

Company registration number 11305604 (England and Wales)

WEST NORFOLK PROPERTY LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

WEST NORFOLK PROPERTY LIMITED

COMPANY INFORMATION

Directors	D Hall Mr H Bhondi Ms A Ware Mr B Nearney Mr G J Woodcock	(Appointed 23 September 2025) (Appointed 3 September 2025)
Company number	11305604	
Registered office	King's Court Chapel Street King's Lynn PE30 1EX	
Auditor	Ensors Saxon House Moseley's Farm Business Centre Fornham All Saints Bury St Edmunds IP28 6JY	
Business address	King's Court Chapel Street King's Lynn PE30 1EX	

WEST NORFOLK PROPERTY LIMITED

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WEST NORFOLK PROPERTY LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2025

The directors present their annual report and financial statements for the year ended 31 March 2025.

Principal activities

The principal activity of the company are that of the letting of residential properties to individuals in the King's Lynn and West Norfolk area.

Results and dividends

The results for the year are set out on page 7.

As a Local Authority owned company, the directors of West Norfolk Property Ltd feel that it is appropriate to add further explanation around the profit before taxation, as detailed on the Statement of Comprehensive Income (Page 7).

The financial impact of day to day operations of the company has been mixed this year. Rental income generated has increased to £852,522 (2024: £747,879), whilst gross profit has risen to £547,751 (2024: £90,014).

West Norfolk Property Ltd lease their housing stock assets from BCKLWN which has impacted the total cost of sales. This is due to properties incurring full year lease payments, as well as new properties being onboarded in the year. Cost of sales has increased to £713,146 (2024: £644,03). Administration expenses have increased to £49,663 (2024: £42,398), this is due to increased legal expenses incurred in drawing up the contracts for the new properties.

As previously stated, West Norfolk Property Ltd currently lease their housing stock assets from BCKLWN, however, appropriate work is being undertaken to facilitate the purchase of the properties. Due to this lease arrangement, a Right of Use asset is recognised under IFRS16.

The corresponding accounting treatment of the Right of Use asset has contributed to the profit generated by the company this year of £540,880 for the year ended 31 March 2025 (2024: £157,423).

Finance costs: c£114k (See note 6 page 14)

Fair value adjustment: c£541k(See note 7 page 14)

As West Norfolk Property Ltd does not legally own the properties, any capital appreciation on the properties cannot be accounted for on the company balance sheet.

The directors are working towards finalising a loan facility to purchase the housing stock. Once purchased, this will eliminate the Right of Use asset and the corresponding accounting adjustments, the housing stock will be capitalised within West Norfolk Property Ltd and revalued on a yearly basis, allowing for capital appreciation to be recognised.

One of the company's key objectives is to return a profit to BCKLWN. The directors still deem this objective appropriate, and directors envisage future financial statements will represent this.

No ordinary dividends were paid. The directors do not recommend payment of a final dividend.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

D Hall

Mr H Bhondi

Ms A Ware

Mr B Nearney

(Appointed 23 September 2025)

Mr G J Woodcock

(Appointed 3 September 2025)

Qualifying third party indemnity provisions

The company has made qualifying third party indemnity provisions for the benefit of its directors during the year. These provisions remain in force at the reporting date.

WEST NORFOLK PROPERTY LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

Auditor

On 1 September 2025 our auditors, Ensors Accountants LLP, merged with Azets Audit Services Limited. Accordingly, Ensors Accountants LLP formally resigned as the company's auditors, with the directors duly appointing Azets Audit Services Limited, trading as Ensors, to fill the vacancy arising.

The auditor, Azets Audit Services Limited, trading as Ensors, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

Small companies exemption

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board

D Hall

Director

19 March 2026

WEST NORFOLK PROPERTY LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 MARCH 2025

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

United Kingdom company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

WEST NORFOLK PROPERTY LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBER OF WEST NORFOLK PROPERTY LIMITED

Opinion

We have audited the financial statements of West Norfolk Property Limited (the 'company') for the year ended 31 March 2025 which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 Reduced Disclosure Framework (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2025 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

WEST NORFOLK PROPERTY LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBER OF WEST NORFOLK PROPERTY LIMITED (CONTINUED)

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the Financial Reporting Council's website, to detect material misstatements in respect of irregularities, including fraud.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Our audit was designed to include tests of detail together with an assessment of the control environment to enable us to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement due to fraud. This included work on areas where we consider there is a higher risk of fraud including transactions with related parties, revenue recognition and management override of systems and control.

WEST NORFOLK PROPERTY LIMITED

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBER OF WEST NORFOLK PROPERTY LIMITED (CONTINUED)

We also obtained an understanding of the applicable laws and regulations that the company has to abide by, through discussions with management and those charged with governance, as well as commercial knowledge of the sector and statutory legislation. We paid particular focus to those laws and regulations that had the potential to materially impact the amounts and disclosures within the financial statements.

After our initial risk assessment, we performed the following procedures to detect material misstatements in respect of irregularities arising due to fraud or error:

- Auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, and evaluating the business rationale of significant transactions outside the normal course of business.
- Reviewing financial statement disclosures and testing these against supporting documentation to assess compliance with applicable laws and regulations.
- Assessing of key accounting estimates within the financial statements in order to assess their reasonableness and determining whether there were any indications of management bias in the estimates.
- Reviewing board meeting minutes
- Enquiring of management as to whether they are aware of any alleged, suspected or actual fraud during the year

All audit team members were made aware of the applicable laws and regulations, as well as potential fraud risks during the planning stage of the audit and this was discussed at the audit team planning meeting. It was therefore determined that team members all had the relevant awareness and competence to identify any instances of non-compliance with relevant laws and regulations or fraud.

There are, however, inherent limitations to our above audit procedures. Auditing standards only require us to enquire of the directors and management regarding non-compliance with laws and regulations, as well as review regulatory and legal correspondence (if there is any). It is therefore possible that instances of non-compliance could be missed, particularly where the law in itself is far removed from any financial transactions.

Use of our report

This report is made solely to the company's member in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's member, those matters we are required to state to the member in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's member, for our audit work, for this report, or for the opinions we have formed.

Zoe Plowman (Senior Statutory Auditor)

For and on behalf of Ensors, Statutory Auditor
Chartered Accountants
Saxon House
Moseley's Farm Business Centre
Fornham All Saints
Bury St Edmunds
IP28 6JY
19 March 2026

WEST NORFOLK PROPERTY LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2025

	Notes	2025 £	2024 £
Revenue	2	852,522	747,879
Cost of sales		(713,146)	(644,703)
Gross profit		139,376	103,176
Administrative expenses		(49,664)	(42,398)
Other operating income		31,080	-
Operating profit	3	120,792	60,778
Investment income	5	-	8
Finance costs	6	(113,922)	(97,060)
Other gains and losses	7	540,880	157,423
Profit before taxation		547,750	121,149
Tax on profit	8	(129,596)	(31,135)
Profit and total comprehensive income for the year	17	418,154	90,014

The income statement has been prepared on the basis that all operations are continuing operations.

WEST NORFOLK PROPERTY LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2025

	Notes	2025 £	£	2024 £	£
Non-current assets					
Investment property	9		2,870,076		1,415,329
Current assets					
Trade and other receivables	10	39,148		5,489	
Cash and cash equivalents		521,396		456,996	
		560,544		462,485	
Current liabilities	11	(1,022,656)		(985,076)	
Net current liabilities			(462,112)		(522,591)
Total assets less current liabilities			2,407,964		892,738
Non-current liabilities	11		(1,641,374)		(673,898)
Provisions for liabilities					
Deferred tax liabilities	14		(210,357)		(80,761)
Net assets			556,233		138,079
Equity					
Called up share capital	16		100		100
Retained earnings	17		556,133		137,979
Total equity			556,233		138,079

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

The financial statements were approved by the board of directors and authorised for issue on 19 March 2026 and are signed on its behalf by:

D Hall
Director

Company registration number 11305604 (England and Wales)

WEST NORFOLK PROPERTY LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2025

	Share capital	Retained earnings	Total
	£	£	£
Balance at 1 April 2023	100	47,965	48,065
Year ended 31 March 2024:			
Profit and total comprehensive income	-	90,014	90,014
Balance at 31 March 2024	100	137,979	138,079
Year ended 31 March 2025:			
Profit and total comprehensive income	-	418,154	418,154
Balance at 31 March 2025	100	556,133	556,233

WEST NORFOLK PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Company information

West Norfolk Property Limited is a private company limited by shares incorporated in England and Wales. The registered office is King's Court, Chapel Street, King's Lynn, PE30 1EX. The company's principal activities and nature of its operations are disclosed in the directors' report.

1.1 Basis of preparation

The financial statements have been prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and in accordance with applicable accounting standards.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

As permitted by FRS 101, the company has taken advantage of the following disclosure exemptions from the requirements of IFRS:

- inclusion of an explicit and unreserved statement of compliance with IFRS;
- presentation of a statement of cash flows and related notes;
- disclosure of the objectives, policies and processes for managing capital;
- disclosure of the categories of financial instrument and the nature and extent of risks arising on these financial instruments;
- the effect of financial instruments on the statement of comprehensive income;
- comparative period reconciliations for the number of shares outstanding and the carrying amounts of property, plant and equipment;
- disclosure of the future impact of new International Financial Reporting Standards in issue but not yet effective at the reporting date;
- for investment property measured at fair value and within the scope of IFRS 13, the valuation techniques and inputs used to measure fair value, the effect of fair value measurements with significant unobservable inputs on the result for the period and the impact of credit risk on the fair value;
- comparative narrative information; and
- related party disclosures for transactions with the parent or wholly owned members of the group.

Where required, equivalent disclosures are given in the group accounts of Borough Council of King's Lynn and West Norfolk. The group accounts are available to the public and can be obtained from <https://www.west-norfolk.gov.uk/>.

1.2 Going concern

The Directors of the Company and Borough Council of Kings Lynn & West Norfolk, being the shareholder, believe that the Company is well-placed to manage its business risks successfully.

The Directors believe the Company has adequate resources to continue in operational existence for the foreseeable future and due to the ongoing support of the Borough Council of Kings Lynn & West Norfolk, being a period of at least 12 months from the date of approval of these financial statements. The Directors therefore continue to adopt the going concern basis in preparing the annual report and financial statements.

WEST NORFOLK PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.3 Revenue

Revenue is measured based on the consideration specified in a contract with a customer and excludes amounts collected on behalf of third parties. The company recognises revenue when it transfers control of a product or service to a customer.

The company has one revenue stream, being the rental of residential properties. The rental of these properties has been identified as a single performance obligation and rental income is recognised over-time on a straight-line basis over the lease term. The transaction price is set out within the rental agreements between the company and the tenant, and there is no variable consideration in these agreements.

1.4 Investment property

Investment property, which is property held to earn rentals and for capital appreciation, is initially measured at cost and subsequently measured using the fair value model and stated at its fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

1.5 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.6 Financial assets

Financial assets are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument. Financial assets are classified into specified categories, depending on the nature and purpose of the financial assets.

Financial assets held at amortised cost

Financial instruments are classified as financial assets measured at amortised cost where the objective is to hold these assets in order to collect contractual cash flows, and the contractual cash flows are solely payments of principal and interest. They arise principally from the provision of goods and services to customers (eg trade receivables). They are initially recognised at fair value plus transaction costs directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment where necessary.

Impairment of financial assets

Financial assets carried at amortised cost and FVOCI are assessed for indicators of impairment at each reporting end date.

The expected credit losses associated with these assets are estimated on a forward-looking basis. A broad range of information is considered when assessing credit risk and measuring expected credit losses, including past events, current conditions, and reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

For trade receivables, the simplified approach permitted by IFRS 9 is applied, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

WEST NORFOLK PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.7 Financial liabilities

The company recognises financial debt when the company becomes a party to the contractual provisions of the instruments. Financial liabilities are classified as either 'financial liabilities at fair value through profit or loss' or 'other financial liabilities'.

The company does not hold any financial liabilities at fair value through profit or loss.

Other financial liabilities

Other financial liabilities, including borrowings, trade payables and other short-term monetary liabilities, are initially measured at fair value net of transaction costs directly attributable to the issuance of the financial liability. They are subsequently measured at amortised cost using the effective interest method. For the purposes of each financial liability, interest expense includes initial transaction costs and any premium payable on redemption, as well as any interest or coupon payable while the liability is outstanding.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the company's obligations are discharged, cancelled, or they expire.

1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.9 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

WEST NORFOLK PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

1.10 Leases

As lessee

At inception, the company assesses whether a contract is, or contains, a lease within the scope of IFRS 16. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Where a tangible asset is acquired through a lease, the company recognises a right-of-use asset and a lease liability at the lease commencement date. Right of use assets are included within property, plant and equipment, apart from those that meet the definition of investment property.

The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date plus any initial direct costs and an estimate of the cost of obligations to dismantle, remove, refurbish or restore the underlying asset and the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently measured at fair value, as the assets are held as investment properties. Any gains or losses resulting from revaluation are recognised in the Statement of Comprehensive Income in the period in which they arise.

The lease liability is initially measured at the present value of the lease payments that are unpaid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the company's incremental borrowing rate. Lease payments included in the measurement of the lease liability comprise fixed payments, variable lease payments that depend on an index or a rate, amounts expected to be payable under a residual value guarantee, and the cost of any options that the company is reasonably certain to exercise, such as the exercise price under a purchase option, lease payments in an optional renewal period, or penalties for early termination of a lease.

The lease liability is measured at amortised cost using the effective interest method. It is reassessed at each financial period end to reflect lease modifications and any changes to the factors considered at initial measurement, as set out above. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The company has elected not to recognise right-of-use assets and lease liabilities for short-term leases of machinery that have a lease term of 12 months or less, or for leases of low-value assets including IT equipment. The payments associated with these leases are recognised in profit or loss on a straight-line basis over the lease term.

When the company acts as a lessor, leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees, over the major part of the economic life of the asset. All other leases are classified as operating leases. If an arrangement contains lease and non-lease components, the company applies IFRS 15 to allocate the consideration in the contract. When the company is an intermediate lessor, it accounts for its interests in the head lease and the sub-lease separately, classifying the sub-lease with reference to the right-of-use asset arising from the head lease instead of the underlying asset.

2 Revenue

	2025	2024
	£	£
Revenue analysed by class of business		
Rental income	852,522	747,879

All revenue has been generated within the United Kingdom.

WEST NORFOLK PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

3 Operating profit

	2025	2024
	£	£
Operating profit for the year is stated after charging/(crediting):		
Depreciation of investment property	471,293	433,985

4 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

2025	2024
Number	Number
4	4

5 Investment income

	2025	2024
	£	£
Interest income		
Interest on bank deposits	-	8

6 Finance costs

	2025	2024
	£	£
Interest on financial liabilities measured at amortised cost:		
Interest on lease liabilities	113,922	97,060

7 Other gains and losses

	2025	2024
	£	£
Changes in the fair value of investment properties	540,880	157,423

8 Taxation

	2025	2024
	£	£
Deferred tax		
Origination and reversal of temporary differences	129,596	31,135

WEST NORFOLK PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

8 Taxation

(Continued)

The charge for the year can be reconciled to the profit per the income statement as follows:

	2025 £	2024 £
Profit before taxation	547,750	121,149
Expected tax charge based on a corporation tax rate of 25.00% (2024: 25.00%)	136,938	30,287
Effect of expenses not deductible in determining taxable profit	1,019	-
Income not taxable	(7,770)	-
Gains not taxable	-	(39,356)
Adjustment in respect of prior years	-	89,830
Movements in deferred tax	134,629	(49,626)
Movements in fair value of investment property	(135,220)	-
Taxation charge for the year	129,596	31,135

9 Investment property

	2025 £
Fair value	
At 1 April 2024	1,415,329
Additions through acquisition	1,393,449
Fair value adjustment	540,880
Other changes	(8,289)
At 31 March 2025	3,341,369
Accumulated depreciation	
Charge for the year	471,293
At 31 March 2025	471,293
Carrying value	
At 31 March 2025	2,870,076
At 31 March 2024	1,415,329

Investment property comprises of 74 residential properties (2024:74) which are held for letting by the Company as right-of-use assets.

The fair value of leasehold investment properties has been estimated by the Directors based upon the discounted present value of future expected income from these properties as the company has no entitlement to any capital appreciation in respect of these assets.

Direct operating expenses arising from investment properties generating rental income in the period totalled £241,853 (2024: £210,718). These expenses comprise of letting fees and insurance costs.

WEST NORFOLK PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

9 Investment property (Continued)

10 Trade and other receivables

	2025 £	2024 £
Trade receivables	7,269	4,919
Unpaid share capital	100	100
Prepayments and accrued income	31,779	470
	<u>39,148</u>	<u>5,489</u>

11 Liabilities

		Current 2025 £	2024 £	Non-current 2025 £	2024 £
	Notes				
Trade and other payables	12	611,830	544,483	-	-
Lease liabilities	13	406,459	436,227	1,641,374	673,898
Deferred income	15	4,367	4,366	-	-
		<u>1,022,656</u>	<u>985,076</u>	<u>1,641,374</u>	<u>673,898</u>

12 Trade and other payables

	2025 £	2024 £
Amount owed to parent undertaking	575,364	517,654
Accruals and deferred income	27,960	26,829
Other payables	8,506	-
	<u>611,830</u>	<u>544,483</u>

13 Lease liabilities

	2025 £	2024 £
Net amounts due		
Within one year	406,459	436,227
After more than one year	1,641,374	673,898
	<u>2,047,833</u>	<u>1,110,125</u>

WEST NORFOLK PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

13	Lease liabilities	(Continued)	
		2025 £	2024 £
	Maturity analysis of future lease payments		
	Within one year	569,012	520,116
	In two to five years	2,273,532	753,841
	Total undiscounted liabilities	2,842,544	1,273,957
	Future finance charges and other adjustments	(794,711)	(163,832)
	Lease liabilities in the financial statements	2,047,833	1,110,125

Other leasing information is included in note 18.

14	Deferred taxation	Liabilities	
		2025 £	2024 £
	Deferred tax balances	210,357	80,761

The following are the major deferred tax liabilities and assets recognised by the company and movements thereon during the current and prior reporting period.

	Tax losses £	Investment property £	Total £
Liability at 1 April 2023	-	49,626	49,626
Deferred tax movements in prior year			
Charge/(credit) to profit or loss	(9,068)	40,203	31,135
Liability at 1 April 2024	(9,068)	89,829	80,761
Deferred tax movements in current year			
Charge/(credit) to profit or loss	(5,034)	134,630	129,596
Liability at 31 March 2025	(14,102)	224,459	210,357

It was announced in the UK Government's Budget on 3 March 2021 that the main UK corporation tax rate will increase to 25% from 1 April 2023.

As a result, existing temporary differences on which deferred tax has been provided may unwind in periods subject to the 19%/25% rate.

WEST NORFOLK PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

15 Deferred revenue

	2025 £	2024 £
Arising from rental income	4,367	4,366

16 Share capital

	2025 Number	2024 Number	2025 £	2024 £
Ordinary share capital				
Authorised				
Ordinary Shares of £1 each	100	100	100	100
Issued and not fully paid				
Ordinary Shares of £1 each	100	100	100	100

17 Retained earnings

Retained earnings consists of accumulated profits and losses generated by the company, offset by dividends paid to shareholders.

	2025 £	2024 £
Retained earnings/ (loss) – distributable	(117,245)	(129,148)
Retained earnings /(loss)– nondistributable	673,377	267,127
At the beginning and end of the year	556,132	137,979

18 Other leasing information

Lessor

The residential properties being let by the company are rented from the Borough Council and Kings Lynn and West Norfolk, which is considered to be the head lease. The head lease is accounted for under IFRS 16, with the properties being recognised as right-of-use assets and the lease payments as a corresponding lease liability. Total cash outflows for the head lease paid to the Borough Council of Kings Lynn and West Norfolk in the year was £561,378.75 (2024: £502,773).

The properties are then sublet by the company to individual tenants over standard terms of 3 years, with fixed rental payments for the same period. The total amount of rental income recognised from subletting the right-of-use assets is £852,522 (2024: £747,879). The company is responsible for insuring the properties, and bears the risk of repairs and maintenance costs.

WEST NORFOLK PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

18 Other leasing information

(Continued)

	2025	2024
	£	£
Within one year	865,610	680,304
	<u> </u>	<u> </u>

Information relating to lease liabilities is included in note 13.

19 Controlling party

The parent and ultimate controlling party of the company is the Borough Council of King's Lynn and West Norfolk and its registered office is King's Court, Chapel St, King's Lynn PE30 1EX.

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.