

**Tindall Hotels Holdco 7
Limited**

Report and Accounts
31 December 2016

**Rees Pollock
Chartered Accountants**



TINDALL HOTELS HOLDCO 7 LIMITED

Directors

M D Payne
M D Watson

Accountants

Rees Pollock
35 New Bridge Street
London
EC4V 6BW

Registered Office

5th Floor
Leconfield House
Curzon Street
London
W1J 5JA

Company Number

04439754

TINDALL HOTELS HOLDCO 7 LIMITED

DIRECTORS' REPORT

The directors present their report and financial statements for the year ended 31 December 2016.

Directors

The directors who served during the period were:

D Pasher	(resigned 19 December 2016)
M D Payne	
V A Tchenguiz	(resigned 19 December 2016)
W Wingham	(resigned 19 December 2016)
M D Watson	

Small company provisions

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

This report was approved by the board on 27 March 2017 and signed on its behalf.



M D Payne
Director

TINDALL HOTELS HOLDCO 7 LIMITED

STATEMENT OF COMPREHENSIVE INCOME
for the year ended 31 December 2016

The company was dormant throughout the year ended 31 December 2016. The company has not traded during the period or during the preceding financial period. During these periods the company received no income and incurred no expenditure and therefore made neither a profit nor loss.

There were no other items of other comprehensive income for 2016 or 2015.

The notes on pages 6 to 8 form part of these accounts

TINDALL HOTELS HOLDCO 7 LIMITED
BALANCE SHEET AT 31 DECEMBER 2016

Registered Number: 04439754

	Notes	£	2016 £	2015 £
Fixed assets				
Investments	2		4	4
Current assets				
Debtors	3	4		4
Creditors: amounts falling due in less than one year	4	(4)		(4)
Net current assets			—	—
Total assets less current liabilities			4	4
Capital and reserves				
Called up share capital	5		4	4

For the year ended 31 December 2016 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Companies Act 2006 and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 31 December 2016 and of its profit or loss for the year then ended in accordance with the requirements of sections 394 and 395 of the Companies Act 2006 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements so far as applicable to the company.

The financial statements on pages 3 to 8 were approved and authorised for issue by the board and were signed on its behalf on 27 March 2017.



M D Payne
Director

The notes on pages 6 to 8 form part of these accounts

TINDALL HOTELS HOLDCO 7 LIMITED

**STATEMENT IN CHANGES OF EQUITY
for the year ended 31 December 2016**

	Called up share capital	Profit and loss reserve	Total equity
	£	£	£
At 1 January 2015	4	—	4
Comprehensive result for the year	—	—	—
At 31 December 2015	4	—	4
Comprehensive result for the year	—	—	—
At 31 December 2016	4	—	4

The notes on pages 6 to 8 form part of these accounts

TINDALL HOTELS HOLDCO 7 LIMITED

NOTES TO THE ACCOUNTS AT 31 DECEMBER 2016

1. Accounting policies

Basis of preparation

Tindall Hotels Holdco 7 Limited is a private limited company incorporated in the UK and registered in England and Wales. The company's registered address is 5th Floor, Leconfield House, Curzon Street, London, W1J 5JA. The company holds the legal title to property but does not trade and has no employees other than the directors.

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, 'the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland' and the Companies Act 2006.

Details of the company's subsidiaries are contained in note 2. The company is exempt from the requirement to prepare consolidated financial statements as the company, and the group headed by it, qualify as small as set out in section 383 of the Act and the company and the group are considered eligible for the exemption as determined by reference to sections 384 and 399(2A) of the Act. Accordingly, the financial statements only provide information about the company.

Going concern

While the company's subsidiaries retain certain interests in underlying investment property assets, activities in those subsidiaries has effectively ceased. However, the directors have no immediate plans to close down the subsidiaries or this company and, in the absence of any ongoing external costs, will not be compelled to. The directors therefore believe that adopting the going concern basis is appropriate.

Investments

Investments in subsidiary undertakings are initially measured at transaction value and thereafter at historic cost less provision for impairment.

2. Investments

	Subsidiary undertakings £
Cost:	
At 31 December 2015 and 31 December 2016	4

The company holds 100% of the issued share capital of the following companies, registered in Jersey:

Tindall Croydon 1 Limited

Tindall Croydon 2 Limited

These companies do not trade.

TINDALL HOTELS HOLDCO 7 LIMITED**NOTES TO THE ACCOUNTS AT 31 DECEMBER 2016** *(continued)***3. Debtors**

	2016	2015
	£	£
Called up share capital not paid	4	4
	<u> </u>	<u> </u>

4. Creditors

	2016	2015
	£	£
Amounts due to group companies	4	4
	<u> </u>	<u> </u>

5. Share capital**Allotted and called up**

	No.	2016	No.	2015
		£		£
Ordinary shares of £1 each	4	4	4	4
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

The amounts of paid up share capital for the following categories of shares differed from the called up share capital stated above due to unpaid calls and were as follows:

	2016	2015
	£	£
Ordinary shares	4	4
	<u> </u>	<u> </u>

TINDALL HOTELS HOLDCO 7 LIMITED

NOTES TO THE ACCOUNTS AT 31 DECEMBER 2016 *(continued)*

6. Ultimate controlling party

The company's immediate parent company is Tindall Hotels (General Partner) Limited, registered in England & Wales. Tindall Hotels (General Partner) Limited acts as general partner to Tindall Hotels Limited Partnership. The company's ultimate parent company is Top Zinc Limited, a company registered in Jersey. There is no ultimate controlling party.