability of tax allowances for fixed asset expenditure in advance of depreciation. The provision is established at the corporation tax rates anticipated to be in force at the time each deferred liability will ultimately crystallise.

(d) Fixed Assets and Depreciation

Tangible fixed assets are stated at cost less depreciation.

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:-

Office improvements	- 10% per annum reducing balance
Motor vehicles	- 25% per annum reducing balance
Computer equipment	- 25% per annum straight line
Office equipment	- 15% per annum reducing balance

(e) Stocks and Work in Progress

Stocks and work in progress are stated at the lower of cost and net realisable value.

(f) Operating Leases

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged to profit and loss account as incurred.

(g) Hire Purchase

Assets acquired under hire purchase contracts are capitalised as tangible fixed assets and depreciation over their expected useful lives.

(Continued)

2. Tangible assets

	Total £
Cost	
At 1 May 2002	20,678
Additions	15,606
At 30 April 2003	36,284
Depreciation	
At 1 May 2002	4,643
Charge for the year	5,785
At 30 April 2003	10,428
Net Book Value	
At 30 April 2003	25,856
At 30 April 2002	16,035

3. Share capital

	2003 £	2002 £
Authorised:		
1,000 Ordinary shares of £1 each	1,000	1,000
Allotted, called up and fully paid:		
2 Ordinary shares of £1 each	2	2

There were no changes during the year.

4. Transactions with Directors

Included within debtors is an amount of £284,317 loaned to Key Estates (St. Ives) Limited of which Mrs. P. Keeling is director and shareholder. This loan is on an interest free basis with no fixed term for repayment.

Included within turnover are management fees of £225,000 charged to Key Estates Development (St. Ives) Limited during the year.

During the year the company contracted with Mrs. P. Keeling in respect of a construction project. Included within turnover is an amount of £551,932 in relation to this project and no amounts were owed to the company at the year end.

(Continued)

5. Related Party Transactions

Loan from director

Included within debtors is an amount of £605 loaned to Mrs. P. Keeling by the company. This loan is on an interest free basis with no fixed term for repayment.

Bank Overdraft

Creditors due within one year includes a bank overdraft of £74,575 which is secured. A personal guarantee from Mrs. P. Keeling has also been provided in respect of an additional bank overdraft of £52,655.