

Company Registration No. 11346572 (England & Wales)

**DELANCEY NW1 GROUP LTD**  
**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2020**



# DELANCEY NW1 GROUP LTD

## COMPANY INFORMATION

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<b>Directors</b>	J W J Ritblat P J Goswell T Haden-Scott (resigned 30 June 2020)
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<b>Company Registration No.</b>	11346572 (England & Wales)
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<b>Registered Office</b>	6th Floor Lansdowne House Berkeley Square London W1J 6ER
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# DELANCEY NW1 GROUP LTD

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# DELANCEY NW1 GROUP LTD

## DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2020

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The directors present their report and financial statements for the year ended 31 March 2020, during which time the company did not trade, did not incur any liabilities and accordingly made neither profit nor loss for the year (2019: £nil). There were no recognised gains or losses for the year (2019: £nil).


### Directors

The following directors have held office during the year and to the date of this report:

J W J Ritblat  
P J Goswell  
T Haden-Scott (resigned 30 June 2020)

In preparing this report, the directors have taken advantage of the small companies' exemptions provided by section 415A of the Companies Act 2006.

Approved and authorised for issue by the Board on the date below and signed on their behalf by:

  
.....  
J W J Ritblat  
Director

Date: 5 March 2021

# DELANCEY NW1 GROUP LTD

## BALANCE SHEET AS AT 31 MARCH 2020

Company Registration No. 11346572 (England & Wales)

	31 March 2020 £	31 March 2019 £
<b>Fixed assets</b>		
Investments		
- Investments in subsidiaries	2	2
<b>Current assets</b>		
Debtors		
- Amounts due from group undertakings	1	1
<b>Creditors:</b>		
<b>amounts falling due within one year</b>		
Amounts due to group undertakings	(2)	(2)
<b>Net current liabilities</b>	(1)	(1)
<b>Net assets</b>	<u>1</u>	<u>1</u>
<b>Capital and reserves</b>		
Called up share capital	<u>1</u>	<u>1</u>
<b>Shareholder's funds</b>	<u>1</u>	<u>1</u>

The company did not trade during the year ended 31 March 2020 and, accordingly, made neither a profit nor a loss. No profit and loss account is appended.

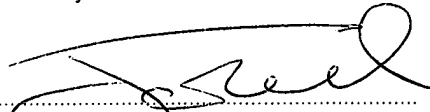
For the year ended 31 March 2020 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

### **Directors' responsibilities:**

- The members have not required the company to obtain an audit of its financial statements for the period in question in accordance with section 476; and
- 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 and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the Board on 5 March '21 and signed on their behalf by:

  
J.W.J. Ritblat  
Director

# DELANCEY NW1 GROUP LTD

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

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Company Registration No: 11346572 (England & Wales)

### 1 Company information

The company is a private company limited by shares and is incorporated in the United Kingdom. The address of the registered office is 6th Floor, Lansdowne House, Berkeley Square, London W1J 6ER. The company is a dormant company, as conferred by section 480 of the Companies Act 2006, and therefore did not trade during the current or prior financial period.

### 2 Accounting policies

#### 2.1 Basis of preparation

The financial statements are prepared in Pounds sterling, which is the functional currency of the Company.

The financial statements have been prepared under the historic cost convention and in accordance with Section 1A - "Small Entities" of Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the UK and the Republic of Ireland" and the Companies Act 2006.

The financial statements present information about the Company as an individual undertaking and not about its Group. The Company has not prepared consolidated financial statements as the Company and its subsidiaries form a small group.

#### 2.2 Going concern

The company will be supported by its immediate parent company. Accordingly the sole director has adopted the going concern basis in preparing these financial statements.

#### 2.3 Impairment of non-financial assets

At each reporting date the Company assesses whether there is an indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If there is no indication of impairment, it is not necessary to estimate the recoverable amount.

The Company recognises an impairment loss immediately in the Profit and Loss Account unless the asset is carried at a revalued amount in accordance with another section (e.g. property, plant and equipment). Any decrease in a revalued amount shall be in accordance with that other section.

#### 2.4 Investments in subsidiaries

Investments in subsidiaries are accounted for at cost.

#### 2.5 Short-term debtors and creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the Profit and Loss Account in other operating expenses.

### 3 Directors' emoluments

No Director received emoluments for qualifying services and no Director retirement benefits are accruing under money purchase pension schemes. The Directors received emoluments from Delancey Real Estate Asset Management Limited, a company under common control.

### 4 Related party transactions

At the year end, the company was owed £1 by its immediate parent company, Delancey Real Estate Partners Limited, a company registered in the British Virgin Islands (2019: £1).

### 5 Ultimate parent undertaking

The ultimate parent undertaking is Cortx Holdings Limited, a company registered in England & Wales. Cortx Holdings Limited is the parent company of both the largest and smallest group of which the Company is a member. The consolidated financial statements of Cortx Holdings Limited are publicly available at 6th Floor, Lansdowne House, Berkeley Square, London W1J 6ER.