

Company Registration No. 03087058 (England and Wales)

**DOVECHASE LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2016**  
**PAGES FOR FILING WITH REGISTRAR**

# DOVECHASE LIMITED

## COMPANY INFORMATION

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<b>Director</b>	J G Malamatenios
<b>Secretary</b>	P A Malamatenios
<b>Company number</b>	03087058
<b>Registered office</b>	Dale Farm Flaunden Hemel Hampstad Hertfordshire HP3 0PJ
<b>Accountants</b>	Hammett Spire LLP 13 West Street Exeter Devon EX1 1BB

# DOVECHASE LIMITED

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# DOVECHASE LIMITED

## BALANCE SHEET

AS AT 31 DECEMBER 2016

	Notes	2016 £	£	2015 £	£
<b>Fixed assets</b>					
Investment properties	3		2,600,000		2,600,000
<b>Current assets</b>					
Debtors	4	566,916		468,410	
<b>Creditors: amounts falling due within one year</b>	5	(207,712)		(200,407)	
<b>Net current assets</b>			359,204		268,003
<b>Total assets less current liabilities</b>			2,959,204		2,868,003
<b>Creditors: amounts falling due after more than one year</b>	6		(570,500)		(602,875)
<b>Provisions for liabilities</b>	7		(142,310)		(149,542)
<b>Net assets</b>			2,246,394		2,115,586
<b>Capital and reserves</b>					
Called up share capital	8		200		200
Revaluation reserve			1,449,955		1,442,723
Profit and loss reserves			796,239		672,663
<b>Total equity</b>			2,246,394		2,115,586

The director 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 31 December 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The director acknowledges his 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.

The financial statements were approved and signed by the director and authorised for issue on 27 September 2017

J G Malamatenios  
**Director**

**DOVECHASE LIMITED**

**BALANCE SHEET (CONTINUED)**

***AS AT 31 DECEMBER 2016***

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Company Registration No. 03087058

# DOVECHASE LIMITED

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2016

	Share capital	Revaluation reserves	Profit and loss reserves	Total
Notes	£	£	£	£
<b>Balance at 1 January 2015</b>	200	1,436,824	560,349	1,997,373
<b>Year ended 31 December 2015:</b>				
Profit and total comprehensive income for the year	-	-	138,621	138,621
Dividends	-	-	(20,408)	(20,408)
Transfers	-	5,899	(5,899)	-
<b>Balance at 31 December 2015</b>	200	1,442,723	672,663	2,115,586
<b>Year ended 31 December 2016:</b>				
Profit and total comprehensive income for the year	-	-	141,446	141,446
Dividends	-	-	(10,638)	(10,638)
Transfers	-	7,232	(7,232)	-
<b>Balance at 31 December 2016</b>	200	1,449,955	796,239	2,246,394

# DOVECHASE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 DECEMBER 2016**

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### **1 Accounting policies**

#### **Company information**

Dovechase Limited is a private company limited by shares incorporated in England and Wales. The registered office is Dale Farm, Flaunden, Hemel Hempstead, Hertfordshire, HP3 0PJ.

#### **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.

These financial statements for the year ended 31 December 2016 are the first financial statements of Dovechase Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 January 2015. An explanation of how transition to FRS 102 has affected the reported financial position and financial performance is given in note 12.

#### **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:

Plant and machinery	25% reducing balance
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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.

# DOVECHASE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

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### 1 Accounting policies

(Continued)

#### 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.

#### 1.5 Cash and cash equivalents

Cash and cash equivalents 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.

#### 1.6 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.

##### **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.



# DOVECHASE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

### 1 Accounting policies

(Continued)

#### 1.7 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.

#### 1.8 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.

### 2 Tangible fixed assets

Plant and machinery  
£

#### **Cost**

At 1 January 2016 and 31 December 2016 6,511

#### **Depreciation and impairment**

At 1 January 2016 and 31 December 2016 6,511

#### **Carrying amount**

At 31 December 2016 -

At 31 December 2015 -

# DOVECHASE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

### 3 Investment property

	2016 £
<b>Fair value</b>	
At 1 January 2016 and 31 December 2016	2,600,000

The investment property was valued on an open market basis on 30 September 2011 by J C R Sellers MA FRICS of Brasier Freeth.

The valuations of £2,790,000 and £2,542,000 at that date were used as a basis for the valuation of £2,600,000 included in these accounts.

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

	2016 £	2015 £
Cost	1,016,209	1,016,209
Accumulated depreciation	-	-
Carrying amount	1,016,209	1,016,209

### 4 Debtors

	2016 £	2015 £
<b>Amounts falling due within one year:</b>		
Trade debtors	70,801	-
Other debtors	496,115	468,410
	566,916	468,410

# DOVECHASE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

### 5 Creditors: amounts falling due within one year

	Notes	2016 £	2015 £
Bank loans and overdrafts		88,921	39,289
Trade creditors		59,144	60,200
Corporation tax		33,554	32,960
Other taxation and social security		23,396	11,600
Other creditors		-	52,802
Accruals and deferred income		2,697	3,556
		<u>207,712</u>	<u>200,407</u>

The bank loan is secured by a legal charge over the freehold land at Redbourn Road and a fixed and floating charge over the undertaking and all assets of the company, both present and future.

The bank loan is repayable by instalments over a term of ten years, with the first two years to December 2013 being interest only. Interest is at 2.95% over LIBOR.

### 6 Creditors: amounts falling due after more than one year

	2016 £	2015 £
Bank loans and overdrafts	<u>570,500</u>	<u>602,875</u>
Amounts included above which fall due after five years are as follows:		
Payable by instalments	<u>441,000</u>	<u>323,753</u>

### 7 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the company and movements thereon:

	Liabilities 2016 £	Liabilities 2015 £
Balances:		
Investment property	<u>142,310</u>	<u>149,542</u>

# DOVECHASE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

<b>7</b>	<b>Deferred taxation</b>	<b>(Continued)</b>
		<b>2016</b>
	<b>Movements in the year:</b>	<b>£</b>
	Liability at 1 January 2016	149,542
	Credit to profit or loss	(7,232)
	Liability at 31 December 2016	<u>142,310</u>

The deferred tax liability above relates to fair value gains on investment property. It would only crystallise in the event of the sale of the respective property.

<b>8</b>	<b>Called up share capital</b>	<b>2016</b>	<b>2015</b>
		<b>£</b>	<b>£</b>
	<b>Ordinary share capital</b>		
	<b>Issued and fully paid</b>		
	100 Ordinary A of £1 each	100	100
	100 Ordinary B of £1 each	100	100
		<u>200</u>	<u>200</u>

The rights of the A and B ordinary shares are set out in the New Articles of Association. The A ordinary shares are entitled to all available assets on distribution and any declared dividends whilst the net assets of the company are below a base level of £1.7m. The B ordinary shares are entitled to available assets in excess of this amount and to a proportion of any dividends declared when the net assets of the company exceed the base level. The B shares do not carry any voting rights, but otherwise rank pari passu with the A shares.

### 9 Financial commitments, guarantees and contingent liabilities

There is a bank cross guarantee and debenture between the company and Countryfile Limited. At 31 December 2016 the bank borrowings of Countryfile Limited were £955,353 (2015: £955,353).

### 10 Related party transactions

The following amounts were outstanding at the reporting end date:

	<b>2016</b>	<b>2015</b>
<b>Amounts owed to related parties</b>	<b>£</b>	<b>£</b>
Entities with control, joint control or significant influence over the company	-	52,802
	<u>-</u>	<u>52,802</u>

### 11 Directors' transactions

Dividends totalling £10,000 (2015 - £20,000) were paid in the year in respect of shares held by the company's directors.

## DOVECHASE LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2016

#### 12 Reconciliations on adoption of FRS 102

Reconciliations and descriptions of the effect of the transition to FRS 102 on: (i) equity at the date of transition to FRS 102; (ii) equity at the end of the comparative period; and (iii) profit or loss for the comparative period reported under previous UK GAAP are given below.

##### Reconciliation of equity

	1 January 2015	31 December 2015
Notes	£	£
Equity as reported under previous UK GAAP	2,144,340	2,256,478
Adjustments arising from transition to FRS 102:		
Deferred tax provision	(146,967)	(140,892)
Equity reported under FRS 102	<u>1,997,373</u>	<u>2,115,586</u>

##### Reconciliation of profit for the financial period

Notes	2015 £
Profit as reported under previous UK GAAP	132,546
Adjustments arising from transition to FRS 102:	
Deferred tax charge	<u>6,075</u>
Profit reported under FRS 102	<u>138,621</u>

##### Notes to reconciliations on adoption of FRS 102

The company transitioned to FRS 102 from previously extent UK GAAP as at 1 January 2015.

The only change to the previously stated equity as at 1 January 2015 was a prior period adjustment for the provision of deferred tax on fair value gains on investment property.

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.