

KITEWOOD ESTATES LIMITED
ANNUAL REPORT AND CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2016

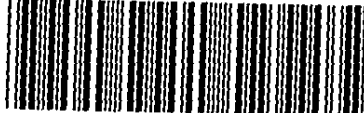
PARENT COMPANY ACCOUNTS.

SUBSIDIARY CO. NAME : CASCADE EGHAM LIMITED

SUBSIDIARY CO. NO : 06746179.

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KITEWOOD ESTATES LIMITED

COMPANY INFORMATION

Directors	Mr J Faith	
	Mr R Grylls	
	Mr Philip Van Reyk	
	Mr D Tatterton	(Appointed 1 May 2015)
	Mr D Faith	(Appointed 25 August 2015)
	Ms R M Van Reyk	(Appointed 25 August 2015)

Secretary	Mrs A C Newman
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Company number	02852063
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Registered office	85 Gracechurch Street London EC3V 0AA
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Auditor	HJS Accountants Limited Chartered Accountants and Statutory Auditors 12 -14 Carlton Place Southampton Hampshire England SO15 2EA
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KITEWOOD ESTATES LIMITED

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KITEWOOD ESTATES LIMITED

CHIEF EXECUTIVE'S REVIEW

FOR THE YEAR ENDED 30 APRIL 2016

Chief Executive's Review

As set out in the Chairman's statement the year ending April 2016 saw the completion of several significant Kitewood projects, in particular the completion of the major residential scheme of 138 units in Greenwich and the sale of the Sainsbury's land to Terrace Hill.

The year saw the softening of the prime Central London residential market and the rapid growth of property prices in zones 3 and beyond. Demand for our residential product outside London remained high and continues to be.

During the year significant planning consents were granted on the projects at Peckham, 122 units, and Sydenham, 46 units, with the strategic sites held in Herne Bay and Chestfield being included as allocated sites within the Canterbury Local Plan.

The joint venture established with Crest Nicholson to build out Peckham has progressed well with construction due to be complete in mid 2017 and with sales ahead of schedule. Other strategic relationships with Redrow and Taylor Wimpey are working to bring forward the developments at West Drayton and Hillborough.

The relationship with Urban and Civic which successfully delivered the Sainsbury's consent has been expanded and two joint venture companies have been created to bring forward 14 acres of commercial development land at Alitra Business Park.

The ongoing relationship with Medix continues through the development of the Care facility at Sevenoaks, and further opportunities are being explored.

Detailed below is a brief update on several of the current projects:-

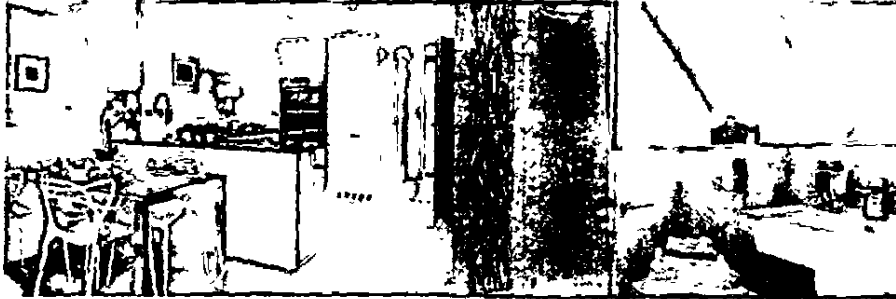
Residential Development

The Peltons, Greenwich, London

The project has now been completed with all 138 residential units sold and occupied.



KITEWOOD ESTATES LIMITED
CHIEF EXECUTIVE'S REVIEW
FOR THE YEAR ENDED 30 APRIL 2016



Padcroft, Tavistock Road, West Drayton

Following the grant of planning for 308 apartments, the majority of the site has been sold to Redrow Homes Ltd.



Bluebird Gate, Horley, Surrey

This development has now also been completed and all houses were sold within the financial year.



KITEWOOD ESTATES LIMITED

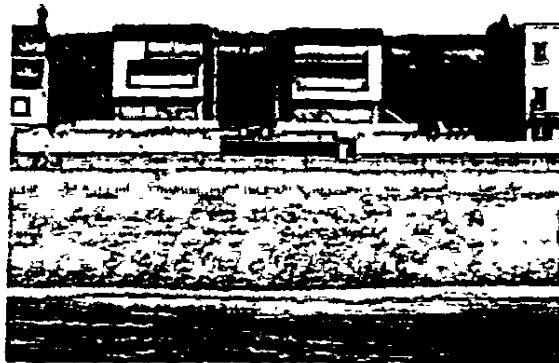
CHIEF EXECUTIVE'S REVIEW

FOR THE YEAR ENDED 30 APRIL 2016



Sandgate, Kent

During the year this site was acquired on the seafront in Sandgate with a consent for 10 luxury apartments. Construction is due to commence in the first quarter of the new year.



Woods Road, Peckham, London

Following the grant of planning consent a Joint Venture Company was established between Kitewood and Crest Nicholson. Kitewood (Cossall) Ltd, the JV company, is now constructing the development of 122 new build apartments along with the refurbishment of an existing listed building

Construction commenced in October 2015 and the final phase is due to be complete mid 2017.

39 affordable apartments were forward sold to Hyde Housing Association and will be complete and handed over in the new year.

Sales and marketing of the private units commenced in July 2016 and approximately 50% of the units are now reserved. Kitewood have an option to buy and retain up to 50% of the units and it is likely that this option will be triggered to retain a number of the apartments for investment.

KITEWOOD ESTATES LIMITED

CHIEF EXECUTIVE'S REVIEW

FOR THE YEAR ENDED 30 APRIL 2016



Woodacres, Hailsham, East Sussex

This site in Hailsham has the benefit of planning consent for 70 houses and is being developed with the first phase of 40 units nearing completion. Within this phase, 21 units have been pre-sold to Affinity Housing Association and the 19 private houses have been extremely well received.

Several plots on the second phase have been reserved and construction has commenced and is due to be complete midway through 2018.



KITEWOOD ESTATES LIMITED

CHIEF EXECUTIVE'S REVIEW

FOR THE YEAR ENDED 30 APRIL 2016

Lawrie Park Place, Sydenham, London

Following the acquisition of this site in June of this year, work has commenced on the construction of the 46 units.

The 19 affordable apartments have been forward sold to Moat Housing and are being delivered via a JCT contract.

Kitewood are building the 27 private houses with completion due in 2018. Marketing is set to commence in the first quarter of the new year.



Dittons Road, Polegate, East Sussex

Planning consent was initially achieved on this site for the development of 57 houses and 35,000 sq ft of commercial space. During the year a revised planning consent was granted for the development of a foodstore, 45 houses and 35,000 sq ft of commercial space. A contract has been entered into with Lidl and it is anticipated that a site sale to them will be concluded in this financial year.

The remaining residential units and commercial land will be held for future development

KITEWOOD ESTATES LIMITED
CHIEF EXECUTIVE'S REVIEW
FOR THE YEAR ENDED 30 APRIL 2016



Future Residential Projects

Dunsfold, Surrey – A resolution to grant planning for 42 residential units subject to various legal agreements was recently achieved. The site will be included in our development pipeline for the forthcoming year.

Creekside, Deptford Creek, London - the land controlled in Deptford continues to be promoted and it is hoped a planning application for 350 units will be submitted in the new year.

Elephant and Castle, London- a site has been secured and an application seeking planning consent for circa 100 units is being prepared.

Strategic Land

Hillborough, Canterbury, Kent

This site, sold to Taylor Wimpey along with further land controlled by Kitewood and a third party, has been allocated for the development of circa 1,300 houses and 33,000m² of employment space.

It is anticipated that Taylor Wimpey will make an application for circa 300 homes and employment space. Kitewood have retained options to acquire land for one third of the residential units and all of the employment space at discounted rates

The land directly controlled by Kitewood will provide a further 150 units.

Chestfield, Whitstable, Kent

This site consisting of 16.7Ha has received an allocation in the Canterbury City Council local plan for circa 300 units, a local centre and a small office complex or school. A planning application will be submitted during the early part of 2017 with development commencing in 2018.

Subject to obtaining consent, Kitewood will develop this site either directly or in partnership.

New Haw Surrey

12.8 hectares have been secured via a long term option and are being promoted for residential development via the review of the Local plan process

KITEWOOD ESTATES LIMITED

CHIEF EXECUTIVE'S REVIEW

FOR THE YEAR ENDED 30 APRIL 2016

Fairclough Farm Bracknell, Berkshire

Kitewood have contracted to acquire part of a wider site allocated in the Bracknell Forest District Council Local Plan and together with a mini consortium of land owners comprising Bovis Homes, Millgate Homes and Harrow Estates will submit a planning application before the year end.

Further strategic sites

A number of sites have been secured within Guildford Borough, Dartford and Tandridge boroughs.

Care Sector

Sevenoaks

The development of the 80 bed care home will be complete in the early part of the new year. The project was pre-let to Care UK and sold and funded by MedicX .

Haslemere, Surrey

A planning application has been submitted on this site in conjunction with Renaissance Retirement to comprise a selection of one and two bedroom apartments with a concierge, owners drawing room and guest suite.

Commercial Development

Altira Business Park, Herne Bay, Kent

During the year the land sale to Urban and Civic completed for the Sainsbury superstore together with completion of the commercial space undertaken in the joint venture.

A second joint venture has now also been established with Urban & Civic to promote a further 14 acres of land for development.

KITEWOOD ESTATES LIMITED

CHAIRMAN'S STATEMENT

FOR THE YEAR ENDED 30 APRIL 2016

I am pleased to report another year of progress for the Company with a significant improvement in turnover at £46.45m (£23.88 2015) and also growth in profits to £3.39m (£2.26m 2015). The Company has benefited from the completion of several major projects producing good returns during the period.

The strategy of acquiring well located sites in London and the South East of England continues, previous acquisitions made in the outer London zones are now proving attractive to both homebuyers and other housebuilders with whom we have established various routes to bring forward development.

We will continue to seek further opportunities where we can utilise our development skills to obtain planning consents and produce attractive developments within our core areas of activity being residential, commercial, strategic land opportunities or the care sector.

The progress of the various sites is set out within our Chief Executive's review, however it is noteworthy that a number of the strategic sites secured in previous years are now about to come forward for development, and further medium and longer terms sites have been identified.

The prudent policies adopted by the Company have ensured that despite the uncertain economic conditions leading up to and post Brexit we are well placed for continued growth with a number of profitable projects in the pipeline. Since the start of 2017 we have seen an increase in activity in the land market in both London and the South, and expect that to continue throughout the year.

We continue to enjoy a healthy relationship with our funders and appreciate their support.

I would also like to thank my colleagues for their continued efforts throughout the year.

John Faith
Chairman

KITEWOOD ESTATES LIMITED

STRATEGIC REPORT

FOR THE YEAR ENDED 30 APRIL 2016

The directors present the strategic report for the year ended 30 April 2016.

Fair review of the business

The group's turnover for the period was £46.45m compared to the previous period total of £23.88m. The group has made a profit before taxation of £3.58m compared to the previous profit before taxation of £2.73m.

The directors are confident that profitability can be sustained, and it is proposed that the group policy, to retain profits to supplement the group's reserves and finance the ongoing future developments, should remain.

Principal risks and uncertainties

Description of principal risks and uncertainties

The directors have undertaken an assessment of the main financial risks to which the group has become exposed, excluding normal commercial risks some of which are subject to insurances. The main activities are the development of, and investment in, freehold property and the perceived financial risks are considered to be as follows:

- a) Increase in interest rates on borrowing and the adequacy of income to offset increases in borrowing costs.
- b) Lack of liquidity and cash flow risk in respect of properties being developed.

The directors have sought to address these factors in conjunction with the group's financiers by establishing:

- i) A borrowing structure in respect of investment properties at a level of gearing to provide adequate margin of revenues over interest on related borrowings.
- ii) Borrowing or securing adequate financial facilities specific to properties being developed, which borrowing is normally repaid on practical completion or disposal of the property concerned.

Development and performance

Analysis of development and performance

The overall development property interests in the group have an aggregate value of £18.46m (2015: £22.63m) which is £2.27m (2015: £5.39m) in excess of attributable cost values, and the revaluation surplus shown in the revaluation reserve and other reserves of £5.05m (2015: £5.83m), net of deferred tax, has been transferred to reserves.

Each property interest has been evaluated by specialist R.I.C.S surveyors.

By order of the board



Mrs A C Newman

Secretary

.....26/1/17

KITEWOOD ESTATES LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 30 APRIL 2016

The directors present their annual report and financial statements for the year ended 30 April 2016.

Principal activities

The principal activities of the group during the year were those of land and property owning, management and development of commercial, residential, affordable and key worker accommodation.

Directors

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

Mr J Faith

Mr R Grylls

Ms C Faith

(Resigned 25 August 2015)

Mr Philip Van Reyk

Mr D Tatterton

(Appointed 1 May 2015)

Mr D Faith

(Appointed 25 August 2015)

Ms R M Van Reyk

(Appointed 25 August 2015)

Results and dividends

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

Ordinary dividends were paid amounting to £505,000. The directors do not recommend payment of a further dividend.

Market value of land and buildings

The overall development property interests in the group have an aggregate value of £21.2m (2015: £22.67m) which is £5.2m (2015: £7.9m) in excess of attributable cost values, and the revaluation surplus of £1.48m (2015: £1.48m), net of deferred tax, has been transferred to the revaluation reserve.

Each property interest has been evaluated by specialist R.I.C.S surveyors.

Future developments

The company has chosen in accordance with Companies Act 2006, s. 414C(11) to set out in the company's Strategic Report information required by Large and Medium-sized Companies and Groups (Accounts and Reports) Regulations 2008, Sch. 7 to be contained in the Directors' Report. It has done so in respect of future developments.

Auditor

In accordance with the company's articles, a resolution proposing that HJS Accountants Limited be reappointed as auditor of the group will be put at a General Meeting.

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 auditor of the company and group 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 auditor of the company and group is aware of that information.

KITEWOOD ESTATES LIMITED
DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 30 APRIL 2016

By order of the board



Mrs A C Newman
Secretary

KITEWOOD ESTATES LIMITED

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 30 APRIL 2016

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

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 group and company, and of the profit or loss of the group 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group and company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the group's and company's transactions and disclose with reasonable accuracy at any time the financial position of the group and 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 group and company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

KITEWOOD ESTATES LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF KITEWOOD ESTATES LIMITED

We have audited the financial statements of Kitewood Estates Limited for the year ended 30 April 2016 set out on pages 7 to 38. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the company's members, as a body, 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 members those matters we are required to state to them 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement set out on page 4, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the group's and the parent company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Basis of qualified opinion on financial statements

The group's work in progress is carried in the balance sheet at £16,808,009. This carrying value is assessed by the directors on the basis explained in note 1 to the accounts. As explained in the notes to the accounts, the surplus on revaluation above cost of net realisable value is taken to the revaluation reserve after provision for appropriate taxation. The directors consider that where planning consent has been granted on sites not previously consented and where the value of the site is verified by Chartered Surveyors then this provides a conservative but true and fair view of the value of those assets, however this treatment does represent a departure from UK Generally Accepted Accounting Practice.

The group's records indicate that had the directors stated work in progress at the lower of cost and net realisable value, the carrying value of stock and work in progress would have been reduced by £1,850,000, the deferred tax provision reduced by £370,000, the revaluation reserve reduced by £1,480,000. There would have been no effect on the Profit and Loss Account. Accordingly, net current assets would have been reduced by £1,850,000, and shareholders' funds would have been reduced by £1,480,000.

The group has incorrectly treated the revaluation movement of investment properties. The correct treatment under FRS102 would be show this movement within the profit and loss account. The group has treated the movement in line with the old UK GAAP treatment as a movement within the reserves. If the group had complied with FRS 102 then the reported profit after tax for the year would have been £1,808,759, a reduction of £1,583,835 from the reported profit after tax of £3,392,594. There is no effect on the balance sheet value as a result of the treatment not complying with FRS102. The directors feel that this departure is necessary to give a truer picture of the annual results

The individual company's results are also impacted by the above issue. If the company had complied with FRS 102 then the reported profit after tax for the year would have been £2,057,330, a reduction of £1,583,835 from the reported profit after tax of £3,641,165.

KITEWOOD ESTATES LIMITED

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF KITEWOOD ESTATES LIMITED

Qualified opinion on the financial statements

In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements:

- give a true and fair view of the state of the group's and of the parent company's affairs as at 30 April 2016 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; and

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

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

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.



Mark Rogers (Senior Statutory Auditor)
for and on behalf of HJS Accountants Limited

31.07.17.

Chartered Accountants and Statutory Auditors
12 -14 Carlton Place
Southampton
Hampshire
England
SO15 2EA

KITEWOOD ESTATES LIMITED
GROUP PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 30 APRIL 2016

	Notes	2016 £	2015 £
Turnover	3	46,455,095	23,885,807
Cost of sales		(39,911,323)	(19,347,544)
Gross profit		6,543,772	4,538,263
Administrative expenses		(3,084,925)	(1,419,634)
Other operating income		44,214	33,325
Operating profit	4	3,503,061	3,151,954
Share of results of associates and joint ventures		300,000	-
Interest receivable and similar income	8	475,761	2,288
Interest payable and similar charges	9	(1,302,649)	(424,154)
Amounts written off investments		608,058	-
Profit before taxation		3,584,231	2,730,088
Taxation	10	(191,637)	(468,747)
Profit for the financial year		3,392,594	2,261,341

Profit for the financial year is all attributable to the owners of the parent company.

The profit and loss account has been prepared on the basis that all operations are continuing operations.

KITEWOOD ESTATES LIMITED

GROUP STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 APRIL 2016

	2016 £	2015 £
Profit for the year	3,392,594	2,261,341
Other comprehensive income		
Revaluation of work in progress	-	(1,121,763)
Total comprehensive income for the year	<u>3,392,594</u>	<u>1,139,578</u>

Total comprehensive income for the year is all attributable to the owners of the parent company.

KITEWOOD ESTATES LIMITED

GROUP BALANCE SHEET

AS AT 30 APRIL 2016

	Notes	2016		2015	
		£	£	£	£
Fixed assets					
Tangible assets	13		35,599		30,502
Investment properties	14		3,608,059		7,805,944
Investments	15		300,101		-
			<u>3,943,759</u>		<u>7,836,446</u>
Current assets					
Stocks	17	14,847,848		14,831,183	
Debtors	18	8,559,442		4,468,649	
Cash at bank and in hand		5,421,525		1,489,140	
		<u>28,828,815</u>		<u>20,788,972</u>	
Creditors: amounts falling due within one year	19	(12,840,317)		(10,200,005)	
Net current assets			<u>15,988,498</u>		<u>10,588,967</u>
Total assets less current liabilities			<u>19,932,257</u>		<u>18,425,413</u>
Creditors: amounts falling due after more than one year	20		(2,098,170)		(1,949,198)
Provisions for liabilities	22		(766,582)		(1,239,349)
Net assets			<u>17,067,505</u>		<u>15,236,868</u>
Capital and reserves					
Called up share capital	24		40,748		25,000
Revaluation reserve			1,480,000		1,480,000
Other reserves			1,982,908		4,346,743
Capital redemption reserve			1,125		-
Profit and loss reserves			<u>13,562,719</u>		<u>9,385,125</u>
Equity attributable to owners of the parent company			<u>17,067,500</u>		<u>15,236,868</u>
Non-controlling interests			<u>5</u>		<u>-</u>
			<u>17,067,505</u>		<u>15,236,868</u>

The financial statements were approved by the board of directors and authorised for issue on 26.11.15 and are signed on its behalf by:


Mr J. Faith
Director

KITEWOOD ESTATES LIMITED

COMPANY BALANCE SHEET

AS AT 30 APRIL 2016

	Notes	2016 £	£	2015 £	£
Fixed assets					
Tangible assets	13		35,599		30,502
Investment properties	14		3,608,059		5,800,234
Investments	15		989		124
			<u>3,644,627</u>		<u>5,830,860</u>
Current assets					
Stocks	17	8,533,770		10,433,459	
Debtors	18	9,855,019		5,993,809	
Cash at bank and in hand		<u>3,975,075</u>		<u>1,367,060</u>	
		22,363,864		17,794,328	
Creditors: amounts falling due within one year	19	<u>(6,603,487)</u>		<u>(4,794,120)</u>	
Net current assets			<u>15,760,377</u>		<u>13,000,208</u>
Total assets less current liabilities			19,405,004		18,831,068
Creditors: amounts falling due after more than one year	20		(1,421,696)		(1,949,196)
Provisions for liabilities	22		<u>(766,582)</u>		<u>(1,239,349)</u>
Net assets			<u>17,216,726</u>		<u>15,642,523</u>
Capital and reserves					
Called up share capital	24		40,748		25,000
Revaluation reserve			1,480,000		1,480,000
Other reserves			1,982,908		4,346,743
Capital redemption reserve			1,125		-
Profit and loss reserves			<u>13,711,945</u>		<u>9,790,780</u>
Total equity			<u>17,216,726</u>		<u>15,642,523</u>

The financial statements were approved by the board of directors and authorised for issue on 26/11/16 ... and are signed on its behalf by:


Mr J Faith
Director

Company Registration No. 02852063

KITEWOOD ESTATES LIMITED
COMPANY STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 APRIL 2016

	Notes	Share capital	Revaluation reserve	Capital redemption reserve	Other reserves	Profit and loss reserves	Total
		£	£	£	£	£	£
Balance at 1 May 2014		25,000	9,363,015	-	-	6,088,417	15,486,432
Effect of transition to FRS 102		-	(6,761,252)	-	4,346,743	2,143,524	(270,985)
As restated		25,000	2,601,763	-	4,346,743	8,241,941	15,215,447
Year ended 30 April 2015:							
Profit for the year		-	-	-	-	1,548,839	1,548,839
Other comprehensive income.							
Revaluation of tangible fixed assets		-	(1,121,763)	-	-	-	(1,121,763)
Total comprehensive income for the year		-	(1,121,763)	-	-	1,548,839	427,076
Balance at 30 April 2015		25,000	1,480,000	-	4,346,743	9,790,780	15,642,523
Year ended 30 April 2016:							
Profit and total comprehensive income for the year		-	-	-	-	2,057,330	2,057,330
Issue of share capital	24	16,873	-	-	-	-	16,873
Redemption of shares	24	(1,125)	-	1,125	-	(500,000)	(500,000)
Transfers		-	-	-	(2,363,835)	780,000	(1,583,835)
Balance at 30 April 2016		40,748	1,480,000	1,125	1,982,908	13,711,945	17,216,726

KITEWOOD ESTATES LIMITED
GROUP STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 APRIL 2016

	Notes	2016 £	£	2015 £	£
Cash flows from operating activities					
Cash generated from operations	27	3,669,502		437,398	
Interest paid		(1,302,649)		(424,155)	
Income taxes paid		(714,149)		(132,509)	
Net cash inflow/(outflow) from operating activities		1,652,704		(119,266)	
Investing activities					
Purchase of intangible assets		(688,446)		-	
Purchase of tangible fixed assets		(11,379)		(12,005)	
Purchase of investment property		-		(2,025,944)	
Proceeds on disposal of investment property		2,005,711		-	
Purchase of subsidiaries		-		19,406	
Purchase of shares in subsidiary from non-controlling interest		5		-	
Proceeds on disposal of subsidiaries		-		(76)	
Proceeds on disposal of associates		300,000		-	
Proceeds on disposal of joint ventures		(300,100)		-	
Purchase of fixed asset investments		(1)		-	
Interest received		475,761		2,288	
Net cash generated from/(used in) investing activities		1,781,551		(2,016,331)	
Financing activities					
Proceeds from issue of shares		16,873		-	
Redemption of shares		(500,000)		-	
Proceeds from borrowings		-		485,000	
Repayment of borrowings		1,684,945		-	
Proceeds of new bank loans		-		1,458,256	
Repayment of bank loans		(1,208,616)		-	
Dividends paid to equity shareholders		505,000		-	
Net cash generated from financing activities		498,202		1,943,256	
Net increase/(decrease) in cash and cash equivalents		3,932,457		(192,341)	
Cash and cash equivalents at beginning of year		1,489,068		1,681,409	
Cash and cash equivalents at end of year		5,421,525		1,489,068	

KITEWOOD ESTATES LIMITED

GROUP STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

Notes	2016		2015	
	£	£	£	£
Relating to:				
Cash at bank and in hand	5,421,525		1,489,140	
Bank overdrafts included in creditors payable within one year	-		(72)	
	<u> </u>		<u> </u>	

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2016

1 Accounting policies

Company Information

Kitewood Estates Limited ("the company") is a private limited company domiciled and incorporated in England and Wales. The registered office is 85 Gracechurch Street, London, EC3V 0AA.

The group consists of Kitewood Estates Limited and all of its subsidiaries.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

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, modified to include the *revaluation of freehold properties and to include investment properties and certain financial instruments at fair value*. The principal accounting policies adopted are set out below.

These group and company financial statements for the year ended 30 April 2016 are the first financial statements of Kitewood Estates Limited and the group prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The financial statements for the preceding period were prepared in accordance with previous UK GAAP. The date of transition to FRS 102 was 1 May 2014. An explanation of how transition to FRS 102 has affected the reported financial position and financial performance is given in note 28.

1.2 Basis of consolidation

In the parent company financial statements, the cost of a business combination is the fair value at the acquisition date of the assets given, equity instruments issued and liabilities incurred or assumed, plus costs directly attributable to the business combination. The excess of the cost of a business combination over the fair value of the identifiable assets, liabilities and contingent liabilities acquired is recognised as goodwill. The cost of the combination includes the estimated amount of contingent consideration that is probable and can be measured reliably, and is adjusted for changes in contingent consideration after the acquisition date. Provisional fair values recognised for business combinations in previous periods are adjusted retrospectively for final fair values determined in the 12 months following the acquisition date. Investments in subsidiaries, joint ventures and associates are accounted for at cost less impairment.

The consolidated financial statements incorporate those of Kitewood Estates Limited and all of its subsidiaries (ie entities that the group controls through its power to govern the financial and operating policies so as to obtain economic benefits). Subsidiaries acquired during the year are consolidated using the purchase method. Their results are incorporated from the date that control passes.

All financial statements are made up to 30 April 2016. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with those used by other members of the group.

All intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

1 Accounting policies

Kingshall Heights Limited, Kitewood (Sandgate) Limited, Kitewood (Sydenham) Limited, Kitewood Homes Limited, Kitewood Investments Limited and Kitewood Securities Limited has been included in the group financial statements using the purchase method of accounting. Accordingly, the group profit and loss account and statement of cash flows include the results and cash flows of Kingshall Heights Limited, Kitewood (Sandgate) Limited, Kitewood (Sydenham) Limited, Kitewood Homes Limited, Kitewood Investments Limited and Kitewood Securities Limited for the 8 month period from their acquisition on 1 September 2016. The purchase consideration has been allocated to the assets and liabilities on the basis of fair value at the date of acquisition.

Mary Street Developments Limited, Neville Way Limited and Octave Homes Limited has been included in the group financial statements using the purchase method of accounting. Accordingly, the group profit and loss account and statement of cash flows include the results and cash flows of Mary Street Developments Limited, Neville Way Limited and Octave Homes Limited for the 1 month period from their acquisition on 24 March 2016. The purchase consideration has been allocated to the assets and liabilities on the basis of fair value at the date of acquisition.

All of the other acquisitions or disposals in the group are for Dormant companies and therefore have no effect on the group figures.

Entities other than subsidiary undertakings or joint ventures, in which the group has a participating interest and over whose operating and financial policies the group exercises a significant influence, are treated as associates. In the group financial statements, associates are accounted for using the equity method.

Entities in which the group holds an interest and which are jointly controlled by the group and one or more other venturers under a contractual arrangement are treated as joint ventures. In the group financial statements, joint ventures are accounted for using the equity method.

1.3 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.4 Turnover

Turnover represents amounts receivable for goods and services net of VAT and trade discounts. Revenue is recognised when all the risks and rewards are passed to the customer. For agreed contract developments this is based on stage of completion, for speculative builds this is on completion of sale.

Profit is recognised on long-term contracts, if the final outcome can be assessed with reasonable certainty, by including in the profit and loss account turnover and related costs as contract activity progresses. Turnover is calculated as that proportion of total contract value which costs to date bear to total expected costs for that contract

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

1 Accounting policies

Tangible fixed assets include investment properties professionally valued by Chartered Surveyors on an existing use open market value basis. Other tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Fixtures, fittings & equipment	15% on reducing balance basis
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the profit and loss account.

1.6 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the profit and loss account.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

1.7 Fixed asset investments

Equity investments are measured at fair value through profit or loss, except for those equity investments that are not publicly traded and whose fair value cannot otherwise be measured reliably, which are recognised at cost less impairment until a reliable measure of fair value becomes available.

In the parent company financial statements, investments in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses.

A subsidiary is an entity controlled by the group. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The group considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Investments in associates are initially recognised at the transaction price (including transaction costs) and are subsequently adjusted to reflect the group's share of the profit or loss, other comprehensive income and equity of the associate using the equity method. Any difference between the cost of acquisition and the share of the fair value of the net identifiable assets of the associate on acquisition is recognised as goodwill. Any unamortised balance of goodwill is included in the carrying value of the investment in associates.

Losses in excess of the carrying amount of an investment in an associate are recorded as a provision only when the company has incurred legal or constructive obligations or has made payments on behalf of the associate.

In the parent company financial statements, investments in associates are accounted for at cost less impairment.

Entities in which the group has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

1 Accounting policies

1.8 Impairment of fixed assets

At each reporting period end date, the group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

The carrying amount of the investments accounted for using the equity method is tested for impairment as a single asset. Any goodwill included in the carrying amount of the investment is not tested separately for impairment.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.9 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

Stocks held for distribution at no or nominal consideration are measured at the lower of replacement cost and cost, adjusted where applicable for any loss of service potential.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

1.10 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and 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.

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

1 Accounting policies

1.11 Financial Instruments

The group has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the group's balance sheet when the group becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Other financial assets

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the group transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the group after deducting all of its liabilities.

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

1 Accounting policies

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Other financial liabilities

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Debt instruments that do not meet the conditions in FRS 102 paragraph 11.9 are subsequently measured at fair value through profit or loss. Debt instruments may be designated as being measured at fair value through profit or loss to eliminate or reduce an accounting mismatch or if the instruments are measured and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

Derecognition of financial liabilities

Financial liabilities are derecognised when the group's contractual obligations expire or are discharged or cancelled.

1.12 Equity instruments

Equity instruments issued by the group 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 group.

1.13 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 profit and loss account 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 group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

1 Accounting policies

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing 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 profit and loss account, 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 if, and only if, there is 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.

1.14 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.15 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.16 Leases

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

2 Judgements and key sources of estimation uncertainty

In the application of the group's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

2 Judgements and key sources of estimation uncertainty

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Valuation of property

The directors consider the main area of judgement and key source of estimation uncertainty is the valuation of development property interests.

3 Turnover and other revenue

An analysis of the group's turnover is as follows:

	2016 £	2015 £
Turnover		
Sale of land and buildings	46,455,095	23,885,807

Other significant revenue

Interest income	475,761	2,288
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Turnover analysed by geographical market

	2016 £	2015 £
United Kingdom	46,455,095	23,885,807

4 Operating profit

	2016 £	2015 £
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Operating profit for the year is stated after charging/(crediting):

Depreciation of owned tangible fixed assets	6,282	5,383
Loss on disposal of investment property	1,216,398	-
Impairment of intangible assets	688,446	-
Release of negative goodwill	(52,872)	-
Cost of stocks recognised as an expense	38,619,807	17,213,748
Operating lease charges	158,939	152,279

5 Auditor's remuneration

	2016 £	2015 £
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Fees payable to the company's auditor and associates:

For audit services

Audit of the financial statements of the group and company	31,750	29,750
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KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

6 Employees

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

	Group 2016 Number	2015 Number	Company 2016 Number	2015 Number
Admin staff	3	3	3	3
Management staff	5	7	5	7
Direct cost staff	2	-	1	-
	<u>10</u>	<u>10</u>	<u>9</u>	<u>10</u>

Their aggregate remuneration comprised:

	Group 2016 £	2015 £	Company 2016 £	2015 £
Wages and salaries	1,585,821	2,771,132	1,585,821	2,771,132
Social security costs	101,802	75,347	101,802	75,347
Pension costs	237,685	155,650	237,685	155,650
	<u>1,925,308</u>	<u>3,002,129</u>	<u>1,925,308</u>	<u>3,002,129</u>

7 Directors' remuneration

	2016 £	2015 £
Remuneration for qualifying services	<u>1,299,849</u>	<u>1,763,046</u>

Remuneration disclosed above includes the following amounts paid to the highest paid director:

Remuneration for qualifying services	<u>632,799</u>	<u>838,800</u>
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8 Interest receivable and similar income

	2016 £	2015 £
Interest income		
Interest on bank deposits	475,757	2,288
Other interest income	4	-
Total income	<u>475,761</u>	<u>2,288</u>

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

8 Interest receivable and similar income

Investment income includes the following:

Interest on financial assets not measured at fair value through profit or loss	475,757	2,288
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9 Interest payable and similar charges

	2016 £	2015 £
Interest on financial liabilities measured at amortised cost:		
Interest on bank overdrafts and loans	1,195,803	424,154
Other finance costs:		
Other interest	106,848	-
Total finance costs	1,302,649	424,154

10 Taxation

	2016 £	2015 £
Current tax		
UK corporation tax on profits for the current period	670,598	720,343
Adjustments in respect of prior periods	(6,194)	(208,129)
Total current tax	664,404	512,214
Deferred tax		
Origination and reversal of timing differences	(472,767)	(43,467)
Total tax charge	191,637	468,747

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

10 Taxation

The actual charge for the year can be reconciled to the expected charge based on the profit or loss and the standard rate of tax as follows:

	2016 £	2015 £
Profit before taxation	3,584,231	2,730,088
Expected tax charge based on the standard rate of corporation tax in the UK of 20.00% (2015: 20.92%)	716,846	571,134
Tax effect of expenses that are not deductible in determining taxable profit	(316,867)	233
Tax effect of utilisation of tax losses not previously recognised	(5,577)	-
Unutilised tax losses carried forward	-	3,622
Adjustments in respect of prior years	(6,194)	(188,598)
Permanent capital allowances in excess of depreciation	80,855	(33,128)
Movement in deferred tax	(472,767)	-
Other tax adjustment	195,151	-
Other tax adjustment	-	(124,796)
Transition adjustments	-	240,280
Tax expense for the year	191,637	468,747

11 Impairments

Impairment tests have been carried out where appropriate and the following impairment losses have been recognised in profit or loss:

	2016 £	2015 £
In respect of: Goodwill	688,446	-
Recognised in: Administrative expenses	688,446	-

The impairment losses in respect of financial assets are recognised in other gains and losses in the profit and loss account.

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

12 Intangible fixed assets

Group	Goodwill £
Cost	
At 1 May 2015	-
Additions - separately acquired	688,446
At 30 April 2016	688,446
Amortisation and impairment	
At 1 May 2015	-
Impairment losses	688,446
At 30 April 2016	688,446
Carrying amount	
At 30 April 2016	-
At 30 April 2015	-

The company had no intangible fixed assets at 30 April 2016 or 30 April 2015.

More information on the impairment arising in the year is given in note 11.

13 Tangible fixed assets

Group	Fixtures, fittings & equipment £
Cost	
At 1 May 2015	104,031
Additions	11,379
At 30 April 2016	115,410
Depreciation and impairment	
At 1 May 2015	73,529
Depreciation charged in the year	6,282
At 30 April 2016	79,811
Carrying amount	
At 30 April 2016	35,599
At 30 April 2015	30,502

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

13 Tangible fixed assets

Company	Fixtures, fittings & equipment
	£
Cost	
At 1 May 2015	104,031
Additions	11,379
At 30 April 2016	115,410
Depreciation and impairment	
At 1 May 2015	73,529
Depreciation charged in the year	6,282
At 30 April 2016	79,811
Carrying amount	
At 30 April 2016	35,599
At 30 April 2015	30,502

14 Investment property

	Group 2016 £	Company 2016 £
Fair value		
At 1 May 2015	7,805,945	5,800,235
Disposals	(3,222,109)	(1,216,399)
Net gains or losses through fair value adjustments	(975,777)	(975,777)
At 30 April 2016	3,608,059	3,608,059

Investment property comprises of property interests held for their rental income. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 30 April 2016 by Mr J S Faith who is a director and RICS qualified. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

15 Fixed asset investments

	Notes	Group 2016 £	2015 £	Company 2016 £	2015 £
Investments in subsidiaries	16	-	-	869	124
Investments in joint ventures		300,100	-	100	-
Unlisted investments		1	-	-	-
		300,101	-	969	124

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

15 Fixed asset investments

Movements in fixed asset investments Group

	Shares in group undertakings and participating interests £	Other investments other than loans £	Total £
Cost or valuation			
At 1 May 2015	-	-	-
Additions	100	1	101
Share of profit	300,000	-	300,000
	<u>300,100</u>	<u>1</u>	<u>300,101</u>
At 30 April 2016	300,100	1	300,101
Carrying amount			
At 30 April 2016	300,100	1	300,101
	<u>300,100</u>	<u>1</u>	<u>300,101</u>
At 30 April 2015	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>

Movements in fixed asset investments Company

	Shares in group undertakings and participating interests £
Cost or valuation	
At 1 May 2015	124
Additions	847
Disposals	(2)
	<u>969</u>
At 30 April 2016	969
Carrying amount	
At 30 April 2016	969
	<u>969</u>
At 30 April 2015	124
	<u>124</u>

16 Subsidiaries

Details of the company's subsidiaries at 30 April 2016 are as follows:

Name of undertaking	Country of incorporation	Nature of business	Class of shares held	% Held Direct Indirect
Allira Business Park 1 Limited	England	Property development	Ordinary	100.00

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

16 Subsidiaries

Altira Park JV LLP	England	Property development	Ordinary	50.00	
Altira Parks Management Co Limited	England	Property development	Ordinary	16.00	
Arlington Road Limited	England	Property development	Ordinary	100.00	
Bentlnck Projects Ltd	England	Property development	Ordinary	100.00	
Bourne Homes (Farnham) Limited	England	Property development	Property Ordinary	100.00	
Cascade Egham Limited	England	Property development	Ordinary	100.00	
Chestfield Heights Limited	England	Dormant	Ordinary		100.00
Creekside Village Developments Limited	England	Property development	Ordinary	100.00	
Crowncoast Ltd	England	Property development	Ordinary	75.00	
Global Court Limited	England	Property development	Ordinary		100.00
Greenwich 3 Limited	England	Property development	Ordinary	100.00	
Greenwich 4 Limited	England	Property development	Ordinary	100.00	
Kinghall Heights Limited	England	Property development	Ordinary	100.00	
Kitewood (Braggs Lane) LLP	England	Property development	Ordinary	60.00	
Kitewood (Charlwood) Ltd	England	Property development	Ordinary	100.00	
Kitewood (Clarendon) Limited	England	Property development	Ordinary	100.00	
Kitewood (Congleton Development) Limited	England	Property development	Ordinary	100.00	
Kitewood (Congleton Mill) Limited	England	Property development	Ordinary	100.00	
Kitewood (Fairclough Farm) Limited	England	Property development	Ordinary	100.00	
Kitewood (Sandgate) Limited	England	Property development	Ordinary	100.00	
Kitewood (Staveley) Ltd	England	Property development	Ordinary	100.00	
Kitewood Bassels Green Limited	England	Property development	Ordinary	100.00	
Kitewood Commercial Limited	England	Property development	Ordinary	100.00	
Kitewood Development Projects Ltd	England	Property development	Ordinary	100.00	
Kitewood Developments Limited	England	Dormant	Ordinary		100.00
Kitewood Homes Limited	England	Property development	Ordinary	100.00	
Kitewood Investment Ltd	England	Property development	Ordinary	100.00	
Kitewood Limited	England	Dormant	Ordinary	100.00	
Kitewood Projects Limited	England	Dormant	Ordinary	100.00	
Kitewood Properties Limited	England	Dormant	Ordinary		100.00
Kitewood Residential Ltd	England	Property development	Ordinary	100.00	
Kitewood Resolution Ltd	England	Property development	Ordinary	100.00	
Kitewood Securities Limited	England	Property development	Ordinary	100.00	
Kitewood Sydenham Limited	England	Property development	Ordinary	100.00	
May Street Developments Ltd	England	Property development	Ordinary	100.00	
Neville Way Ltd	England	Holding Investment	Ordinary	100.00	

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

16 Subsidiaries

May Street Developments	England	Property development	Ordinary	100.00
Neville Way Ltd	England	Holding Investment	Ordinary	100.00
O.W. Prestand Limited	England	Dormant	Ordinary	100.00
Octave Estates Limited	England	Property development	Ordinary	100.00
Octave Homes Limited	England	Property development	Ordinary	100.00
Orange Lane Limited	England	Dormant	Ordinary	100.00
Padcroft Works Limited	England	Property development	Ordinary	100.00
Polegate Land Limited	England	Property development	Ordinary	100.00
Tavistock Projects Ltd	England	Property development	Ordinary	100.00
Kitewood (Congleton) LLP	England	Property development	Ordinary	66.00

The following companies have taken exemption from audit under the Companies Act 2006, Section 479A:

Company Name	Company No:
Altira Business Park 1 Ltd	5900438
Alton Heights Limited	6514629
Bentinck Projects Ltd	7296100
Cascade Egham Ltd	6746129
Kitewood (Sydenham) Ltd	6266568
Chestfield Heights Limited	6577149
Crowncoast Limited	4398503
Global Court Limited	5908369
Kingshall Heights Limited	7296101
Kitewood Limited	4113740
Kitewood (Charwood) Ltd	7988473
Kitewood Homes Ltd	3321832
Kitewood Investments Limited	3335883
Kitewood Projects Limited	3759193
Kitewood Securities Limited	6798931
Kitewood (Staveley) Limited	8168839
May Street Developments Limited	6066044
Neville Way Limited	7162885
Octave Homes Limited	7199140
Orange Lane Limited	6049305
O.W. Presland Limited	0417886
Padcroft Works Limited	5634135

17 Stocks

	Group 2016 £	2015 £	Company 2016 £	2015 £
Work in progress	14,847,848	14,831,183	8,533,770	10,433,459

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

18 Debtors

	Group 2016	2015	Company 2016	2015
	£	£	£	£
Amounts falling due within one year:				
Trade debtors	999,989	3,573	1	2
Amounts due from subsidiary undertakings	1	-	3,152,265	3,294,176
Other debtors	7,306,886	4,464,933	6,450,197	2,699,631
Prepayments and accrued income	252,556	143	252,556	-
	<u>8,559,442</u>	<u>4,468,649</u>	<u>9,855,019</u>	<u>5,993,809</u>

19 Creditors: amounts falling due within one year

	Notes	Group 2016	2015	Company 2016	2015
		£	£	£	£
Bank loans and overdrafts	21	3,188,738	4,546,400	-	699,039
Trade creditors		940,981	607,980	248,839	110,665
Amounts due to group undertakings		-	-	1,295,992	23
Corporation tax payable		670,598	720,343	577,524	620,986
Other taxation and social security		1,385,015	251,380	416,419	-
Other creditors		6,308,111	4,042,669	3,863,296	3,363,407
Accruals and deferred income		346,874	31,233	201,417	-
		<u>12,840,317</u>	<u>10,200,005</u>	<u>6,603,487</u>	<u>4,794,120</u>

20 Creditors: amounts falling due after more than one year

	Notes	Group 2016	2015	Company 2016	2015
		£	£	£	£
Bank loans and overdrafts	21	676,474	-	-	-
Other borrowings	21	1,421,696	1,949,196	1,421,696	1,949,196
		<u>2,098,170</u>	<u>1,949,196</u>	<u>1,421,696</u>	<u>1,949,196</u>



KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

21 Loans and overdrafts

	Group 2016 £	2015 £	Company 2016 £	2015 £
Bank loans	3,865,212	4,546,328	-	699,039
Bank overdrafts	-	72	-	-
Other loans	1,421,696	1,949,196	1,421,696	1,949,196
	<u>5,286,908</u>	<u>6,495,596</u>	<u>1,421,696</u>	<u>2,648,235</u>
Payable within one year	3,188,738	4,546,400	-	699,039
Payable after one year	<u>2,098,170</u>	<u>1,949,196</u>	<u>1,421,696</u>	<u>1,949,196</u>

The group's bank loans and overdrafts are secured by way of charges over the company's properties which are currently held as work in progress and as fixed assets.

22 Deferred taxation

Deferred tax assets and liabilities are offset where the group or company has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

Group	Liabilities 2016 £	Liabilities 2016 £
Revaluations	<u>766,582</u>	<u>1,239,349</u>
Company	Liabilities 2016 £	Liabilities 2016 £
Revaluations	<u>766,582</u>	<u>1,239,349</u>

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

22 Deferred taxation

	Group 2016 £	Company 2016 £
Movements in the year:		
Liability at 1 May 2015	1,239,349	1,239,349
Credit to profit or loss	(472,767)	(472,767)
Liability at 30 April 2016	<u>766,582</u>	<u>766,582</u>

The majority of the deferred tax liability set out above is expected to reverse in over 12 months and relates to the revaluations of property interests within both investment properties and work in progress.

23 Retirement benefit schemes

	2016 £	2015 £
Defined contribution schemes		
Charge to profit or loss in respect of defined contribution schemes	<u>237,685</u>	<u>155,650</u>

A defined contribution pension scheme is operated for all qualifying employees. The assets of the scheme are held separately from those of the group in an independently administered fund.

24 Share capital

	Group and company 2016 £	2015 £
Ordinary share capital		
Issued and fully paid		
33,747 Ordinary A of £1 each	33,747	22,500
2,500 Ordinary B of £1 each	2,500	2,500
1 Ordinary C of £1 each	1	-
4,500 Ordinary D of £1 each	<u>4,500</u>	<u>-</u>
	<u>40,748</u>	<u>25,000</u>

The company has four classes of ordinary shares. There are 33,747 ordinary A shares which give holders voting rights. There are 2,500 ordinary B shares which give holders no voting rights or entitlement to capital on winding up of the company. There is 1 ordinary C shares which give which give holders voting rights. There are 4,500 ordinary D shares which give which give holders voting rights.

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

24 Share capital

Reconciliation of movements during the year:

	Ordinary A Number	Ordinary B Number	Ordinary C Number	Ordinary D Number
At 1 May 2015	22,500	2,500	-	-
Issue of fully paid shares	12,372	-	1	4,500
Share buy back	(1,125)	-	-	-
At 30 April 2016	33,747	2,500	1	4,500

During the period the company purchased 1,125 of its own share for £500,000.

After this the company issues 12,372 Ordinary A, 1 Ordinary C and 4,500 Ordinary D shares. These were all issued at par.

25 Operating lease commitments

Lessee

At the reporting end date the group had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	Group 2016 £	2015 £	Company 2016 £	2015 £
Within one year	83,570	83,570	83,570	83,570
Between two and five years	174,104	257,674	174,104	257,674
	515,348	682,488	257,674	341,244

26 Controlling party

The company was under the control of Mr J S Faith and Mrs C A Faith up to 26 August 2015. On 26 August 2015 there were changes in the ownership structure of the group leaving no one person in the ultimate control of the company.

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

27 Cash generated from group operations

	2016 £	2015 £
Profit for the year after tax	1,808,759	3,510,717
Adjustments for:		
Share of results of associates and joint ventures	(300,000)	-
Taxation charged	191,637	575,711
Finance costs	1,302,649	424,154
Investment income	(475,761)	(2,288)
Loss on disposal of investment property	1,216,398	-
Gain on disposal of business	-	(25,412)
Amortisation and impairment of intangible assets	688,446	-
Depreciation and impairment of tangible fixed assets	6,282	5,383
Amounts written off investments	975,777	-
Movements in working capital:		
(Increase) in stocks	(16,665)	(2,626,846)
(Increase) in debtors	(4,449,135)	(2,448,203)
Increase in creditors	2,721,115	1,024,182
Cash generated from operations	3,669,502	437,398

28 Reconciliations on adoption of FRS 102

Reconciliation of equity - group

	Notes	At 1 May 2014			At 30 April 2015		
		Previous UK GAAP £	Effect of transition £	FRS 102 £	Previous UK GAAP £	Effect of transition £	FRS 102 £
Fixed assets							
Tangible assets	23,880	-	-	23,880	30,502	-	30,502
Investment properties	5,780,000	-	-	5,780,000	7,805,944	-	7,805,944
		<u>5,803,880</u>	<u>-</u>	<u>5,803,880</u>	<u>7,836,446</u>	<u>-</u>	<u>7,836,446</u>
Current assets							
Stocks	14,997,965	-	-	14,997,965	14,831,183	-	14,831,183
Debtors	2,017,976	-	-	2,017,976	4,466,180	-	4,466,180
Bank and cash	1,681,409	-	-	1,681,409	1,489,140	-	1,489,140
		<u>18,697,350</u>	<u>-</u>	<u>18,697,350</u>	<u>20,786,503</u>	<u>-</u>	<u>20,786,503</u>

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

28 Reconciliations on adoption of FRS 102

Notes	At 1 May 2014			At 30 April 2015		
	Previous UK GAAP £	Effect of transition £	FRS 102 £	Previous UK GAAP £	Effect of transition £	FRS 102 £
Creditors due within one year						
Loans and overdrafts	(3,718,567)	-	(3,718,567)	(4,546,400)	-	(4,546,400)
Taxation	(533,698)	-	(533,698)	(969,254)	-	(969,254)
Other creditors	(3,083,055)	-	(3,083,055)	(4,681,882)	-	(4,681,882)
	<u>(7,335,320)</u>	<u>-</u>	<u>(7,335,320)</u>	<u>(10,197,536)</u>	<u>-</u>	<u>(10,197,536)</u>
Net current assets	11,362,030	-	11,362,030	10,588,967	-	10,588,967
Total assets less current liabilities	17,165,910	-	17,165,910	18,425,413	-	18,425,413
Creditors due after one year						
Loans and overdrafts	(1,464,196)	-	(1,464,196)	(1,949,186)	-	(1,949,186)
Provisions for liabilities						
Deferred tax	(1,333,439)	(270,985)	(1,604,424)	(710,000)	(529,349)	(1,239,349)
Net assets	<u>14,368,275</u>	<u>(270,985)</u>	<u>14,097,290</u>	<u>15,766,217</u>	<u>(529,349)</u>	<u>15,236,868</u>
Capital and reserves						
Share capital	25,000	-	25,000	25,000	-	25,000
Revaluation reserve	9,363,015	(6,761,252)	2,601,763	7,186,743	(5,706,743)	1,480,000
Own shares reserve	-	4,346,743	4,346,743	-	4,346,743	4,346,743
Profit and loss	4,980,260	2,143,524	7,123,784	8,554,474	830,651	9,385,125
Total equity	<u>14,368,275</u>	<u>(270,985)</u>	<u>14,097,290</u>	<u>15,766,217</u>	<u>(529,349)</u>	<u>15,236,868</u>

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

28 Reconciliations on adoption of FRS 102

Reconciliation of group profit for the financial period

	Notes	Year ended 30 April 2016		
		Previous UK GAAP £	Effect of transition £	FRS 102 £
Turnover		23,885,807	-	23,885,807
Cost of sales		(17,991,204)	(1,356,340)	(19,347,544)
Gross profit		5,894,603	(1,356,340)	4,538,263
Administrative expenses		(1,419,634)	-	(1,419,634)
Other operating income		33,325	-	33,325
Operating (loss)/profit		4,508,294	(1,356,340)	3,151,954
Interest receivable and similar income		2,288	-	2,288
Interest payable and similar charges		(424,154)	-	(424,154)
Profit before taxation		4,086,428	(1,356,340)	2,730,088
Taxation		(512,214)	43,467	(468,747)
Profit for the financial period		3,574,214	(1,312,873)	2,261,341

Notes to reconciliations on adoption of FRS 102 - group

Reconciliation of equity - company

	Notes	At 1 May 2014			At 30 April 2016		
		Previous UK GAAP £	Effect of transition £	FRS 102 £	Previous UK GAAP £	Effect of transition £	FRS 102 £
Fixed assets							
Tangible assets		23,880	-	23,880	30,502	-	30,502
Investment properties		5,780,000	-	5,780,000	5,800,234	-	5,800,234
Investments		22	-	22	124	-	124
		5,803,902	-	5,803,902	5,830,860	-	5,830,860
Current assets							
Stocks		12,088,492	-	12,088,492	10,433,459	-	10,433,459
Debtors		2,178,832	-	2,178,832	5,993,809	-	5,993,809
Bank and cash		1,495,570	-	1,495,570	1,367,060	-	1,367,060
		15,762,894	-	15,762,894	17,794,328	-	17,794,328

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

28 Reconciliations on adoption of FRS 102

Notes	At 1 May 2014			At 30 April 2015		
	Previous UK GAAP £	Effect of transition £	FRS 102 £	Previous UK GAAP £	Effect of transition £	FRS 102 £
Creditors due within one year						
Loans and overdrafts	(699,039)	-	(699,039)	(699,039)	-	(699,039)
Taxation	(514,175)	-	(514,175)	(620,986)	-	(620,986)
Other creditors	(2,069,515)	-	(2,069,515)	(3,474,095)	-	(3,474,095)
	<u>(3,282,729)</u>	<u>-</u>	<u>(3,282,729)</u>	<u>(4,794,120)</u>	<u>-</u>	<u>(4,794,120)</u>
Net current assets	<u>12,480,165</u>	<u>-</u>	<u>12,480,165</u>	<u>13,000,208</u>	<u>-</u>	<u>13,000,208</u>
Total assets less current liabilities	<u>18,284,067</u>	<u>-</u>	<u>18,284,067</u>	<u>18,831,068</u>	<u>-</u>	<u>18,831,068</u>
Creditors due after one year						
Loans and overdrafts	(1,464,196)	-	(1,464,196)	(1,949,196)	-	(1,949,196)
Provisions for liabilities						
Deferred tax	(1,333,439)	(270,985)	(1,604,424)	(710,000)	(529,349)	(1,239,349)
Net assets	<u>15,486,432</u>	<u>(270,985)</u>	<u>15,215,447</u>	<u>16,171,872</u>	<u>(529,349)</u>	<u>15,642,523</u>
Capital and reserves						
Share capital	25,000	-	25,000	25,000	-	25,000
Revaluation reserve	9,363,015	(6,761,252)	2,601,763	7,186,743	(5,706,743)	1,480,000
Own shares reserve	-	4,346,743	4,346,743	-	4,346,743	4,346,743
Profit and loss	6,098,417	2,143,524	8,241,941	8,960,129	830,651	9,790,780
Total equity	<u>15,486,432</u>	<u>(270,985)</u>	<u>15,215,447</u>	<u>16,171,872</u>	<u>(529,349)</u>	<u>15,642,523</u>

KITEWOOD ESTATES LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2016

28 Reconciliations on adoption of FRS 102

Reconciliation of company profit for the financial period

Notes	Year ended 30 April 2016		
	Previous UK GAAP £	Effect of transition £	FRS 102 £
Turnover	22,283,635	-	22,283,635
Cost of sales	(17,449,613)	(1,356,340)	(18,805,953)
Gross profit	4,834,022	(1,356,340)	3,477,682
Administrative expenses	(1,399,593)	-	(1,399,593)
Other operating income	17,360	-	17,360
Operating (loss)/profit	3,451,789	(1,356,340)	2,095,449
Interest receivable and similar income	2,288	-	2,288
Interest payable and similar charges	(159,977)	-	(159,977)
Profit before taxation	3,294,100	(1,356,340)	1,937,760
Taxation	(432,388)	43,467	(388,921)
Profit for the financial period	2,861,712	(1,312,873)	1,548,839

Notes to reconciliations on adoption of FRS 102 - company

a

Note a:

Investment Property.

The directors have considered the accounting treatment of investment property needed to be revised to bring it in line with FRS 102

The accumulated revaluation reserve has been removed and all revaluations put through the profit and loss account.

As this entry is non distributable the directors has decided to show this reserve separately.

Deferred tax has been provided on the revaluations going through the profit and loss account

These adjustments have been posted retrospectively.



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The Company Secretary
Kitewood Estates Limited
85 Gracechurch Street
London
EC3V 0AA

Your Ref
Our Ref AA/02852063/JM
Date 27/02/2017

Dear Sir/Madam

KITEWOOD ESTATES LIMITED

Thank you for your enclosed document. Unfortunately, we have been unable to accept it for the following reason(s):

The attached accounts were received at Companies House on 22/02/17. A set of accounts with a balance sheet date of 30/04/16 has already been received and accepted for filing. It would appear that the attached accounts are a duplicate set.

If you are intending to file these accounts to amend the set previously filed, please mark the front page "Amending"

If you have sent these accounts in response to a request made by Companies House, please return them for the attention of the person or department from whom the request came.

To avoid a late filing penalty, acceptable accounts should have been received at Companies House by 31/01/2017. When you resubmit the accounts you will receive a penalty. Please submit acceptable accounts without delay as penalties increase with the length of delay

Some documents can be filed online, which is faster and more reliable. Our service checks for technical errors, allowing you to correct them before submission, reducing the risk of your documents being rejected. To find out if your company can file documents online, visit our website www.gov.uk/companieshouse, where you can also ask to receive reminder letters electronically.

Yours faithfully

Companies House

Encs.