

Company Number: 665265

**Kent Homes Limited**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 31 December 2024**

**Kent Homes Limited**  
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# **Kent Homes Limited**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

for the financial year ended 31 December 2024

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

Irish 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 the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, issued by the Financial Reporting Council. 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 assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Signed on behalf of the board**

**John Kent**  
Director

**Geraldine Kent**  
Director

**24 September 2025**

# Kent Homes Limited

## BALANCE SHEET

as at 31 December 2024

	Notes	2024 €	2023 €
<b>Fixed Assets</b>			
Tangible assets	5	178,390	127,261
<b>Current Assets</b>			
Debtors	6	204,044	722,370
Cash and cash equivalents		14,788	129,560
		218,832	851,930
<b>Creditors: amounts falling due within one year</b>	7	(312,157)	(503,836)
<b>Net Current (Liabilities)/Assets</b>		(93,325)	348,094
<b>Total Assets less Current Liabilities</b>		85,065	475,355
<b>Capital and Reserves</b>			
Called up share capital presented as equity		102	101
Retained earnings		84,963	475,254
<b>Equity attributable to owners of the company</b>		85,065	475,355

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

We as Directors of Kent Homes Limited, state that -

(a) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,

(b) the company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied,

(c) the shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(d) we acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,

(e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014 and the small companies' regime.

**Approved by the board on 24 September 2025 and signed on its behalf by:**

**John Kent**  
Director

**Geraldine Kent**  
Director

**Kent Homes Limited**  
**RECONCILIATION OF SHAREHOLDERS' FUNDS**

as at 31 December 2024

	Called up share capital €	Retained earnings €	Total €
<b>At 1 January 2023</b>	101	83,833	83,934
Profit for the financial year	-	391,421	391,421
<b>At 31 December 2023</b>	101	475,254	475,355
Profit for the financial year	-	379,709	379,709
Payment of dividends	-	(770,000)	(770,000)
Net proceeds of equity	1	-	1
Ordinary share issue	1	-	1
<b>At 31 December 2024</b>	<b>102</b>	<b>84,963</b>	<b>85,065</b>

# Kent Homes Limited

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

### 1. General Information

Kent Homes Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 665265. The registered office of the company is. The principal activity of this company is the provision of emergency accommodation. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

### 2. Summary of Significant Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

#### Statement of compliance

The financial statements of the company for the financial year ended 31 December 2024 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

#### Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

#### Turnover

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

#### Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Long leasehold property	-	4% Straight line
Fixtures, fittings and equipment	-	12.5% Straight line
Motor vehicles	-	12.5% Straight line

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

#### Trade and other debtors

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

#### Trade and other creditors

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

Creditors and accruals are classified as current liabilities if payment is due within one year or less. If not, they are presented in the financial statements as non current liabilities.

#### Employee benefits

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The company also operates a defined benefit pension scheme for its employees providing benefits based on final pensionable pay. The assets of this scheme are also held separately from those of the company, being invested with pension fund managers.

**Kent Homes Limited****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 December 2024

**Taxation and deferred taxation**

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

**Foreign currencies**

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Profit and Loss Account.

**Ordinary share capital**

The ordinary share capital of the company is presented as equity.

<b>3. Operating profit</b>	<b>2024</b>	2023
	€	€
<b>Operating profit is stated after charging:</b>		
Depreciation of tangible assets	<u>22,671</u>	<u>19,719</u>

**4. Employees**

The average monthly number of employees, including directors, during the financial year was 2, (2023 - 2).

	<b>2024</b>	2023
	<b>Number</b>	Number
Director	<u>2</u>	<u>2</u>

**5. Tangible assets**

	Long leasehold property €	Fixtures, fittings and equipment €	Motor vehicles €	Total €
<b>Cost</b>				
At 1 January 2024	-	75,388	71,592	146,980
Additions	73,800	-	-	73,800
At 31 December 2024	<u>73,800</u>	<u>75,388</u>	<u>71,592</u>	<u>220,780</u>
<b>Depreciation</b>				
At 1 January 2024	-	10,770	8,949	19,719
Charge for the financial year	2,952	10,770	8,949	22,671
At 31 December 2024	<u>2,952</u>	<u>21,540</u>	<u>17,898</u>	<u>42,390</u>
<b>Net book value</b>				
At 31 December 2024	<u>70,848</u>	<u>53,848</u>	<u>53,694</u>	<u>178,390</u>
At 31 December 2023	<u>-</u>	<u>64,618</u>	<u>62,643</u>	<u>127,261</u>

## Kent Homes Limited

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

<b>6. Debtors</b>	<b>2024</b>	2023		
	€	€		
Amounts owed by connected parties (Note 11)	-	518,327		
Other debtors	1	200,001		
Directors' current accounts	4,043	4,042		
Accrued income	200,000	-		
	<u>204,044</u>	<u>722,370</u>		
<b>7. Creditors</b>	<b>2024</b>	2023		
<b>Amounts falling due within one year</b>	<b>€</b>	<b>€</b>		
Trade creditors	-	48,350		
Amounts owed to connected parties (Note 11)	254,073	-		
Taxation	55,255	66,657		
Accruals	2,829	388,829		
	<u>312,157</u>	<u>503,836</u>		
<b>8. Income Statement</b>	<b>2024</b>	2023		
	€	€		
At 1 January 2024	475,254	83,833		
Profit for the financial year	379,709	391,421		
Payment of dividends	(770,000)	-		
At 31 December 2024	<u>84,963</u>	<u>475,254</u>		
<b>9. Capital commitments</b>				
The company had no material capital commitments at the financial year-ended 31 December 2024.				
<b>10. Directors' remuneration</b>	<b>2024</b>	2023		
	€	€		
Remuneration	<u>260,156</u>	<u>230,000</u>		
<b>11. Related party transactions</b>				
As permitted by the Companies Act 2014 the company had transactions with other connected parties. The following amounts are receivable at the financial year end:				
	<b>Balance</b>	<b>Movement</b>	<b>Balance</b>	<b>Maximum</b>
	<b>2024</b>	<b>in year</b>	<b>2023</b>	<b>in year</b>
	€	€	€	€
	-	(518,327)	518,327	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
The following amounts are due to other connected parties:				
	<b>2024</b>	2023		
	€	€		
	<u>254,073</u>	<u>-</u>		

**Kent Homes Limited****NOTES TO THE ABRIDGED FINANCIAL STATEMENTS**

for the financial year ended 31 December 2024

Net balances with other connected parties:

<b>2024</b>	2023
€	€
<b><u>(254,073)</u></b>	<b><u>518,327</u></b>

**12. Post-Balance Sheet Events**

There have been no significant events affecting the company since the financial year-end.

**13. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 24 September 2025.