

REGISTERED NUMBER: 08692628 (England and Wales)

Unaudited Financial Statements for the Year Ended 30 November 2017

for

D Brannan Limited

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for the Year Ended 30 November 2017**

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**Company Information
for the Year Ended 30 November 2017**

DIRECTOR:	D Brannan
REGISTERED OFFICE:	3 Boyne Park Tunbridge Wells Kent TN4 8EN
BUSINESS ADDRESS:	3 Pound Farm Close Esher Surrey KT10 8EX
REGISTERED NUMBER:	08692628 (England and Wales)
ACCOUNTANTS:	Deeks Evans Chartered Accountants 3 Boyne Park Tunbridge Wells Kent TN4 8EN

**Balance Sheet
30 November 2017**

	Notes	2017 £	£	2016 £	£
FIXED ASSETS					
Tangible assets	4		760		1,192
CURRENT ASSETS					
Stocks		-		3,541,635	
Debtors	5	7,050		5,979	
Cash at bank		<u>1,048,906</u>		<u>97</u>	
		1,055,956		3,547,711	
CREDITORS					
Amounts falling due within one year	6	<u>670,726</u>		<u>3,588,790</u>	
NET CURRENT ASSETS/(LIABILITIES)			<u>385,230</u>		<u>(41,079)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>385,990</u>		<u>(39,887)</u>
CAPITAL & RESERVES					
Called up share capital	8		2		2
Retained earnings			<u>385,988</u>		<u>(39,889)</u>
SHAREHOLDERS' FUNDS			<u>385,990</u>		<u>(39,887)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 November 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 November 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.

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 Profit and Loss Account has not been delivered.

The financial statements were approved by the director on 23 August 2018 and were signed by:

D Brannan - Director

**Notes to the Financial Statements
for the Year Ended 30 November 2017**

1. STATUTORY INFORMATION

D Brannan 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 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 & revenue recognition

Turnover represents property development sales.

Sales and profits from speculative developments undertaken by the company are recognised when each transaction is completed.

Expenditure on sites not yet acquired by the company is treated as work in progress but if at any point a development is considered unlikely to proceed all abortive costs are written off in the profit & loss account.

Tangible fixed assets

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

Plant and machinery etc - 20% on cost

Stocks

Stocks represents direct expenditure including interest incurred on development sites which are expected to proceed and is stated at the lower of cost or net realisable value with no addition for profit or general overhead.

Taxation

Taxation for the year comprises current and deferred tax. Tax is recognised in the Profit and Loss Account, 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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was NIL.

Notes to the Financial Statements - continued
for the Year Ended 30 November 2017

4. **TANGIBLE FIXED ASSETS**

	Plant and machinery etc £
COST	
At 1 December 2016 and 30 November 2017	<u>1,872</u>
DEPRECIATION	
At 1 December 2016	680
Charge for year	<u>432</u>
At 30 November 2017	<u>1,112</u>
NET BOOK VALUE	
At 30 November 2017	<u>760</u>
At 30 November 2016	<u>1,192</u>

5. **DEBTORS**

	2017 £	2016 £
Amounts falling due within one year:		
Other debtors	<u>1,050</u>	<u>1,979</u>
Amounts falling due after more than one year:		
Other debtors	<u>6,000</u>	<u>4,000</u>
Aggregate amounts	<u>7,050</u>	<u>5,979</u>

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

	2017 £	2016 £
Bank loans & overdrafts	-	1,856,749
Other loan	-	950,000
Trade creditors	-	335,069
Deposits received	-	5,000
Amounts owed to related parties	268,796	62,075
Tax	92,795	-
Director's current account	299,055	369,029
Accrued expenses	<u>10,080</u>	<u>10,868</u>
	<u>670,726</u>	<u>3,588,790</u>

7. **SECURED DEBTS**

The following secured debts are included within creditors:

	2017 £	2016 £
Bank loans	-	1,856,749
Other loans	-	950,000
	<u>-</u>	<u>2,806,749</u>

**Notes to the Financial Statements - continued
for the Year Ended 30 November 2017**

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2017 £	2016 £
1	A ordinary shares	£1	1	1
1	B ordinary shares	£1	<u>1</u>	<u>1</u>
			<u>2</u>	<u>2</u>

9. ULTIMATE CONTROLLING PARTY

The controlling party is D Brannan.

**Chartered Accountants' Report to the Director
on the Unaudited Financial Statements of
D Brannan Limited**

The following reproduces the text of the report prepared for the director 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 Income Statement and certain other primary statements and the Report of the Director 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 D Brannan Limited for the year ended 30 November 2017 which comprise the Profit and Loss Account, 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 director of D Brannan Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of D Brannan Limited and state those matters that we have agreed to state to the director of D Brannan Limited 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 D Brannan Limited and its director for our work or for this report.

It is your duty to ensure that D Brannan 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 D Brannan Limited. You consider that D Brannan 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 D Brannan 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 financial statements.

Deeks Evans
Chartered Accountants
3 Boyne Park
Tunbridge Wells
Kent
TN4 8EN

23 August 2018

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.