

Kings House Developments Limited

Unaudited Financial Statements

Abbreviated Accounts

Period Ended

31 May 2017

Company Number 09328811



Kings House Developments Limited

Registered number: 09328811

Abbreviated Balance Sheet As at 31 May 2017

	Note	31 May 2017 £	30 November 2015 £
Fixed assets			
Tangible assets	4	-	9,998
Current assets			
Stocks		-	1,714,559
Debtors: amounts falling due within one year	5	2,226,005	106,936
Cash at bank and in hand	6	56,302	104,877
		<u>2,282,307</u>	<u>1,926,372</u>
Creditors: amounts falling due within one year	7	(1,017,766)	(2,016,321)
Net current assets/(liabilities)		<u>1,264,541</u>	<u>(89,949)</u>
Total assets less current liabilities		<u>1,264,541</u>	<u>(79,951)</u>
Net assets/(liabilities)		<u>1,264,541</u>	<u>(79,951)</u>
Capital and reserves			
Called up share capital	8	100	100
Profit and loss account		1,264,441	(80,051)
		<u>1,264,541</u>	<u>(79,951)</u>

The director considers that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the period in question in accordance with section 476 of Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The Company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf on



Mr P King
Director

The notes on pages 2 to 6 form part of these financial statements.

22/3/18.

Kings House Developments Limited

Notes to the Abbreviated Financial Statements For the Period Ended 31 May 2017

1. General information

Kings House Development Limited is a private company incorporated in England and Wales under the Companies Act. It is a company limited by shares. The address of the registered office is 31 Chertsey Street, Guildford, Surrey, GU1 4HD.

2. Accounting policies

2.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated financial statements have been extracted, have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with applicable accounting standards and the Companies Act 2006.

The date of transition to FRS 102 was 26 November 2014. The last set of accounts which were prepared under the previous UK GAAP framework were for the period ended 30 November 2015.

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit or loss.

The following principal accounting policies have been applied:

2.2 Turnover

Turnover comprises sales of properties which are recognised on completion.

2.3 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, as shown below.

Depreciation is provided on the following basis:

Motor vehicles	- 20% Straight Line
----------------	---------------------

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Income and Retained Earnings.

2.4 Stocks

Stocks and work in progress are valued at the lower of cost and net realisable value. Cost is based on the cost of purchase. Net realisable value is based on estimated selling price less additional costs for completion and disposal.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

Kings House Developments Limited

Notes to the Abbreviated Financial Statements For the Period Ended 31 May 2017

2. Accounting policies (continued)

2.5 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.6 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.7 Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties and loans to related parties.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Income and Retained Earnings.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an 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.

Kings House Developments Limited

Notes to the Abbreviated Financial Statements For the Period Ended 31 May 2017

2. Accounting policies (continued)

2.8 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.9 Finance costs

Finance costs are charged to the Statement of Income and Retained Earnings over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.10 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting. Dividends on shares recognised as liabilities are recognised as expenses and classified within interest payable.

2.11 Taxation and deferred tax

Tax is recognised in the Statement of Income and Retained Earnings, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

3. Employees

The average monthly number of employees, including the director, during the period was 6 (2016- 2)

Kings House Developments Limited

Notes to the Abbreviated Financial Statements For the Period Ended 31 May 2017

4. Tangible fixed assets

	£
At 1 December 2015	12,497
Disposals	(12,497)
At 31 May 2017	-
At 1 December 2015	2,499
Disposals	(2,499)
At 31 May 2017	-
Net book value	
At 31 May 2017	-
At 30 November 2015	9,998

5. Debtors

	31 May 2017 £	30 November 2015 £
Other debtors	2,226,005	87,184
Prepayments and accrued income	-	19,752
	<u>2,226,005</u>	<u>106,936</u>

6. Cash and cash equivalents

	31 May 2017 £	30 November 2015 £
Cash at bank and in hand	56,302	104,877
	<u>56,302</u>	<u>104,877</u>

Kings House Developments Limited

Notes to the Abbreviated Financial Statements For the Period Ended 31 May 2017

7. Creditors: Amounts falling due within one year

	31 May 2017 £	30 November 2015 £
Trade creditors	12,197	828
Corporation tax	315,000	-
Other taxation and social security	-	1,386
Other creditors	685,741	1,995,174
Accruals and deferred income	4,828	18,933
	<u>1,017,766</u>	<u>2,016,321</u>

8. Share capital

	31 May 2017 £	30 November 2015 £
Shares classified as equity		
Allotted, called up and fully paid		
100 Ordinary shares shares of £1 each	<u>100</u>	<u>100</u>

9. Related party transactions

The directors father, D King is a related party due to his control of the company.

At the balance sheet date the company was owed £15,700 (2016: nil) by Crimond House Limited. D King is a director of this company.

At the balance sheet date the company was owed £2,038,857 (2016: the company owed £600,000) by Park House Residential Developments Limited. D King is a director of this company.

At the balance sheet date the company owed Riverside Property Investments Limited £685,740 (2016: £1,395,174). D King is a director of this company.

10. Controlling party

The ultimate controlling party is Buz Properties Limited, a company incorporated in England.

Kings House Developments Limited
31 Chertsey Street, Guildford, Surrey, GU1 4HD
(Company number: 09328811)

BDO LLP
31 Chertsey Street
Guildford
Surrey
GU1 4HD

Dear Sirs

Financial Statements of Kings House Developments Limited for the period ended 30 May 2017

We confirm that the following representations given to you in connection with your compilation of the company's financial statements (the "financial statements") for the period ended 30 May 2017 are made to the best of our knowledge and belief, and after having made appropriate enquiries of other directors and officials of the company.

We have fulfilled our responsibilities as directors as set out in the terms of the compilation engagement letter, and in particular that the financial statements give a true and fair view of the financial position of the company as of 30 May 2017 and of the results of its operations for the period then ended in accordance with applicable financial reporting framework and for making accurate representations to you.

We have provided you with unrestricted access to persons within the entity from whom you determined it necessary to obtain information in order to prepare the financial statements. In addition, all the accounting records have been made available to you for the purpose of your compilation and all the transactions undertaken by the company have been properly reflected and recorded in the accounting records. All other records and related information, including minutes of all management and shareholders' meetings have been made available to you.

In relation to those laws and regulations which provide the legal framework within which our business is conducted and which are central to our ability to conduct our business, we have disclosed to you all instances of possible non-compliance of which we are aware and all actual or contingent consequences arising from such instances of non-compliance.

There have been no events since the balance sheet date which either require changes to be made to the figures included in the financial statements or to be disclosed by way of a note. Should any material events of this type occur, we will advise you accordingly.

We are responsible for adopting sound accounting policies, designing, implementing and maintaining internal control, to, among other things, help assure the preparation of the financial statements in conformity with generally accepted accounting principles and preventing and detecting fraud and error.

We have considered the risk that the financial statements may be materially misstated due to fraud and have identified no significant risks.

To the best of our knowledge we are not aware of any fraud or suspected fraud involving management or employees. Additionally, we are not aware of any fraud or suspected fraud involving any other party that could materially affect the financial statements.

To the best of our knowledge we are not aware of any allegations of fraud or suspected fraud affecting the financial statements that have been communicated by employees, former employees, analysts, regulators or any other party.

Other than disclosed in note 10 to the financial statements, there were no loans, transactions or arrangements between the company and its directors and their connected persons at any time in the period which were required to be disclosed.

We confirm the outstanding amount due to Riverside Property Investments Limited at 30 May 2017 was £685,740.

We confirm the outstanding amount due to Park House Residential Developments Limited at 30 May 2017 was £2,038,857.

We confirm the outstanding amount due to Crimond House Limited at 30 May 2017 was £15,700.

We have disclosed to you the identity of all related parties and all the related party relationships and transactions of which we are aware. We have appropriately accounted for and disclosed such relationships and transactions in accordance with the requirements of FRS 102.

The disclosures in the financial statements concerning the controlling party of the business are accurate.

We have no plans or intentions that may materially affect the carrying value or classification of assets or liabilities reflected in the financial statements.

We confirm that rent received in the period totalled £5,146,923

We confirm that all direct property expenses totalled £3,351,962 for the period ending 30 May 2017.

We confirm expenditure totalling £114,906 included within the accounts for the period ending 30 May 2017 is accurate and complete.

We have fulfilled our responsibilities as directors in terms of assessing whether the company is exempt from audit and can confirm that in respect of the period, the company meets the conditions for exemption from an audit of the accounts set out in section 477 of the Companies Act 2006, and that there is no reason that the exemption is not available for any of the reasons set out in sections 475, 476, 478 and 479 of the Companies Act 2006.

We confirm that the above representations are made on the basis of enquiries of management and staff with relevant knowledge and experience (and, where appropriate, of inspection of supporting documentation) sufficient to satisfy ourselves that we can properly make each of the above representations to you.

We confirm that the financial statements are free of material misstatements, including omissions.

We acknowledge our legal responsibilities regarding disclosure of information to you as accountants and confirm that so far as we are aware, there is no relevant information needed by you in connection with the preparation of the accounts of which you are unaware. Each director has taken all the steps that they ought to have taken as a director in order to make

themselves aware of any relevant information and to establish that you are aware of that information.

Yours faithfully

 (PETER KING)
(Signed on behalf of the board of directors)

Date:22/3/18.....