

**Unaudited Financial Statements for the Year Ended 31 October 2019**

**for**

**First Docklands Property Management**  
**Limited**

**First Docklands Property Management  
Limited (Registered number: 04570158)**

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for the Year Ended 31 October 2019**

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**First Docklands Property Management  
Limited**

**Company Information  
for the Year Ended 31 October 2019**

**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  
Limited (Registered number: 04570158)**

**Balance Sheet  
31 October 2019**

	Notes	31.10.19 £	£	31.10.18 £	£
<b>FIXED ASSETS</b>					
Tangible assets	4		-		1,645
Investment property	5		<u>1,841,097</u>		<u>1,841,097</u>
			<u>1,841,097</u>		<u>1,842,742</u>
<b>CURRENT ASSETS</b>					
Debtors	6	3,023		11,219	
Cash at bank		<u>338,604</u>		<u>238,617</u>	
		341,627		249,836	
<b>CREDITORS</b>					
Amounts falling due within one year	7	<u>642,713</u>		<u>1,215,149</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(301,086)</u>		<u>(965,313)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			1,540,011		877,429
<b>CREDITORS</b>					
Amounts falling due after more than one year	8		(1,270,347)		(654,736)
<b>PROVISIONS FOR LIABILITIES</b>			<u>(31,634)</u>		<u>(31,634)</u>
<b>NET ASSETS</b>			<u>238,030</u>		<u>191,059</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			1		1
Retained earnings			<u>238,029</u>		<u>191,058</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>238,030</u>		<u>191,059</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2019 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.

**First Docklands Property Management  
Limited (Registered number: 04570158)**

**Balance Sheet - continued**  
**31 October 2019**

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 Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 28 July 2020 and were signed by:

Mr R Patel - Director

**Notes to the Financial Statements**  
**for the Year Ended 31 October 2019**

1. **STATUTORY INFORMATION**

First Docklands Property Management Limited 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.

**Related party exemption**

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.

**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
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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.

**Notes to the Financial Statements - continued  
for the Year Ended 31 October 2019**

**2. ACCOUNTING POLICIES - continued**

**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.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2018 - 1) .

**4. TANGIBLE FIXED ASSETS**

	Fixtures and fittings £
<b>COST</b>	
At 1 November 2018 and 31 October 2019	13,202
<b>DEPRECIATION</b>	
At 1 November 2018	11,557
Charge for year	1,645
At 31 October 2019	13,202
<b>NET BOOK VALUE</b>	
At 31 October 2019	-
At 31 October 2018	1,645

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

**5. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 November 2018 and 31 October 2019	1,841,097
<b>NET BOOK VALUE</b>	
At 31 October 2019	1,841,097
At 31 October 2018	1,841,097

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

**First Docklands Property Management  
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**Notes to the Financial Statements - continued  
for the Year Ended 31 October 2019**

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

	31.10.19	31.10.18
	£	£
Other debtors	<u>3,023</u>	<u>11,219</u>

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

	31.10.19	31.10.18
	£	£
Trade creditors	35,169	29,966
Taxation and social security	8,567	1,179
Other creditors	<u>598,977</u>	<u>1,184,004</u>
	<u>642,713</u>	<u>1,215,149</u>

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

	31.10.19	31.10.18
	£	£
Bank loans	<u>1,270,347</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>1,270,347</u>	<u>654,736</u>

**9. RELATED PARTY DISCLOSURES**

The company was under the control of Mr R Patel throughout the current year and previous year. Mr R Patel is the managing director and only shareholder.

No transactions with related parties were undertaken such as required to be disclosed under the Financial Reporting Standard 8.



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.