

**REGISTERED NUMBER: SC570068 (Scotland)**

**Unaudited Financial Statements**  
**for the Year Ended 31 March 2019**  
**for**  
**Tay Dundee Investments Limited**

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**for the Year Ended 31 March 2019**

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**Tay Dundee Investments Limited**

**Company Information**  
**for the Year Ended 31 March 2019**

**DIRECTORS:**

M Carolan  
R F M Adair

**REGISTERED OFFICE:**

Chapelshade House  
78-84 Bell Street  
Dundee  
DD1 1HN

**REGISTERED NUMBER:**

SC570068 (Scotland)

**ACCOUNTANT:**

MMG Archbold Ltd  
Chartered Accountants  
Chapelshade House  
78-84 Bell Street  
Dundee  
DD1 1RQ

**Tay Dundee Investments Limited (Registered number: SC570068)**

**Balance Sheet**  
**31 March 2019**

	Notes	2019 £	£	2018 £	£
<b>FIXED ASSETS</b>					
Investment property	4		4,196,563		4,196,563
<b>CURRENT ASSETS</b>					
Debtors	5	56,533		13,370	
Cash at bank		<u>226,245</u>		<u>179,276</u>	
		282,778		192,646	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>549,904</u>		<u>527,539</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(267,126)</u>		<u>(334,893)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			3,929,437		3,861,670
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		<u>3,524,919</u>		<u>3,706,533</u>
<b>NET ASSETS</b>			<u>404,518</u>		<u>155,137</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			2		2
Retained earnings			<u>404,516</u>		<u>155,135</u>
			<u>404,518</u>		<u>155,137</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2019 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and 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.
- (b)

The notes form part of these financial statements

**Balance Sheet - continued**  
**31 March 2019**

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 Board of Directors on 21 November 2019 and were signed on its behalf by:

M Carolan - Director

**Notes to the Financial Statements**  
**for the Year Ended 31 March 2019**

**1. STATUTORY INFORMATION**

Tay Dundee Investments Limited is a private company, limited by shares, registered in Scotland. The company's registered number and registered office address can be found on the Company Information page.

**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.

The directors' forecast and projections, taking account of reasonable changes in trading performance, indicate that the company plans to operate within the cash resources available to it. The directors confirm that, after making appropriate enquiries, they have reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing these Financial Statements.

**Turnover**

Turnover 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 balance sheet date.

**Deferred tax**

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

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 2 (2018 - 2) .

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2019**

4. **INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 April 2018	
and 31 March 2019	<u>4,196,563</u>
<b>NET BOOK VALUE</b>	
At 31 March 2019	<u>4,196,563</u>
At 31 March 2018	<u>4,196,563</u>

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

	2019 £	2018 £
Other debtors	<u>56,533</u>	<u>13,370</u>

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

	2019 £	2018 £
Bank loans and overdrafts	338,332	338,332
Trade creditors	-	932
Taxation and social security	58,497	36,657
Other creditors	<u>153,075</u>	<u>151,618</u>
	<u>549,904</u>	<u>527,539</u>

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

	2019 £	2018 £
Bank loans	469,586	766,153
Other creditors	<u>3,055,333</u>	<u>2,940,380</u>
	<u>3,524,919</u>	<u>3,706,533</u>

Amounts falling due in more than five years:

Repayable by instalments		
Other loans more 5yrs instal	<u>2,900,633</u>	<u>2,791,500</u>

8. **SECURED DEBTS**

The following secured debts are included within creditors:

	2019 £	2018 £
Bank loans	<u>807,918</u>	<u>1,104,485</u>

**Notes to the Financial Statements - continued**  
**for the Year Ended 31 March 2019**

**9. RELATED PARTY DISCLOSURES**

During the year the company received a further loan from Tay Hotel (Dundee) LLP, a business in which the directors are members. The loan balance outstanding at the period end is £3,094,009 (2018 - £2,977,600) and interest charges of £116,411 were paid in the year.

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.