

Company Registration No. SC108713 (Scotland)

DUNBAR MANAGEMENT INVESTMENTS LIMITED

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2017

PAGES FOR FILING WITH REGISTRAR



DUNBAR MANAGEMENT INVESTMENTS LIMITED

COMPANY INFORMATION

Directors	George Dunbar Andrew Dunbar Alison Munro
Secretary	George Dunbar
Company number	SC108713
Registered office	1 Saughtonhall Drive Edinburgh EH12 5TW
Accountants	Hollis Accounting Limited 3 Melville Crescent Edinburgh EH3 7HW
Business address	1 Saughtonhall Drive Edinburgh EH12 5TW

DUNBAR MANAGEMENT INVESTMENTS LIMITED

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DUNBAR MANAGEMENT INVESTMENTS LIMITED

BALANCE SHEET

AS AT 30 JUNE 2017

	Notes	2017 £	£	2016 £	£
Fixed assets					
Tangible assets	3	98,721		49,138	
Investment properties	4	6,695,000		6,813,000	
		<u>6,793,721</u>		<u>6,862,138</u>	
Current assets					
Debtors	5	59,983		80,307	
Cash at bank and in hand		63,601		577,223	
		<u>123,584</u>		<u>657,530</u>	
Creditors: amounts falling due within one year	6	(1,161,479)		(1,342,854)	
Net current liabilities		<u>(1,037,895)</u>		<u>(685,324)</u>	
Total assets less current liabilities		<u>5,755,826</u>		<u>6,176,814</u>	
Creditors: amounts falling due after more than one year	7	(4,572,068)		(5,046,974)	
Net assets		<u><u>1,183,758</u></u>		<u><u>1,129,840</u></u>	
Capital and reserves					
Called up share capital	8	90,000		90,000	
Share premium account		80,000		80,000	
Revaluation reserve	9	664,017		664,017	
Profit and loss reserves		349,741		295,823	
Total equity		<u><u>1,183,758</u></u>		<u><u>1,129,840</u></u>	

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 30 June 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

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

DUNBAR MANAGEMENT INVESTMENTS LIMITED

BALANCE SHEET (CONTINUED)

AS AT 30 JUNE 2017

The financial statements were approved by the board of directors and authorised for issue on 16th JAN 2018
and are signed on its behalf by:



George Dunbar
Director

Company Registration No. SC108713

DUNBAR MANAGEMENT INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2017

1 Accounting policies

Company information

Dunbar Management Investments Limited is a private company limited by shares incorporated in Scotland. The registered office is 1 Saughtonhall Drive, Edinburgh, EH12 5TW.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	10% Straight Line
Fixtures and fittings	15% Straight Line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in the profit and loss account.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

DUNBAR MANAGEMENT INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2017

1 Accounting policies

(Continued)

1.5 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.6 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.7 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

DUNBAR MANAGEMENT INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2017

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.9 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and 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. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

DUNBAR MANAGEMENT INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2017

1 Accounting policies

(Continued)

1.10 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 4 (2016 - 4).

3 Tangible fixed assets

	Land and buildings	Plant and machinery etc	Total
	£	£	£
Cost			
At 1 July 2016	70,180	1,878	72,058
Additions	69,580	-	69,580
At 30 June 2017	139,760	1,878	141,638
Depreciation and impairment			
At 1 July 2016	22,346	574	22,920
Depreciation charged in the year	19,610	387	19,997
At 30 June 2017	41,956	961	42,917
Carrying amount			
At 30 June 2017	97,804	917	98,721
At 30 June 2016	47,834	1,304	49,138

DUNBAR MANAGEMENT INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2017

4 Investment property

	2017 £
Fair value	
At 1 July 2016	6,813,000
Disposals	(118,000)
	<u>6,695,000</u>
At 30 June 2017	<u>6,695,000</u>

Investment property comprises a number of commercial properties which are rented. The fair value of the investment property has been arrived at on the basis of a valuation carried out professional chartered surveyors, who are not connected with the company. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties. The Directors are satisfied that the latest valuation represents the fair value of the properties as at 30 June 2017.

If investment properties were stated on an historical cost basis rather than a fair value basis, the amounts would have been included as follows:

	2017 £	2016 £
Cost	6,030,983	6,148,983
Accumulated depreciation	-	-
	<u>6,030,983</u>	<u>6,148,983</u>
Carrying amount	<u>6,030,983</u>	<u>6,148,983</u>

5 Debtors

	2017 £	2016 £
Amounts falling due within one year:		
Trade debtors	(815)	(1,489)
Other debtors	56,028	54,753
	<u>55,213</u>	<u>53,264</u>
Amounts falling due after more than one year:		
Deferred tax asset	4,770	27,043
	<u>4,770</u>	<u>27,043</u>
Total debtors	<u>59,983</u>	<u>80,307</u>

DUNBAR MANAGEMENT INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2017

6 Creditors: amounts falling due within one year

	2017 £	2016 £
Bank loans and overdrafts	-	10,000
Trade creditors	17,648	8,978
Amounts due to group undertakings	988,449	1,032,897
Corporation tax	2,904	11,595
Other taxation and social security	26,913	19,922
Other creditors	125,565	259,462
	<u>1,161,479</u>	<u>1,342,854</u>

The loan owed to a related undertaking is secured by a standard security over Afton House, Starlaw Park.

7 Creditors: amounts falling due after more than one year

	2017 £	2016 £
Bank loans and overdrafts	4,055,000	4,680,000
Other creditors	517,068	366,974
	<u>4,572,068</u>	<u>5,046,974</u>

The long-term bank loans are secured by a standard security over the company's investment properties and bond and floating charge over all the assets of the company. Additionally, G Dunbar, director, has given a personal guarantee of £2,000,000 in respect of these borrowings.

8 Called up share capital

	2017 £	2016 £
Ordinary share capital		
Issued and fully paid		
90,000 Ordinary Shares of £1 each	90,000	90,000
	<u>90,000</u>	<u>90,000</u>

9 Revaluation reserve

	2017 £	2016 £
At beginning and end of year	<u>664,017</u>	<u>664,017</u>