

**The Property Database Ltd**  
**Unaudited Financial Statements**  
**for the Year Ended 30 November 2020**

**Contents of the Financial Statements  
for the Year Ended 30 November 2020**

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	<b>Page</b>
<b>Company Information</b>	1
<b>Chartered Accountants' Report</b>	2
<b>Balance Sheet</b>	3
<b>Notes to the Financial Statements</b>	5

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**DIRECTORS:**

Dr TJ Forse  
RJ Bacon  
DM Harrington

**SECRETARY:**

TJG Secretaries Limited

**REGISTERED OFFICE:**

5 New Street Square  
London  
EC4A 3TW

**REGISTERED NUMBER:**

03878948 (England and Wales)

**ACCOUNTANTS:**

The Hutchinson Partnership Limited  
trading as The Hutchinson Partnership  
Chartered Accountants  
The Bull Pen  
Grove Farm  
Portway, Burghill  
Hereford  
HR4 8NF

**Chartered Accountants' Report to the Board of Directors  
on the Unaudited Financial Statements of  
The Property Database Ltd**

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**The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Statement of Income and Retained Earnings and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of The Property Database Ltd for the year ended 30 November 2020 which comprise the Statement of Income and Retained Earnings, 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 within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of The Property Database Ltd, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of The Property Database Ltd and state those matters that we have agreed to state to the Board of Directors of The Property Database Ltd, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than The Property Database Ltd and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that The Property Database Ltd 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 loss of The Property Database Ltd. You consider that The Property Database Ltd 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 The Property Database Ltd. 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 financial statements.

The Hutchinson Partnership Limited  
trading as The Hutchinson Partnership  
Chartered Accountants  
The Bull Pen  
Grove Farm  
Portway, Burghill  
Hereford  
HR4 8NF

13 August 2021

**Balance Sheet**  
**30 November 2020**

		2020	2019
	Notes	£	£
<b>CURRENT ASSETS</b>			
Debtors	5	303	-
Cash at bank		<u>54</u>	<u>1,595</u>
		357	1,595
<b>CREDITORS</b>			
Amounts falling due within one year	6	<u>417,243</u>	<u>414,183</u>
<b>NET CURRENT LIABILITIES</b>		<u>(416,886)</u>	<u>(412,588)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		(416,886)	(412,588)
<b>CREDITORS</b>			
Amounts falling due after more than one year	7	<u>50,000</u>	<u>50,000</u>
<b>NET LIABILITIES</b>		<u>(466,886)</u>	<u>(462,588)</u>
<b>CAPITAL AND RESERVES</b>			
Allotted, issued and fully paid share capital		134	134
Share premium		174,335	174,335
Retained earnings		<u>(641,355)</u>	<u>(637,057)</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>(466,886)</u>	<u>(462,588)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 2020 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

**Balance Sheet - continued**  
**30 November 2020**

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The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Statement of Income and Retained Earnings has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 12 August 2021 and were signed on its behalf by:

Dr TJ Forse - Director

**Notes to the Financial Statements  
for the Year Ended 30 November 2020**

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**1. STATUTORY INFORMATION**

The Property Database Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Going concern**

The company had net liabilities of £466,886 at the year end. Consequently the company relies on the continued support of its directors and other loan creditors to continue as a going concern, and the directors have no reason to believe that support will not be forthcoming.

On this basis the directors consider it appropriate to prepare the financial statements on a going concern basis.

**Turnover**

Turnover represents net invoiced sales of services, excluding value added tax.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life as follows:

Plant and machinery	33% on cost
Software development	33% on cost

**Hire purchase and leasing commitments**

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

**3. EMPLOYEES**

The average number of employees during the year was NIL (2019 - NIL).

**4. TANGIBLE FIXED ASSETS**

	Plant and machinery £	Property database software £	Totals £
<b>COST</b>			
At 1 December 2019 and 30 November 2020	<u>10,247</u>	<u>179,229</u>	<u>189,476</u>
<b>DEPRECIATION</b>			
At 1 December 2019 and 30 November 2020	<u>10,247</u>	<u>179,229</u>	<u>189,476</u>
<b>NET BOOK VALUE</b>			
At 30 November 2020	<u>-</u>	<u>-</u>	<u>-</u>
At 30 November 2019	<u>-</u>	<u>-</u>	<u>-</u>

Notes to the Financial Statements - continued  
for the Year Ended 30 November 2020

5. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2020	2019
	£	£
VAT	<u>303</u>	<u>-</u>

6. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2020	2019
	£	£
Former director's loan - M Gregory	35,000	35,000
VAT	-	237
Director's current account (Dr TJ Forse)	362,669	358,969
Accruals and deferred income	<u>19,574</u>	<u>19,977</u>
	<u>417,243</u>	<u>414,183</u>

7. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2020	2019
	£	£
Other loans (R Goodchild)	<u>50,000</u>	<u>50,000</u>

8. **RELATED PARTY DISCLOSURES**

Dr TJ Forse, a director, has loaned funds to the business totalling £362,669 (2019 £358,969). This loan is unsecured and interest free.



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.