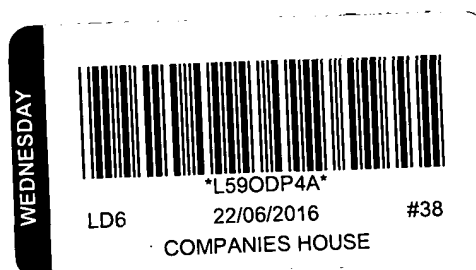


Company Registration No. 05158255 (England and Wales)

Redington Estates Limited

Unaudited abbreviated financial statements

For the year ended 30 September 2015



REDINGTON ESTATES LIMITED

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REDINGTON ESTATES LIMITED

ABBREVIATED BALANCE SHEET

AS AT 30 SEPTEMBER 2015

| | Notes | 2015 £ | £ | 2014 £ | £ |
|--|-------|------------------|-------------------|------------------|-------------------|
| Fixed assets | | | | | |
| Tangible assets | 2 | | 21,800,000 | | 19,600,000 |
| Current assets | | | | | |
| Debtors | | 2,430,641 | | 1,778,893 | |
| Cash at bank and in hand | | 747,995 | | 252,794 | |
| | | <u>3,178,636</u> | | <u>2,031,687</u> | |
| Creditors: amounts falling due within one year | | <u>(732,740)</u> | | <u>(792,393)</u> | |
| Net current assets | | | 2,445,896 | | 1,239,294 |
| Total assets less current liabilities | | | <u>24,245,896</u> | | <u>20,839,294</u> |
| Creditors: amounts falling due after more than one year | 3 | | (12,820,000) | | (11,710,000) |
| Provisions for liabilities | | | (275,204) | | (285,802) |
| | | | <u>11,150,692</u> | | <u>8,843,492</u> |
| Capital and reserves | | | | | |
| Called up share capital | 4 | | 300 | | 300 |
| Revaluation reserve | | | 11,322,863 | | 9,122,863 |
| Profit and loss account | | | (172,471) | | (279,671) |
| Shareholders' funds | | | <u>11,150,692</u> | | <u>8,843,492</u> |

REDINGTON ESTATES LIMITED

ABBREVIATED BALANCE SHEET (CONTINUED)

AS AT 30 SEPTEMBER 2015

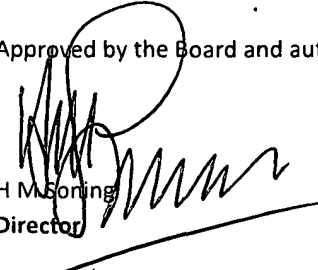
For the financial year ended 30 September 2015 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These abbreviated financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Board and authorised for issue on 15 June 2016



H M Sorling
Director

Company Registration No. 05158255

REDINGTON ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 2015

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 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Turnover

Turnover represents amounts receivable for rent net of VAT.

1.4 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.

1.5 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 £ |
|--------------------------|----------------------|
| Cost or valuation | |
| At 1 October 2014 | 19,600,000 |
| Revaluation | 2,200,000 |
| | <hr/> |
| At 30 September 2015 | 21,800,000 |
| | <hr/> |
| At 30 September 2014 | 19,600,000 |
| | <hr/> |

3 Creditors: amounts falling due after more than one year

The aggregate amount of creditors for which security has been given amounted to £12,940,000 (2014 - £11,850,000).

REDINGTON ESTATES LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2015

| 4 | Share capital | 2015 | 2014 |
|---|---|---------------|---------------|
| | | £ | £ |
| | Allotted, called up and fully paid | | |
| | 300 Ordinary shares of £1 each | 300 | 300 |
| | | <u> </u> | <u> </u> |

5 Transactions with directors

During the year, dividends of £275,000 (2014: £166,667) were paid to H M Soning. As at 30 September 2015, an amount of £74,950 (2014: £Nil) was owed by director H M Soning. The maximum amount by which the loan account was overdrawn during the year was £349,950 (2014: £Nil).