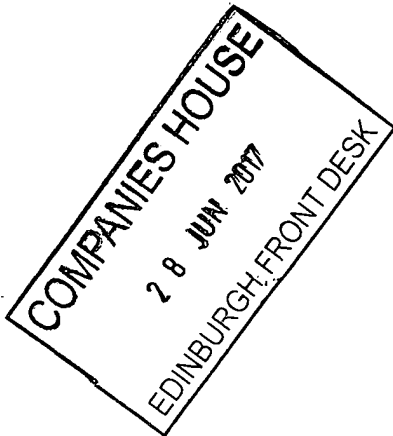




Xayam 6 Limited

Abbreviated Accounts

Year Ended

30 September 2016

Company Number SC486521

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Xayam 6 Limited

Chartered Accountants' Report to the director on the Unaudited abbreviated accounts of Xayam 6 Limited

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the abbreviated financial statements of Xayam 6 Limited for the year ended 30 September 2016 which comprise of the balance sheet and the related notes from the company's accounting records and from information and explanations you have given us.

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

This report is made solely to the board of directors of Xayam 6 Limited, as a body, in accordance with the terms of our engagement letter dated 18 May 2016. Our work has been undertaken solely to prepare for your approval the financial statements of Xayam 6 Limited and state those matters that we have agreed to state to the board of directors of Xayam 6 Limited, as a body, in this report in accordance with ICAEW Technical Release TECH07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Xayam 6 Limited and its board of directors as a body for our work or for this report.

It is your duty to ensure that Xayam 6 Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Xayam 6 Limited. You consider that Xayam 6 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 financial statements of Xayam 6 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.

BDO LLP

BDO LLP
Glasgow
United Kingdom

28 JUNE 2017

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Xayam 6 Limited
Registered number: SC486521

Abbreviated Balance Sheet
As at 30 September 2016

	Note	£	2016 £	£	2015 £
Fixed assets					
Investment property	2		48,000		48,000
Current assets					
Cash at bank		183		1,203	
Creditors: amounts falling due within one year					
		(11,388)		(8,224)	
Net current liabilities			(11,205)		(7,021)
Total assets less current liabilities			36,795		40,979
Creditors: amounts falling due after more than one year	3		(40,060)		(43,484)
Net liabilities			(3,265)		(2,505)
Capital and reserves					
Called up share capital	4		100		100
Profit and loss account			(3,365)		(2,605)
Shareholders' deficit			(3,265)		(2,505)

The director considers that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 30 September 2016 and of its loss for the year in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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 **28 JUNE 2017**


Mr Michael Mulraney
Director

The notes on pages 3 to 4 form part of these financial statements.

Xayam 6 Limited

Notes to the Abbreviated Accounts For the Year Ended 30 September 2016

1. Accounting Policies

1.1 Basis of preparation of financial statements

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

1.2 Turnover

Turnover represents the rentals recieved from the company's investment property.

1.3 Investment properties

Investment properties are included in the Balance Sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the director, necessary in order to give a true and fair view of the financial position of the company.

1.4 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

1.5 Financial Instruments

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 entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

Xayam 6 Limited

Notes to the Abbreviated Accounts For the Year Ended 30 September 2016

2. Investment property

£

Valuation

At 1 October 2015 and 30
September 2016

48,000

The 2016 valuations were made by Shepherd Chartered Surveyors, on an open market value for existing use basis.

The director is of the view that this reflects the value of the property at 30 September 2016.

3. Creditors: Amounts falling due after more than one year

The bank loan of £43,507, which includes amounts due within one year, is secured by a standard security over the company's property.

4. Share capital

2016
£

2015
£

Allotted, called up and fully paid

100 Ordinary shares of £1 each

100

100