

**DH1 PROPERTIES LIMITED**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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**DH1 PROPERTIES LIMITED**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**DIRECTOR:** D A Haynes

**REGISTERED OFFICE:** 34 Melton Road  
Waltham On The Wolds  
Melton Mowbray  
Leicestershire  
LE14 4AJ

**REGISTERED NUMBER:** 10396301 (England and Wales)

**ACCOUNTANTS:** Duncan & Toplis Limited  
26 Park Road  
Melton Mowbray  
Leicestershire  
LE13 1TT

**STATEMENT OF FINANCIAL POSITION**  
**30 SEPTEMBER 2022**

	Notes	2022 £	£	2021 £	£
<b>FIXED ASSETS</b>					
Investment property	4		180,000		180,000
<b>CURRENT ASSETS</b>					
Cash at bank		3,478		6,200	
<b>CREDITORS</b>					
Amounts falling due within one year	5	<u>152,627</u>		<u>164,037</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(149,149)</u>		<u>(157,837)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			30,851		22,163
<b>PROVISIONS FOR LIABILITIES</b>			<u>2,994</u>		<u>2,994</u>
<b>NET ASSETS</b>			<u>27,857</u>		<u>19,169</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	6		100		100
Revaluation reserve	7		12,764		12,764
Retained earnings			<u>14,993</u>		<u>6,305</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>27,857</u>		<u>19,169</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2022 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.

**STATEMENT OF FINANCIAL POSITION - continued**  
**30 SEPTEMBER 2022**

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 23 May 2023 and were signed by:

D A Haynes - Director

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**1. STATUTORY INFORMATION**

DH1 Properties 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.

The presentation currency of the financial statements is the Pound Sterling (£).

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Revenue**

Revenue is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**Investment property**

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, 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 statement of financial position date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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.

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 1 (2021 - 1) .

**4. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 October 2021	
and 30 September 2022	<u>180,000</u>
<b>NET BOOK VALUE</b>	
At 30 September 2022	<u>180,000</u>
At 30 September 2021	<u>180,000</u>

The investment property was valued on an open market basis on 30 September 2022 by the director. The methods and assumptions used to ascertain the fair value are as follows:

The valuation was prepared having regard to the market based evidence for similar properties sold in the local area, taking into account the condition of the property.

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

	2022 £	2021 £
Taxation	2,038	1,552
Directors' current accounts	147,656	160,536
Accrued expenses	<u>2,933</u>	<u>1,949</u>
	<u>152,627</u>	<u>164,037</u>

**6. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2022 £	2021 £
100	Ordinary	1	<u>100</u>	<u>100</u>

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 SEPTEMBER 2022

7. RESERVES

	Revaluation reserve £
At 1 October 2021 and 30 September 2022	<u>12,764</u>

The aggregate surplus on re-measurement of investment properties, net of associated tax, is transferred to a separate non-distributable reserve in order to assist with the identification of profits available for distribution.



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.