

REGISTERED NUMBER: 04570158 (England and Wales)

Unaudited Financial Statements for the Year Ended 31 October 2017

for

First Docklands Property Management Ltd

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for the Year Ended 31 October 2017

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First Docklands Property Management Ltd

Company Information
for the Year Ended 31 October 2017

DIRECTOR: Mr R Patel

SECRETARY: Mr D Patel

REGISTERED OFFICE: 1006 Uxbridge Road
Hayes
Middlesex
UB4 0RL

REGISTERED NUMBER: 04570158 (England and Wales)

ACCOUNTANTS: Soneji & Co Ltd
20 Egerton Close
Pinner
Middlesex
HA5 2LP

First Docklands Property Management Ltd (Registered number: 04570158)**Balance Sheet**
31 October 2017

	Notes	31.10.17 £	£	31.10.16 £	£
FIXED ASSETS					
Tangible assets	4		354		52
Investment property	5		<u>1,841,097</u>		<u>1,070,897</u>
			1,841,451		1,070,949
CURRENT ASSETS					
Debtors	6	12,040		11,004	
Cash at bank		<u>145,585</u>		<u>179,662</u>	
		157,625		190,666	
CREDITORS					
Amounts falling due within one year	7	<u>1,171,435</u>		<u>425,992</u>	
NET CURRENT LIABILITIES			<u>(1,013,810)</u>		<u>(235,326)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			827,641		835,623
CREDITORS					
Amounts falling due after more than one year	8		(654,736)		(654,736)
PROVISIONS FOR LIABILITIES			<u>(31,634)</u>		<u>(31,634)</u>
NET ASSETS			<u>141,271</u>		<u>149,253</u>
CAPITAL AND RESERVES					
Called up share capital			1		1
Retained earnings			<u>141,270</u>		<u>149,252</u>
SHAREHOLDERS' FUNDS			<u>141,271</u>		<u>149,253</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2017 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and 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.
- (b)

Balance Sheet - continued
31 October 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

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

The financial statements were approved by the director on 18 December 2017 and were signed by:

Mr R Patel - Director

Notes to the Financial Statements
for the Year Ended 31 October 2017

1. STATUTORY INFORMATION

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

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Fixtures and fittings - 50% on cost

Investment properties are included in the balance sheet at their own market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years. Although this accounting policy is in accordance with the applicable accounting standard FRS15, accounting for investment properties, it is a departure from the general requirement of the companies Act 2006 for all tangible assets to be depreciated. In the opinion of the director compliance with the standard is 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 of this which might otherwise have been charged cannot be separately identified or quantified.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**Notes to the Financial Statements - continued
for the Year Ended 31 October 2017**

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 .

4. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
COST	
At 1 November 2016	9,203
Additions	708
At 31 October 2017	<u>9,911</u>
DEPRECIATION	
At 1 November 2016	9,151
Charge for year	406
At 31 October 2017	<u>9,557</u>
NET BOOK VALUE	
At 31 October 2017	<u>354</u>
At 31 October 2016	<u>52</u>

The long leasehold properties are mortgaged and the lenders have first charge on it.

5. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 November 2016	1,070,897
Additions	770,200
At 31 October 2017	<u>1,841,097</u>
NET BOOK VALUE	
At 31 October 2017	<u>1,841,097</u>
At 31 October 2016	<u>1,070,897</u>

The long leasehold properties are mortgaged and the lenders have first charge on it.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.17 £	31.10.16 £
Other debtors	<u>12,040</u>	<u>11,004</u>

Notes to the Financial Statements - continued
for the Year Ended 31 October 2017

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.17	31.10.16
	£	£
Payments on account	-	5,655
Trade creditors	11,040	11,100
Taxation and social security	1,179	1,179
Other creditors	<u>1,159,216</u>	<u>408,058</u>
	<u>1,171,435</u>	<u>425,992</u>

8. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.10.17	31.10.16
	£	£
Bank loans	<u>654,736</u>	<u>654,736</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Bank loans more 5 yrs non-inst	<u>654,736</u>	<u>654,736</u>

9. RELATED PARTY DISCLOSURES

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

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.