

**DOCK STREET FREEHOLD LIMITED**  
**REPORT OF THE DIRECTOR AND**  
**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2010**

Winn & Co  
Chartered Accountants  
62/63 Westborough  
Scarborough  
North Yorkshire  
YO11 1TS

**DOCK STREET FREEHOLD LIMITED**

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FOR THE YEAR ENDED 31 MARCH 2010**

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**DOCK STREET FREEHOLD LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 31 MARCH 2010**

**DIRECTOR:** Mr D J Shute

**SECRETARY:** Mrs J D Rodgers

**REGISTERED OFFICE:** 4 Butts Court  
Leeds  
West Yorkshire  
LS1 5JS

**REGISTERED NUMBER:** 05342189 (England and Wales)

**ACCOUNTANTS:** Winn & Co  
Chartered Accountants  
62/63 Westborough  
Scarborough  
North Yorkshire  
YO11 1TS

**DOCK STREET FREEHOLD LIMITED**  
**REPORT OF THE DIRECTOR**  
**FOR THE YEAR ENDED 31 MARCH 2010**

The director presents his report with the financial statements of the company for the year ended 31 March 2010.

**PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was that of the collection of ground rents from the tenants of 1 Dock Street, Leeds.

**DIRECTORS**

Mr D J Shute has held office during the whole of the period from 1 April 2009 to the date of this report.

Other changes in directors holding office are as follows:

Mr L L Ogden - resigned 20 May 2009

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

**ON BEHALF OF THE BOARD:**

Mr D J Shute - Director

19 October 2010

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
DOCK STREET FREEHOLD LIMITED**

In accordance with our terms of engagement and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company for the year ended 31 March 2010 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the accounting records and information and explanations you have given to us.

This report is made to the company's director, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's director that we have done so, and state those matters that we have agreed to state to him in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's director, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in England & Wales and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet as at 31 March 2010 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. 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 financial statements.

Winn & Co  
Chartered Accountants  
62/63 Westborough  
Scarborough  
North Yorkshire  
YO11 1TS

20 October 2010

**DOCK STREET FREEHOLD LIMITED**  
**PROFIT AND LOSS ACCOUNT**  
**FOR THE YEAR ENDED 31 MARCH 2010**

	Notes	2010 £	2009 £
<b>TURNOVER</b>		14,930	15,075
Administrative expenses		<u>3,817</u>	<u>3,883</u>
<b>OPERATING PROFIT</b>	2	11,113	11,192
Interest receivable and similar income		<u>-</u>	<u>9</u>
		11,113	11,201
Interest payable and similar charges		<u>1,249</u>	<u>4,540</u>
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		9,864	6,661
Tax on profit on ordinary activities	3	<u>2,071</u>	<u>1,399</u>
<b>PROFIT FOR THE FINANCIAL YEAR AFTER TAXATION</b>		<u><u>7,793</u></u>	<u><u>5,262</u></u>

The notes form part of these financial statements

**DOCK STREET FREEHOLD LIMITED**

**BALANCE SHEET  
31 MARCH 2010**

		2010		2009	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	4		168,159		168,159
<b>CURRENT ASSETS</b>					
Debtors	5	-		1,902	
Cash at bank		4,625		4,965	
		4,625		6,867	
<b>CREDITORS</b>					
Amounts falling due within one year	6	8,023		12,355	
<b>NET CURRENT LIABILITIES</b>			(3,398)		(5,488)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			164,761		162,671
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		33,564		39,267
<b>NET ASSETS</b>			<u>131,197</u>		<u>123,404</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	9		33,536		33,536
Share premium	10		70,164		70,164
Profit and loss account	10		27,497		19,704
<b>SHAREHOLDERS' FUNDS</b>			<u>131,197</u>		<u>123,404</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2010.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2010 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
- (b) 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.

**DOCK STREET FREEHOLD LIMITED**

**BALANCE SHEET - continued**  
**31 MARCH 2010**

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements were approved by the director on 19 October 2010 and were signed by:

Mr D J Shute - Director

The notes form part of these financial statements

## DOCK STREET FREEHOLD LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2010

#### 1. ACCOUNTING POLICIES

##### **Basis of preparing the financial statements**

The principle accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous period and also have been consistently applied within the same accounts.

##### **Accounting convention**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The effects of events relating to the year ended 31 March 2010 which occurred before the date of approval of the financial statements by the Board of Directors, have been included in the statements to the extent required to show a true and fair view of the state of affairs at 31 March 2010 and of the results for the year ended on that date.

##### **Tangible fixed assets**

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

Land and buildings - not provided

##### **Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

#### 2. OPERATING PROFIT

The operating profit is stated after charging:

	2010 £	2009 £
Directors' remuneration and other benefits etc	-	-

#### 3. TAXATION

##### **Analysis of the tax charge**

The tax charge on the profit on ordinary activities for the year was as follows:

	2010 £	2009 £
Current tax:		
UK corporation tax	2,071	1,399
Tax on profit on ordinary activities	2,071	1,399

**DOCK STREET FREEHOLD LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2010**

**4. TANGIBLE FIXED ASSETS**

		Land and buildings £
<b>COST</b>		
At 1 April 2009 and 31 March 2010		168,159
<b>NET BOOK VALUE</b>		
At 31 March 2010		<u>168,159</u>
At 31 March 2009		<u>168,159</u>

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

	2010 £	2009 £
Ground rents due	-	1,902
	<u>-</u>	<u>1,902</u>

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

	2010 £	2009 £
Bank loans and overdrafts	5,500	6,000
Corporation tax	2,071	1,399
Directors' current accounts	-	3,750
Accruals	452	1,206
	<u>8,023</u>	<u>12,355</u>

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

	2010 £	2009 £
Bank loans	33,564	39,267
	<u>33,564</u>	<u>39,267</u>

**8. SECURED DEBTS**

The following secured debts are included within creditors:

	2010 £	2009 £
Bank loans	39,064	45,267
	<u>39,064</u>	<u>45,267</u>

**9. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2010 £	2009 £
36	Ordinary	£1	36	36
33,500	Investor Preference	1	33,500	33,500
			<u>33,536</u>	<u>33,536</u>

**DOCK STREET FREEHOLD LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 MARCH 2010**

**10. RESERVES**

	Profit and loss account £	Share premium £	Totals £
At 1 April 2009	19,704	70,164	89,868
Profit for the year	<u>7,793</u>	<u>          </u>	<u>7,793</u>
At 31 March 2010	<u><u>27,497</u></u>	<u><u>70,164</u></u>	<u><u>97,661</u></u>

**11. ULTIMATE CONTROLLING PARTY**

There is no ultimate controlling party.

**DOCK STREET FREEHOLD LIMITED**

**PROFIT AND LOSS ACCOUNT  
FOR THE YEAR ENDED 31 MARCH 2010**

	2010		2009	
	£	£	£	£
<b>Turnover</b>				
Ground rent receivable	13,680		14,100	
Car parking and storage	1,250		975	
	<u>          </u>	14,930	<u>          </u>	15,075
<b>Other income</b>				
Deposit account interest		-		9
		<u>          </u>		<u>          </u>
		14,930		15,084
<b>Expenditure</b>				
Insurance	440		440	
Sundry expenses	214		61	
Accountancy	452		431	
Agents fees	2,632		2,653	
Legal fees	73		294	
	<u>          </u>	3,811	<u>          </u>	3,879
		<u>          </u>		<u>          </u>
		11,119		11,205
<b>Finance costs</b>				
Bank charges	6		4	
Bank loan interest	1,249		3,765	
Other interest	-		775	
	<u>          </u>	1,255	<u>          </u>	4,544
		<u>          </u>		<u>          </u>
<b>NET PROFIT</b>		9,864		6,661
		<u>          </u>		<u>          </u>

This page does not form part of the statutory financial statements