Registered Number 09549959

KAYNE PROPERTIES UK LIMITED

Micro-entity Accounts

31 December 2016

KAYNE PROPERTIES UK LIMITED **Registered Number 09549959**

Micro-entity Balance Sheet as at 31 December 2016

	Notes	*2016*	*2015*
		£	£
Fixed assets			
Tangible assets	1	6,982,396	6,982,396
		6,982,396	6,982,396
Current assets			
Debtors		25,044	55,077
Cash at bank and in hand		94,262	71,086
		119,306	126,163
Creditors: amounts falling due within one year		(3,640,672)	(3,644,072)
Net current assets (liabilities)		(3,521,366)	(3,517,909)
Total assets less current liabilities		3,461,030	3,464,487
Creditors: amounts falling due after more than one year		(3,328,522)	(3,444,317)
Total net assets (liabilities)		132,508	20,170
Capital and reserves			
Called up share capital	2	1	1
Profit and loss account		132,507	20,169
Shareholders' funds		132,508	20,170

- For the year ending 31 December 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 Companies Act 2006 with respect to accounting records and the preparation of accounts.
- The accounts have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

Approved by the Board on 8 September 2017

And signed on their behalf by:
Gary Michael Killmister, Director

Notes to the Micro-entity Accounts for the period ended 31 December 2016

1 Tangible fixed assets

	£
Cost	
At 1 January 2016	6,982,396
Additions	-
Disposals	-
Revaluations	-
Transfers	-
At 31 December 2016	6,982,396
Depreciation	
At 1 January 2016	-
Charge for the year	-
On disposals	-
At 31 December 2016	-
Net book values	
At 31 December 2016	6,982,396
At 31 December 2015	6,982,396

2 Called Up Share Capital

Allotted, called up and fully paid:

	2016	*2015*
	£	£
1 Ordinary shares of £1 each	1	1

3 Accounting Policies

Basis of measurement and preparation of accounts

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006.

Turnover policy

Turnover represents amounts chargeable, net of value added tax, in respect of the sale of goods and services to customers.

Tangible assets depreciation policy

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:
Asset class - Depreciation method and rate
Land and Buildings - no depreciation

Other accounting policies

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 the 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 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.