

Company Registration No 5158255 (England and Wales)

REDINGTON ESTATES LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2009

WESTON KAY
CHARTERED ACCOUNTANTS

73/75 Mortimer Street
London W1W 7SQ

WEDNESDAY



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COMPANIES HOUSE

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 2009 prepared under section 396 of the Companies Act 2006

This report is made solely to the company in accordance with section 449 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 them in an auditors' report on abbreviated accounts 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
Chartered Accountants
Statutory Auditor
73/75 Mortimer Street
London
W1W 7SQ

29 April 2010

REDINGTON ESTATES LIMITED

ABBREVIATED BALANCE SHEET

AS AT 30 SEPTEMBER 2009

	Notes	2009 £	£	2008 £	£
Fixed assets					
Tangible assets	2	15,750,000		15,500,000	
Current assets					
Debtors		118,488		130,585	
Cash at bank and in hand		653,994		769,740	
		<u>772,482</u>		<u>900,325</u>	
Creditors' amounts falling due within one year		<u>(432,715)</u>		<u>(412,298)</u>	
Net current assets			339,767		488,027
Total assets less current liabilities			16,089,767		15,988,027
Creditors' amounts falling due after more than one year	3		(10,645,000)		(10,720,000)
Provisions for liabilities			<u>(166,761)</u>		<u>(150,662)</u>
			<u>5,278,006</u>		<u>5,117,365</u>
Capital and reserves					
Called up share capital	4		300		300
Revaluation reserve			5,272,863		5,022,863
Profit and loss account			4,843		94,202
Shareholders' funds			<u>5,278,006</u>		<u>5,117,365</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 29 April 2010


H M Senior
Director

Company Registration No 5158255

REDINGTON ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2009

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 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 £
Cost or valuation	
At 1 October 2008	15,500,000
Revaluation	250,000
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At 1 October 2008 & at 30 September 2009	15,750,000
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At 30 September 2008	15,500,000
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REDINGTON ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2009

3	Creditors: amounts falling due after more than one year	2009	2008
		£	£

Analysis of loans repayable in more than five years

Total not repayable by instalments and due in more than five years	9,815,000	9,815,000
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Total amounts repayable by instalments which are due in more than five years	397,237	581,250
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The aggregate amount of creditors for which security has been given amounted to £10,710,000 (2008 - £10,750,000)

4	Share capital	2009	2008
		£	£

Authorised

1,000 Ordinary shares of £1 each	1,000	1,000
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Allotted, called up and fully paid

300 Ordinary shares of £1 each	300	300
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