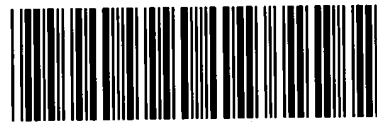


Report of the Directors and
Unaudited Financial Statements
For The Year Ended 31 October 2016
for
27 REDINGTON ROAD LIMITED

LBCo Ltd
16 Northfields Prospect
Putney Bridge Road
London
SW18 1PE

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COMPANIES HOUSE

27 REDINGTON ROAD LIMITED

Company Information

For The Year Ended 31 October 2016

DIRECTORS:

M P Heard
S Lacey

SECRETARY:

K Pascoe

REGISTERED OFFICE:

16 Northfields Prospect
Putney Bridge Road
London
SW18 1PE

REGISTERED NUMBER:

06611603 (England and Wales)

ACCOUNTANTS:

LBCo Ltd
16 Northfields Prospect
Putney Bridge Road
London
SW18 1PE

27 REDINGTON ROAD LIMITED (REGISTERED NUMBER: 06611603)

Report of the Directors

For The Year Ended 31 October 2016

The directors present their report with the financial statements of the company for the year ended 31 October 2016.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of management of the property at 27 Redington Road, London NW3.


DIRECTORS

The directors shown below have held office during the whole of the period from 1 November 2015 to the date of this report.

M P Heard
S Lacey

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:



.....
M P Heard - Director

Date: 21st July 2017

27 REDINGTON ROAD LIMITED (REGISTERED NUMBER: 06611603)

Profit and Loss Account

For The Year Ended 31 October 2016

	Notes	Year Ended 31.10.16 £	Period 1.1.15 to 31.10.15 £
TURNOVER		-	-
Administrative expenses		(582)	(1,059)
		<u>(582)</u>	<u>(1,059)</u>
Other operating income	2	<u>582</u>	<u>1,059</u>
OPERATING PROFIT and PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	3	-	-
Tax on profit on ordinary activities	4	-	-
PROFIT FOR THE FINANCIAL YEAR		<u>-</u>	<u>-</u>

The notes form part of these financial statements

27 REDINGTON ROAD LIMITED (REGISTERED NUMBER: 06611603)

Balance Sheet
31 October 2016

	Notes	31.10.16 £	£	31.10.15 £	£
FIXED ASSETS					
Tangible assets	5		1,000		1,000
CURRENT ASSETS					
Stocks	6	-		195	
Debtors	7	3,579		4,819	
		<u>3,579</u>		<u>5,014</u>	
CREDITORS					
Amounts falling due within one year	8	<u>3,579</u>		<u>5,014</u>	
NET CURRENT LIABILITIES			-		-
TOTAL ASSETS LESS CURRENT LIABILITIES			1,000		1,000
CREDITORS					
Amounts falling due after more than one year	9		996		996
NET ASSETS			<u>4</u>		<u>4</u>
CAPITAL AND RESERVES					
Called up share capital	10		4		4
SHAREHOLDERS' FUNDS			<u>4</u>		<u>4</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 October 2016.


The members have not required the company to obtain an audit of its financial statements for the year ended 31 October 2016 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 Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 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 have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The financial statements were approved by the Board of Directors on 21st July 2017 and were signed on its behalf by:


.....
M P Heard - Director

The notes form part of these financial statements

Notes to the Financial Statements
For The Year Ended 31 October 2016

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

Tangible fixed assets

The company owns the freehold reversionary interest in 27 Redington Road, London NW3 7QY subject to long leases.

2. OTHER OPERATING INCOME

During the year the company received contributions from the lessees of 27 Redington Road, London NW3 in respect of its administrative expenses and the management of the property. The movement of those funds during the year was as follows;

	31.10.16	31.10.15
	£	£
Service charge demanded	20,600	28,900
Service charge expenditure	(19,605)	(30,241)
Contribution to administration expenses of 27 Redington Road Limited	(582)	(1,059)
Surplus/(Deficit) for the year	413	(2,400)
Service charge Deficit brought forward	(3,434)	(1,034)
Service charge Deficit carried forward (Note 7)	(3,021)	(3,434)

3. OPERATING PROFIT

The operating profit is stated after charging:

	Year Ended	Period
	31.10.16	1.1.15
	£	to
		31.10.15
	£	£
Directors' remuneration and other benefits etc	-	-

4. TAXATION

Analysis of the tax charge

No liability to UK corporation tax arose on ordinary activities for the year ended 31 October 2016 nor for the period ended 31 October 2015.

27 REDINGTON ROAD LIMITED (REGISTERED NUMBER: 06611603)

Notes to the Financial Statements - continued
For The Year Ended 31 October 2016

5. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 November 2015 and 31 October 2016	1,000
NET BOOK VALUE	
At 31 October 2016	1,000
At 31 October 2015	1,000

In the opinion of the directors at 31 October 2016 there was no material difference between the book value and market value of the property.

6. STOCKS

	31.10.16 £	31.10.15 £
Funds held by management agent	-	195

7. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.16 £	31.10.15 £
Service charge deficit -Note 2	3,021	3,434
Prepayments	558	1,385

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.10.16 £	31.10.15 £
Balance due to managing agent	837	-
Accruals	2,742	5,014

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.10.16 £	31.10.15 £
Members' Loans To Fund Freehold Purchase	996	996

Repayable at the discretion of the directors to the members at the time of repayment.

10. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:			31.10.16 £	31.10.15 £
Number:	Class:	Nominal value:		
4	Ordinary	£1	4	4

Notes to the Financial Statements - continued
For The Year Ended 31 October 2016

11. RESERVES

	Profit and loss account £
Profit for the year	-
At 31 October 2016	-