

Registered in England and Wales No: 09863454

IRONGATE HOUSE NOMINEE 1 LIMITED

FINANCIAL STATEMENTS

FOR THE PERIOD ENDED

31 December 2020



IRONGATE HOUSE NOMINEE 1 LIMITED

DIRECTORS, OFFICERS AND OTHER INFORMATION

Directors:

David Anthony Diemer
Susan Shields

Secretary:

Aviva Company Secretarial Services Limited

Registered Office:

St. Helen's, 1 Undershaft, London, United Kingdom, EC3P
3DQ

IRONGATE HOUSE NOMINEE 1 LIMITED**THE DIRECTORS' REPORT****AT 31 December 2020**

The directors present their report together with the unaudited financial statements of the Company for the period from 1 January 2020 to 31 December 2020.

INCORPORATION AND NAME

The Company was incorporated on 9 November 2015 as a private limited company and its name was Irongate House Nominee 1 Limited.

ACTIVITIES

Since incorporation the Company has been dormant within the meaning of s.1169 of the Companies Act 2006 (the "Companies Act") throughout the period ended 31 December 2020. It is anticipated that the Company will remain dormant for the foreseeable future.

DIRECTORS

The present directors and secretary who have served throughout the period, are listed below:

<u>Director</u>	<u>Appointed</u>	<u>Resigned</u>
David Anthony Diemer	9 November 2015	N/A
Nicholas Tebbutt	4 September 2018	6 March 2020
Susan Shields	6 March 2020	N/A
<u>Secretary</u>	<u>Appointed</u>	<u>Resigned</u>
Aviva Company Secretarial Services Limited	9 November 2015	N/A

AUDITORS

In accordance with s.480 of the Companies Act, the Company is exempt from the obligation to appoint auditors in respect of the period ended 31 December 2020.

This report was approved by the Board and signed on its behalf

BY ORDER OF THE BOARD



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David Diemer
Director

Date: 15 April 2021

IRONGATE HOUSE NOMINEE 1 LIMITED
STATEMENT OF FINANCIAL POSITION
AT 31 December 2020

	31 Dec 2020	31 Dec 2019
	£	£
CURRENT ASSETS		
Amounts due from parent company	5	5
	<hr/>	<hr/>
NET ASSETS	£5	£5
CAPITAL AND RESERVES		
CALLED UP SHARE CAPITAL		
5 Ordinary shares of £1 each	5	5
	<hr/>	<hr/>
SHAREHOLDERS' FUNDS – EQUITY	£5	£5
	<hr/>	<hr/>

For the period ended 31 December 2020 the Company was entitled to exemption from audit under s. 480 of the Companies Act relating to dormant companies.

Directors' responsibilities:

- The members have not required the Company to obtain an audit of its accounts for the period 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 Companies 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.

The Statement of Financial Position was approved by the directors on 15 April 2021 and signed on their behalf by:

DocuSigned by:


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David Diemer

Director

IRONGATE HOUSE NOMINEE 1 LIMITED

Notes to the Unaudited Financial Statements for the Period Ended 31 December 2020

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-20		31-Dec-19	
	No.	£	No.	£
5 Ordinary Shares of £1 each	5	5	5	5

On incorporation the Company had a share capital of five Ordinary shares of £1 each.

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 a wholly owned subsidiary of PSPIB SDL Inc. The group accounts of Aviva plc are publicly available from Companies House, Crown Way, Cardiff, CF14 3UZ or can be viewed and downloaded from the Aviva plc website at www.aviva.com.