Registration number: 07427421

Nice Homes (UK) Limited

Unaudited Abbreviated Accounts

for the Year Ended 30 November 2014

Thorntons
Chartered Certified Accountants
176-178 PONTEFRACT ROAD
CUDWORTH
BARNSLEY
SOUTH YORKSHIRE
S72 8BE

Nice Homes (UK) 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 Certified Accountants' Report to the Director on the Preparation of the Unaudited Statutory Accounts of Nice Homes (UK) Limited for the Year Ended 30 November 2014

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Nice Homes (UK) Limited for the year ended 30 November 2014 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 Association of Chartered Certified Accountants, we are subject to its ethical and other professional requirements which are detailed at http://www.accaglobal.com/en/member/professional-standards/rules-standards/acca-rulebook.html.

This report is made solely to the Board of Directors of Nice Homes (UK) 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 Nice Homes (UK) Limited and state those matters that we have agreed to state to them, as a body, in this report in accordance with the requirements of the Association of Chartered Certified Accountants as detailed at http://www2.accaglobal.com/pubs/members/publications/technical_factsheets/downloads/163.doc. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Nice Homes (UK) Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Nice Homes (UK) 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 Nice Homes (UK) Limited. You consider that Nice Homes (UK) 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 Nice Homes (UK) 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.

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Thorntons
Chartered Certified Accountants
176-178 PONTEFRACT ROAD
CUDWORTH
BARNSLEY
SOUTH YORKSHIRE
S72 8BE
4 June 2015

Nice Homes (UK) Limited
(Registration number: 07427421)
Abbreviated Balance Sheet at 30 November 2014

	Note	2014 £	2013 £
Fixed assets			
Tangible fixed assets		1,420,152	1,521,624
Current assets			
Debtors		34,965	15,326
Cash at bank and in hand		24,843	4,124
		59,808	19,450
Creditors: Amounts falling due within one year		(74,650)	(20,868)
Net current liabilities		(14,842)	(1,418)
Total assets less current liabilities		1,405,310	1,520,206
Creditors: Amounts falling due after more than one year		(712,297)	(878,095)
Net assets		693,013	642,111
Capital and reserves			
Called up share capital	4	100	100
Revaluation reserve		623,310	623,310
Profit and loss account		69,603	18,701
Shareholders' funds		693,013	642,111

For the year ending 30 November 2014 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 director acknowledges his 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 director on 4 June 2015

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

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Mr S Nice
Director

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

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 April 2008).

Turnover

Turnover represents amounts chargeable in respect of the sale of goods and services to customers.

Depreciation

No depreciation is provided in respect of investment properties and they are revalued by the directors annually. The surplus or deficit on revaluation is transferred to the revaluation reserve unless a deficit below original cost,

Asset class	Depreciation method and rate
Investment property	0%

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 by the directors 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.

2 Fixed assets

	Tangible assets £	Total £
Cost		
At 1 December 2013	1,531,923	1,531,923
Disposals	(100,750)	(100,750)
At 30 November 2014	1,431,173	1,431,173
Depreciation		
At 1 December 2013	10,299	10,299
Charge for the year	722	722
At 30 November 2014	11,021	11,021
Net book value		
At 30 November 2014	1,420,152	1,420,152
At 30 November 2013	1,521,624	1,521,624

3 Creditors

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

	2014 £	2013 £
After more than five years by instalments	663,697	-

4 Share capital

Allotted, called up and fully paid shares

	2014		2013	
	No.	£	No.	£
Ordinary of £1 each	100	100	100	100

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.