

Registered number: 4189716

**7 REDBURN STREET LIMITED**  
**REPORT AND FINANCIAL STATEMENTS**  
**31 DECEMBER 2020**



**7 REDBURN STREET LIMITED**

**31 DECEMBER 2020**

**Directors:** H R Seaborn  
S Patel  
P M Loutit

**Secretary:** P M Loutit

**Registered office:** 10 Duke of York Square  
London SW3 4LY

**Registered number:** 4189716

## **7 REDBURN STREET LIMITED**

**REGISTERED NUMBER: 4189716**

### **DIRECTORS' REPORT**

The directors present their report and financial statements for the year ended 31 December 2020.

#### **PRINCIPAL ACTIVITY AND REVIEW OF BUSINESS DEVELOPMENTS**

The principal activity of the company continues to be that of property investment. However, there were no transactions during the year and an income statement has not been prepared.

#### **DIRECTORS**

The directors holding office during the financial year and up to the date of this report are listed on page 1.

#### **DIRECTORS' RESPONSIBILITIES STATEMENT**

The directors are responsible for preparing the report and financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 102. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

By order of the board



P M Loutit  
Secretary

29 April 2021

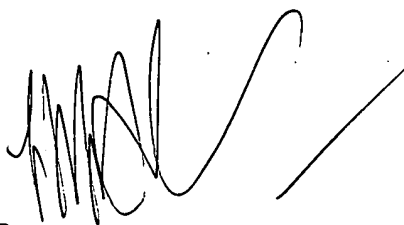
## 7 REDBURN STREET LIMITED

### STATEMENT OF FINANCIAL POSITION 31 DECEMBER 2020

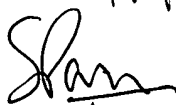
	Note	2020 £	2019 £
<b>FIXED ASSETS</b>			
Tangible assets-freehold investment property	4	1	1
<b>CURRENT ASSETS</b>			
Amount owed by parent undertaking		1	1
		<u>2</u>	<u>2</u>
		==	==
<b>CAPITAL AND RESERVES</b>			
Called up share capital	5	2	2
		==	==

- a) For the year ended 31 December 2020 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.
- b) The members have not required the company to obtain an audit of its accounts for the year in accordance with section 476 of the Companies Act 2006.
- c) The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to:
- i) ensuring the company keeps accounting records, and
  - ii) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of its financial year, and of its profit and loss for the financial year.

H R Seaborn  
Director



S Patel  
Director



29 April 2021

## **7 REDBURN STREET LIMITED**

### **NOTES ON THE FINANCIAL STATEMENTS 31 DECEMBER 2020**

#### **1 ACCOUNTING POLICIES**

##### **(a) Statement of compliance**

7 Redburn Street Limited is a private company limited by shares incorporated in England. The Registered Office is 10 Duke of York Square, London, SW3 4LY.

The financial statements have been prepared in compliance with FRS 102.

##### **Basis of preparation**

The financial statements of 7 Redburn Street Limited were authorised for issue by the Board of Directors on 29 April 2021.

The financial statements have been prepared on a historical cost basis in accordance with applicable accounting standards. The financial statements are prepared in sterling which is the functional currency of the company.

Under the provisions of FRS 102, the company is defined as a qualifying entity and has consequently taken advantage of the disclosure exemptions set out in Section 1.12 not to:

- Provide a reconciliation of the number of shares outstanding at the beginning and end of the year; and
- Prepare a statement of cash flow.

##### **(b) Judgements and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

## **7 REDBURN STREET LIMITED**

### **NOTES ON THE FINANCIAL STATEMENTS 31 DECEMBER 2020**

#### **1 ACCOUNTING POLICIES (continued)**

##### **Classification of property**

The company determines whether a property is classified as investment property:

- Investment property comprises land and buildings (principally residential property) that are not occupied substantially for use by, or in the operations of, the company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business.

##### **(c) Estimates and assumptions**

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below.

The company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the company. Such changes are reflected in the assumptions when they occur.

##### **Revaluation of investment properties**

The company carries its investment property at fair value, with changes in fair value being recognised in profit or loss. The company engaged independent valuation specialists to determine fair value at 31 December 2020. The valuers used market value, in accordance with the Appraisal of Valuation Manual of the Royal Institution of Chartered Surveyors. The determined fair value of the investment property is most sensitive to the estimated yield as well as the long term vacancy rate. Investment property under construction are measured based on estimates prepared by independent real estate valuation experts.

## **7 REDBURN STREET LIMITED**

### **NOTES ON THE FINANCIAL STATEMENTS 31 DECEMBER 2020**

#### **1 ACCOUNTING POLICIES (continued)**

##### **Investment property**

Investment property comprises completed property that is held to earn rentals or for capital appreciation or both. Property held under a lease is classified as investment property when it is held to earn rentals or for capital appreciation or both, rather than for sale in the ordinary course of business or for use in production or administrative functions.

Investment property is measured initially at cost, including transaction costs. Transaction costs include transfer taxes, professional fees for legal services and initial leasing commissions to bring the property to the condition necessary for it to be capable of operating. The carrying amount also includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met.

Subsequent to initial recognition, investment property is stated at fair value, which reflects market conditions at the reporting date. Gains or losses arising from changes in the fair values of investment properties are included in the income statement in the period in which they arise, including the corresponding tax effect.

#### **2 INCOME STATEMENT**

The company did not trade during the year and an income statement has therefore not been prepared.

#### **3 EMOLUMENTS OF DIRECTORS**

The directors received no remuneration during the year (2019 - nil)

## 7 REDBURN STREET LIMITED

### NOTES ON THE FINANCIAL STATEMENTS 31 DECEMBER 2020

#### 4 TANGIBLE FIXED ASSETS

	Freehold investment property
	£
Valuation	
At 31 December 2019	1
Revaluation	-
	—
At 31 December 2020	1
	==

The company's investment property was revalued at 31 December 2020 by Cluttons, chartered surveyors, on the basis of open market value in accordance with the Appraisal and Valuation Manual of the Royal Institution of Chartered Surveyors.

#### 5 CALLED UP SHARE CAPITAL

	2020	2019
	£	£
2 Authorised, allocated and fully paid ordinary shares of £1 each	2	2
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