

Irongate House Nominee 1 Limited

FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 December 2017

COMPANY NUMBER : 09863454



Irongate House Nominee 1 Limited

THE DIRECTORS' REPORT

AT 31 December 2017

The directors present their annual report together with the unaudited financial statements of the Company for the year ended 31 December 2017.

ACTIVITIES

The Company has been dormant within the meaning of s.1169 of the Companies Act 2006 (the "Act") throughout the year ended 31 December 2017 and during the preceding financial year. It is anticipated that the Company will remain dormant for the foreseeable future.

DIRECTORS

The directors of the Company for the year ended 31 December 2017

Andrew Charles Appleyard (Resigned: 17th August 2018)

David Anthony Diemer


Nicholas Tebbutt (Appointed: 4th September 2018)

AUDITORS

In accordance with "s.480 of the Companies Act", the Company is exempt from the obligation to appoint auditors in respect of the year ended 31 December 2017.

DATED: 6/1/18

BY ORDER OF THE BOARD



Nicholas Tebbutt
Director

Irongate House Nominee 1 Limited

STATEMENT OF FINANCIAL POSITION

AT 31 December 2017

	2017	2016
	£	£
CURRENT ASSETS		
Amount owed by group undertakings	5	5
NET ASSETS	£ 5	£ 5
CAPITAL AND RESERVES		
CALLED UP SHARE CAPITAL		
5 Ordinary shares of £ 1 each	5	5
SHAREHOLDERS' FUNDS – EQUITY	£ 5	£ 5

For the year ended 31 December 2017 the Company was entitled to exemption from audit under s.480 of the Act relating to dormant companies.

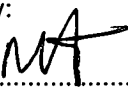
Directors' responsibilities:

- The members have not required the Company to obtain an audit of its accounts for the year in question in accordance with s. 476 of the Companies Act 2016; and
- The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small company's regime.

The immediate parent Company is Ascot Real Estate Investments GP LLP. The parent company is owned equally by Norwich Union (Shareholder GP) Limited and PSP Jessica Limited. Neither party has overall control. Norwich Union (Shareholder GP) Limited is a wholly owned subsidiary of the Aviva Plc group companies. PSP Jessica Limited is wholly owned subsidiary of PSPIB SDL Inc.

The Statement of Financial Position was approved by the directors on 6/9/18 and signed on their behalf by:


.....

Nicholas Tebbutt

Director

Irongate House (Nominee 1) Ltd

Notes to the Unaudited Financial Statements for the Year Ended 31 December 2017

1. Accounting policies

Basis of preparation

These accounts have been prepared under the historical cost convention.

Profit and loss

No profit and loss account has been presented as the company has had no significant accounting transactions, as defined by Companies Act 2006, during the accounting period.

2. Share Capital

Allotted, called up and fully paid shares

	31-Dec-17		31-Dec-16	
	No.	£	No.	£
Ordinary Shares of £1 each	5	5	5	5

3. Parent and ultimate parent undertaking

The immediate parent Company is Ascot Real Estate Investments GP LLP.

The parent company is owned equally by Norwich Union (Shareholder GP) Limited and PSP Jessica Limited. Neither party has overall control.

Norwich Union (Shareholder GP) Limited is a wholly owned subsidiary of the Aviva Plc group companies.

PSP Jessica Limited is wholly owned subsidiary of PSPIB SDL Inc.

The group accounts of Aviva Plc are publicly available from Companies House, Crown Way, Maindy, Cardiff CF 14 3 UZ and the group accounts of PSP Jessica Limited are publicly available online at www.investpsp.com