

Company Registration No. 05158255 (England and Wales)

REDINGTON ESTATES LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2011

WEDNESDAY



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16/05/2012

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COMPANIES HOUSE

WESTON KAY
CHARTERED ACCOUNTANTS

73/75 Mortimer Street
London W1W 7SQ

REDINGTON ESTATES LIMITED

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REDINGTON ESTATES LIMITED

INDEPENDENT AUDITORS' REPORT TO REDINGTON ESTATES LIMITED

UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of Redington Estates Limited for the year ended 30 September 2011 prepared under section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Chapter 10 of Part 15 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' 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, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.

Kiran Patel BA FCA (Senior Statutory Auditor)

for and on behalf of Weston Kay

3 May 2012

Chartered Accountants

Statutory Auditor

73/75 Mortimer Street

London

W1W 7SQ

REDINGTON ESTATES LIMITED

ABBREVIATED BALANCE SHEET

AS AT 30 SEPTEMBER 2011

	Notes	2011 £	£	2010 £	£
Fixed assets					
Tangible assets	2	18,000,000		15,750,000	
Investments	2	-		341,811	
		<u>18,000,000</u>		<u>16,091,811</u>	
Current assets					
Debtors		162,315		216,985	
Cash at bank and in hand		781,530		281,591	
		<u>943,845</u>		<u>498,576</u>	
Creditors, amounts falling due within one year		<u>(520,594)</u>		<u>(452,568)</u>	
Net current assets		<u>423,251</u>		<u>46,008</u>	
Total assets less current liabilities		<u>18,423,251</u>		<u>16,137,819</u>	
Creditors: amounts falling due after more than one year	3	(10,475,000)		(10,565,000)	
Provisions for liabilities		<u>(205,668)</u>		<u>(203,652)</u>	
		<u>7,742,583</u>		<u>5,369,167</u>	
Capital and reserves					
Called up share capital	4	300		300	
Revaluation reserve		7,522,863		5,272,863	
Profit and loss account		219,420		96,004	
Shareholders' funds		<u>7,742,583</u>		<u>5,369,167</u>	

These abbreviated accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006

Approved by the Board and authorised for issue on 3 May 2012


H M Soring
Director

Company Registration No. 05158255

REDINGTON ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2011

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings

1.2 Turnover

Turnover represents amounts receivable for rent net of VAT

1.3 Tangible fixed assets and depreciation

Investment properties are valued annually and the surplus or deficit on revaluation is transferred to the revaluation reserve

No depreciation is provided in respect of investment properties, this constitutes a departure from the statutory rules requiring fixed assets to be depreciated over their economic useful lives and is necessary to enable the financial statements to give a true and fair view. Depreciation is only one of the many factors reflected in the annual review and the amount which might otherwise have been shown cannot be separately identified or quantified

1.4 Investments

Fixed asset investments are stated at cost less provision for diminution in value

1.5 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted

No provision has been made for deferred tax on gains recognised on revaluing property to its market value

2 Fixed assets

	Tangible assets	Investments	Total
	£	£	£
Cost or valuation			
At 1 October 2010	15,750,000	341,811	16,091,811
Revaluation	2,250,000	-	2,250,000
Disposals	-	(341,811)	(341,811)
	<hr/>	<hr/>	<hr/>
At 30 September 2011	18,000,000	-	18,000,000
	<hr/>	<hr/>	<hr/>
At 30 September 2010	15,750,000	341,811	16,091,811
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REDINGTON ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2011

3	Creditors. amounts falling due after more than one year	2011	2010
		£	£
	Analysis of loans repayable in more than five years		
	Total not repayable by instalments and due in more than five years	<u>9,815,000</u>	<u>9,815,000</u>
	Total amounts repayable by instalments which are due in more than five years	<u>135,000</u>	<u>269,825</u>

The aggregate amount of creditors for which security has been given amounted to £10,565,000 (2010 £10,645,000)

4	Share capital	2011	2010
		£	£
	Allotted, called up and fully paid		
	300 Ordinary shares of £1 each	<u>300</u>	<u>300</u>