

Kindle Housing (Exeter) Limited

Unaudited Abbreviated Accounts

for the Year Ended 31 August 2016



Easterbrook Eaton Limited
Chartered Accountants
Cosmopolitan House
Old Fore Street
Sidmouth
Devon
EX10 8LS

Kindle Housing (Exeter) Limited

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The following reproduces the text of the accountants' report in respect of the company's annual financial statements, from which the abbreviated accounts (set out on pages 2 to 5) have been prepared.

**Chartered Accountants' Report to the Board of Directors on the Preparation of the Unaudited
Statutory Accounts of
Kindle Housing (Exeter) Limited
for the Year Ended 31 August 2016**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Kindle Housing (Exeter) Limited for the year ended 31 August 2016 set out on pages from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance/>.

This report is made solely to the Board of Directors of Kindle Housing (Exeter) Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the accounts of Kindle Housing (Exeter) Limited and state those matters that we have agreed to state to them, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Kindle Housing (Exeter) Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Kindle Housing (Exeter) Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and profit of Kindle Housing (Exeter) Limited.

You consider that Kindle Housing (Exeter) Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Kindle Housing (Exeter) 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 accounts.



Easterbrook Eaton Limited
Chartered Accountants
Cosmopolitan House
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31 January 2017



Kindle Housing (Exeter) Limited
(Registration number: 05692813)
Abbreviated Balance Sheet at 31 August 2016

	Note	2016 £	2015 £
Fixed assets			
Tangible fixed assets		464,700	456,720
Current assets			
Debtors		33,861	21,456
Cash at bank and in hand		36,271	54,379
		70,132	75,835
Creditors: Amounts falling due within one year		(56,123)	(52,687)
Net current assets		14,009	23,148
Total assets less current liabilities		478,709	479,868
Creditors: Amounts falling due after more than one year		(215,442)	(228,223)
Net assets		263,267	251,645
Capital and reserves			
Called up share capital	4	1,000	1,000
Revaluation reserve		201,583	193,603
Profit and loss account		60,684	57,042
Shareholders' funds		263,267	251,645

For the year ending 31 August 2016 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

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

Approved by the Board on 31 January 2017 and signed on its behalf by:

.....
Mr Robert Thomas Aspray
Director

The notes on pages 4 to 5 form an integral part of these financial statements.

Kindle Housing (Exeter) Limited
(Registration number: 05692813)
Abbreviated Balance Sheet at 31 August 2016
..... continued

.....
Mr Gary Neil Day
Director

The notes on pages 4 to 5 form an integral part of these financial statements.

Kindle Housing (Exeter) Limited
Notes to the Abbreviated Accounts for the Year Ended 31 August 2016
..... continued

1 Accounting policies

Basis of preparation

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (Effective January 2015).

Turnover

Turnover represents amounts chargeable in respect of the rents received from investment properties from tenants.

Depreciation

Depreciation is provided on all non investment assets at rates designed to write off the cost over the useful life of the asset. Investment Properties are as detailed in the appropriate note.

Asset class	Depreciation method and rate
Investment Property	Nil (Revaluation Basis)

Investment properties

Certain of the Company's Properties are held for Long Term Investment. Investment Properties are accounted for in accordance with the FRSSE, as follows: No Depreciation is provided in respect of Investment Properties and they are revalued annually. The surplus or deficit on revaluation is transferred to the revaluation reserve unless a deficit below original cost, or its reversal, on an individual Investment Property is expected to be permanent, in which case it is recognised in the Profit and Loss Account for the year. This treatment as regards the Company's Investment Properties may be a departure from the requirements of the Companies Act concerning Depreciation of Fixed Assets. However, these Properties are not held for consumption but for Investment and the Directors consider that systematic annual Depreciation would be inappropriate. The Accounting Policy adopted is therefore necessary for the Financial Statements to give a true and fair view. Depreciation or Amortisation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Where shares are issued, any component that creates a financial liability of the company is presented as a liability in the balance sheet. The corresponding dividends relating to the liability component are charged as interest expense in the profit and loss account.

Kindle Housing (Exeter) Limited
Notes to the Abbreviated Accounts for the Year Ended 31 August 2016
..... *continued*

2 Fixed assets

	Tangible assets	Total
	£	£
Cost		
At 1 September 2015	456,720	456,720
Revaluations	<u>7,980</u>	<u>7,980</u>
At 31 August 2016	464,700	464,700
Depreciation		
At 31 August 2016	<u>-</u>	<u>-</u>
Net book value		
At 31 August 2016	<u>464,700</u>	<u>464,700</u>
At 31 August 2015	<u>456,720</u>	<u>456,720</u>

3 Creditors

Included in the creditors are the following amounts due after more than five years:

	2016	2015
	£	£
After more than five years by instalments	<u>161,973</u>	<u>176,682</u>

4 Share capital

Allotted, called up and fully paid shares

	2016		2015	
	No.	£	No.	£
A Ordinary Shares of £1 each	500	500	500	500
B Ordinary Shares of £1 each	<u>500</u>	<u>500</u>	<u>500</u>	<u>500</u>
	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>

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.