

REGISTERED NUMBER: 14865708 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD 12 MAY 2023 TO 31 MAY 2024
FOR
REDDITCH CAPITAL LTD**

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FOR THE PERIOD 12 MAY 2023 TO 31 MAY 2024

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REDDITCH CAPITAL LTD
COMPANY INFORMATION
FOR THE PERIOD 12 MAY 2023 TO 31 MAY 2024

DIRECTORS:

Mr A A Faig
Mr I C Gluck

REGISTERED OFFICE:

105 Eade Road
OCC Building A
2nd Floor Unit 11a
London
N4 1TJ

REGISTERED NUMBER:

14865708 (England and Wales)

ACCOUNTANTS:

DAS Accounting & Partners (UK) LLP
105 Eade Road
OCC Building A
2nd Floor Unit 11a
London
N4 1TJ

REDDITCH CAPITAL LTD (REGISTERED NUMBER: 14865708)

**BALANCE SHEET
31 MAY 2024**

	Notes	£
FIXED ASSETS		
Investment property	5	28,670,000
CURRENT ASSETS		
Debtors	6	4,885,273
Cash at bank and in hand		<u>192,618</u>
		5,077,891
CREDITORS		
Amounts falling due within one year	7	<u>(28,450,780)</u>
NET CURRENT LIABILITIES		<u>(23,372,889)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		5,297,111
PROVISIONS FOR LIABILITIES		<u>(1,202,000)</u>
NET ASSETS		<u><u>4,095,111</u></u>
CAPITAL AND RESERVES		
Called up share capital		100
Retained earnings		<u>4,095,011</u>
		<u><u>4,095,111</u></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 May 2024.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 May 2024 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) 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 and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Profit and Loss Account has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 31 May 2025 and were signed on its behalf by:

Mr A A Faig - Director

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD 12 MAY 2023 TO 31 MAY 2024**

1. STATUTORY INFORMATION

Redditch Capital Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. STATEMENT OF COMPLIANCE

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006.

3. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The company's investment property is valued by the directors. The valuation of the company's property is inherently subjective, depending on many factors, including the individual nature of the property, its location and expected future net rental value, market yield and comparable market conditions. Therefore the valuation is subject to a degree of uncertainty and is made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Investment property

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its liabilities.

Taxation

Taxation for the period comprises current and deferred tax. Tax is recognised in the Profit and Loss Account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 12 MAY 2023 TO 31 MAY 2024

3. ACCOUNTING POLICIES - continued

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the period end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

4. EMPLOYEES AND DIRECTORS

The average number of employees during the period was NIL.

5. INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
Additions	23,862,387
Revaluations	4,807,613
At 31 May 2024	<u>28,670,000</u>
NET BOOK VALUE	
At 31 May 2024	<u>28,670,000</u>

The directors are of the opinion that £28,670,000 represents the open market value of the company's investment property at 31 May 2024. The historical cost of the investment property is £23,862,387.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Trade debtors	364,775
Other debtors	4,520,498
	<u>4,885,273</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Bank loans and overdrafts	16,555,689
Trade creditors	261,346
Taxation and social security	78,497
Other creditors	11,555,248
	<u>28,450,780</u>

The bank loans are secured by legal charges over the company's investment property.

**NOTES TO THE FINANCIAL STATEMENTS - continued
FOR THE PERIOD 12 MAY 2023 TO 31 MAY 2024**

8. RELATED PARTY DISCLOSURES

Other debtors include amounts of £3,945,699 due from companies which have directors in common with the company.

Other creditors include amounts of £1,303,865 owed to companies which have directors in common with the company.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.