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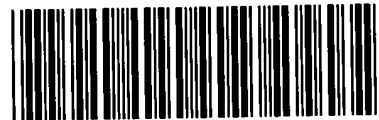
Company registration number: 965713

Dobern Properties Limited

Unaudited financial statements

31 May 2017

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COMPANIES HOUSE

Dobern Properties Limited

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Dobern Properties Limited

Directors and other information

Directors	Mrs DG Kingston Mrs HR Kingston LD Kingston RM Kingston
Secretary	RM Kingston
Company number	965713
Registered office	Constable House 5 Bulwer Road New Barnet Hertfordshire EN5 5JD
Business address	PO Box 1289 Ilford Essex IG2 7XZ
Accountant	DK Business Services 438 Ley Street Ilford Essex IG2 7BS
Bankers	Coutts & Co 440 The Strand London WC2R 0QS
Solicitors	Howard Schneider Spiro & Steele Constable House 5 Bulwer Road New Barnet Hertfordshire, EN5 5JD

Dobern Properties Limited

**Directors report
Year ended 31 May 2017**

The directors present their report and the unaudited financial statements of the company for the year ended 31 May 2017.

Directors

The directors who served the company during the year were as follows:

Mrs DG Kingston
Mrs HR Kingston
LD Kingston
RM Kingston

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 10 June 2017 and signed on behalf of the board by:



RM Kingston
Secretary

Dobern Properties Limited

**Report to the board of directors on the preparation of the
unaudited statutory financial statements of Dobern Properties Limited
Year ended 31 May 2017**

In order to assist you to fulfil your duties under the Companies Act 2006, I have prepared for your approval the financial statements of Dobern Properties Limited for the year ended 31 May 2017 as set out on pages 5 to 13 from the company's accounting records and from information and explanations you have given me.

As a practising member of The Association of International Accountants, I am subject to its ethical and other professional requirements which are detailed at www.aiaworldwide.com/guidance-ethics.

This report is made solely to the board of directors of Dobern Properties Limited, as a body, in accordance with the terms of my engagement letter dated 15 February 2017. My work has been undertaken solely to prepare for your approval the financial statements of Dobern Properties Limited and state those matters that we have agreed to state to the board of directors of Dobern Properties Limited as a body, in this report in accordance with the requirements of The Association of International Accountants as detailed at www.aiaworldwide.com. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than Dobern Properties Limited and its board of directors as a body for my work or for this report.

It is your duty to ensure that Dobern Properties 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 loss of Dobern Properties Limited. You consider that Dobern Properties Limited is exempt from the statutory audit requirement for the year.

I have not been instructed to carry out an audit or a review of the financial statements of Dobern Properties Limited. For this reason, I have not verified the accuracy or completeness of the accounting records or information and explanations you have given to me and I do not, therefore, express any opinion on the statutory financial statements.

DK Business Services
Accountants and Business Advisors

438 Ley Street
Ilford
Essex
IG2 7BS

10 June 2017

Dobern Properties Limited

**Statement of comprehensive income
Year ended 31 May 2017**

	Note	2017 £	2016 £
Turnover		42,662	43,917
Administrative expenses		(187,088)	(18,404)
Other operating income		28,000	28,000
Operating (loss)/profit		(116,426)	53,513
Interest payable and similar expenses		(11,376)	(14,593)
(Loss)/profit before taxation		(127,802)	38,920
Tax on (loss)/profit		417	(3,389)
(Loss)/profit for the financial year and total comprehensive income		(127,385)	35,531

All the activities of the company are from continuing operations.

The notes on pages 9 to 13 form part of these financial statements.

Dobern Properties Limited

**Statement of financial position
31 May 2017**

	Note	2017 £	£	2016 £	£
Fixed assets					
Tangible assets	4	472,280		474,142	
Investments	5	2		2	
			472,282		474,144
Current assets					
Debtors	6	5,882		3,328	
Cash at bank and in hand		14,974		15,713	
		20,856		19,041	
Creditors: amounts falling due within one year	7	(351,410)		(178,586)	
Net current liabilities			(330,554)		(159,545)
Total assets less current liabilities			141,728		314,599
Creditors: amounts falling due after more than one year	8		(120,274)		(165,760)
Net assets			21,454		148,839
Capital and reserves					
Called up share capital			400		400
Profit and loss account			7,612		134,997
Shareholders funds			8,012		135,397
Suspense account			13,442		13,442
			21,454		148,839

For the year ending 31 May 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The shareholders have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These 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'.

The notes on pages 9 to 13 form part of these financial statements.

Dobern Properties Limited

Statement of financial position (continued)
31 May 2017

These financial statements were approved by the board of directors and authorised for issue on 10 June 2017, and are signed on behalf of the board by:



LD Kingston
Director

Company registration number: 965713

The notes on pages 9 to 13 form part of these financial statements.

Dobern Properties Limited

**Statement of changes in equity
Year ended 31 May 2017**

	Called up share capital £	Profit and loss account £	Total £
At 1 June 2015	400	99,466	99,866
(Loss)/profit for the year		35,531	35,531
Total comprehensive income for the year	-	35,531	35,531
At 31 May 2016 and 1 June 2016	400	134,997	135,397
(Loss)/profit for the year		(127,385)	(127,385)
Total comprehensive income for the year	-	(127,385)	(127,385)
At 31 May 2017	400	7,612	8,012

Dobern Properties Limited

Notes to the financial statements Year ended 31 May 2017

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Constable House, 5 Bulwer Road, New Barnet, Hertfordshire, EN5 5JD.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 as at 1 June 2015. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 9.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Dobern Properties Limited

Notes to the financial statements (continued)

Year ended 31 May 2017

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Fixed asset investments

Fixed asset investments are initially recorded at cost, and subsequently stated at cost less any accumulated impairment losses. Listed investments are measured at fair value with changes in fair value being recognised in profit or loss.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

Dobern Properties Limited

Notes to the financial statements (continued) Year ended 31 May 2017

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

Dobern Properties Limited

Notes to the financial statements (continued)
Year ended 31 May 2017

4. Tangible assets

	Long leasehold property £	Total £
Cost		
At 1 June 2016	474,142	474,142
Disposals	(1,862)	(1,862)
At 31 May 2017	<u>472,280</u>	<u>472,280</u>
Depreciation		
At 1 June 2016 and 31 May 2017	<u>-</u>	<u>-</u>
Carrying amount		
At 31 May 2017	<u>472,280</u>	<u>472,280</u>
At 31 May 2016	<u>474,142</u>	<u>474,142</u>

5. Investments

	Shares in group undertakings and participating interests £	Total £
Cost		
At 1 June 2016 and 31 May 2017	<u>2</u>	<u>2</u>
Impairment		
At 1 June 2016 and 31 May 2017	<u>-</u>	<u>-</u>
Carrying amount		
At 31 May 2017	<u>2</u>	<u>2</u>
At 31 May 2016	<u>2</u>	<u>2</u>

6. Debtors

	2017 £	2016 £
Other debtors	<u>5,882</u>	<u>3,328</u>

Dobern Properties Limited

Notes to the financial statements (continued)
Year ended 31 May 2017

7. Creditors: amounts falling due within one year

	2017	2016
	£	£
Bank loans and overdrafts	146,627	48,265
Amounts owed to group undertakings and undertakings in which the company has a participating interest	27,823	2,642
Corporation tax	-	3,389
Other creditors	176,960	124,290
	<u>351,410</u>	<u>178,586</u>

8. Creditors: amounts falling due after more than one year

	2017	2016
	£	£
Other creditors	<u>120,274</u>	<u>165,760</u>

9. Transition to FRS 102

These are the first financial statements that comply with FRS 102. The company transitioned to FRS 102 on 1 June 2015.

Reconciliation of equity

No transitional adjustments were required.

Reconciliation of profit or loss for the year

No transitional adjustments were required.