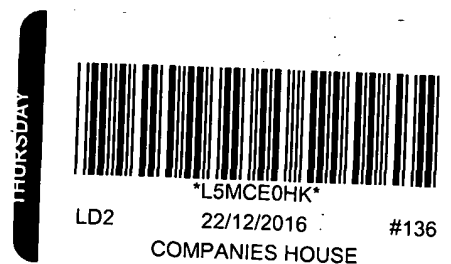


Rainham Investment Holdings Limited

Directors' Report and Unaudited Financial Statements

For the year ended 31 March 2016



Rainham Investment Holdings Limited

Company Information

Directors

W. J. Ives
R. J. Carr
K. F. Ives
A. M. Chapman
L. A. Marshall

Secretary

R. J. Carr

Company number

04385497

Registered office

Devonshire House
60 Goswell Road
London
EC1M 7AD

Accountants

Kingston Smith LLP
Orbital House
20 Eastern Road
Romford
Essex
RM1 3PJ

Business address

Kathryn House,
Manor Way
New Road
Rainham
Essex
England
RM13 8RE

Rainham Investment Holdings Limited

Contents

	Page
Directors' report	1
Accountants' report	2
Balance sheet	3
Notes to the financial statements	4 - 6

Rainham Investment Holdings Limited

Directors' Report

For the year ended 31 March 2016

The directors present their report and financial statements for the year ended 31 March 2016.

Principal activities

The company is a holding company and has not traded during the year.

Directors

The following directors have held office since 1 April 2015:

W. J. Ives
R. J. Carr
K. F. Ives
A. M. Chapman
L. A. Marshall

Statement of directors' responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

On behalf of the board



R. J. Carr

Director

20 December 2016

Rainham Investment Holdings Limited

Chartered Accountants' Report to the Board of Directors on the preparation of the Unaudited Statutory Financial Statements of Rainham Investment Holdings Limited for the year ended 31 March 2016

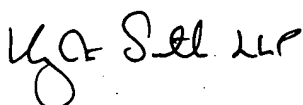
In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Rainham Investment Holdings Limited for the year ended 31 March 2016 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at icaew.com/membershandbook.

This report is made solely to the Board of Directors of Rainham Investment Holdings Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of Rainham Investment Holdings Limited and state those matters that we have agreed to state to the Board of Directors of Rainham Investment Holdings Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Rainham Investment Holdings Limited and its Board of Directors as a body, for our work or for this report.

It is your duty to ensure that Rainham Investment Holdings Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Rainham Investment Holdings Limited. You consider that Rainham Investment Holdings Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Rainham Investment Holdings Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.



Kingston Smith LLP

Chartered Accountants

20 April 2016

Orbital House
20 Eastern Road
Romford
Essex
RM1 3PJ

Rainham Investment Holdings Limited

Balance Sheet

As at 31 March 2016

	Notes	2016 £	£	2015 £	£
Fixed assets					
Investments	3		1,816,421		1,816,421
Current assets					
Debtors	4	9,720		9,720	
Cash at bank and in hand		104		104	
Net current assets			9,824		9,824
Total assets less current liabilities			1,826,245		1,826,245
Capital and reserves					
Called up share capital	5		1,498		1,498
Other reserves	6		1,834,285		1,834,285
Profit and loss account	6		(9,538)		(9,538)
Shareholders' funds	7		1,826,245		1,826,245

For the financial year ended 31 March 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit.

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 financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and the Financial Reporting Standard for Smaller Entities (effective January 2015).

Approved by the Board for issue on 20 December 2016


R. J. Carr
Director

Company Registration No. 04385497

Rainham Investment Holdings Limited

Notes to the Financial Statements

For the year ended 31 March 2016

1 Accounting policies

1.1 Accounting convention

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

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 Investments

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

1.4 Deferred taxation

In accordance with the Financial Reporting Standard for Smaller Entities, deferred tax is recognised as a liability or asset if transactions or events that give the company the obligation to pay more tax in future or a right to pay less tax in future have occurred by the balance sheet date.

1.5 Group accounts

The financial statements present information about the company as an individual undertaking and not about its group. The company and its subsidiary undertaking comprise a small-sized group. The company has therefore taken advantage of the exemptions provided by section 399 of the Companies Act 2006 not to prepare group accounts.

1.6 Related party relationships and transactions

The company has taken advantage of the exemption available in accordance with the Financial Reporting Standard for Smaller Entities not to disclose transactions entered into between two or more members of a group, as the company is a wholly owned subsidiary undertaking of the group to which it is party to the transactions.

2 Taxation

There is no corporation tax charge for the period.

Rainham Investment Holdings Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2016

3 Fixed asset investments

Shares in
group
undertakings
£

Cost and net book value

At 1 April 2015 & at 31 March 2016

1,816,421

Holdings of more than 20%

The company holds more than 20% of the share capital of the following companies:

Company	Country of registration or incorporation	Shares held Class	%
Subsidiary undertakings			
Rainham Steel Investments Limited	England & Wales	Ordinary shares	100.00

The aggregate amount of capital and reserves and the results of these undertakings for the last relevant financial year were as follows:

	Principal activity	Capital and reserves 2016 £	Profit/(loss) for the year 2016 £
Rainham Steel Investments Limited	Property investment	49,185,260	2,184,083

4 Debtors

2016
£

2015
£

Amounts owed by group undertakings and undertakings in which the company has a participating interest

9,720

9,720

5 Share capital

2016
£

2015
£

Allotted, called up and fully paid

1,497,690 Ordinary shares of 0.1p each

1,498

1,498

Rainham Investment Holdings Limited

Notes to the Financial Statements (Continued)

For the year ended 31 March 2016

6 Statement of movements on reserves

	Other reserves (see below) £	Profit and loss account £
Balance at 1 April 2015 and 31 March 2016	1,834,285	(9,538)
Other reserves		
Merger reserve		
Balance at 1 April 2015 & at 31 March 2016	1,834,285	

7 Reconciliation of movements in shareholders' funds

	2016 £	2015 £
Result for the financial year	-	-
Opening shareholders' funds	1,826,245	1,826,245
Closing shareholders' funds	1,826,245	1,826,245

8 Control

The controlling party is the W.J. Ives Children's settlement by virtue of its holding of 100% of the issued share capital.