

**Unaudited Financial Statements**  
**For The Year Ended 31 December 2020**  
**for**  
**COUNTY HALL FREEHOLD LIMITED**

LBCo Ltd  
16 Northfields Prospect  
Putney Bridge Road  
London  
SW18 1PE

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**For The Year Ended 31 December 2020**

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**COUNTY HALL FREEHOLD LIMITED**

**Company Information**  
**For The Year Ended 31 December 2020**

**DIRECTORS:**

N M Stoate  
S Venkatasawmy  
H Voake

**SECRETARY:**

Taylor Wessing Secretaries Limited

**REGISTERED OFFICE:**

5 New Street Square  
London  
EC4A 3TW

**REGISTERED NUMBER:**

11228336 (England and Wales)

**ACCOUNTANTS:**

LBCo Ltd  
16 Northfields Prospect  
Putney Bridge Road  
London  
SW18 1PE

**COUNTY HALL FREEHOLD LIMITED (REGISTERED NUMBER: 11228336)****Balance Sheet**  
**31 December 2020**

	Notes	31.12.20 £	£	31.12.19 £	£
<b>FIXED ASSETS</b>					
Investment property	4		4,437,780		4,437,780
<b>CURRENT ASSETS</b>					
Debtors	5	201,205		330,635	
<b>CREDITORS</b>					
Amounts falling due within one year	6	<u>113,107</u>		<u>94,206</u>	
<b>NET CURRENT ASSETS</b>			<u>88,098</u>		<u>236,429</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			4,525,878		4,674,209
<b>CREDITORS</b>					
Amounts falling due after more than one year	7		<u>4,524,650</u>		<u>4,674,650</u>
<b>NET ASSETS/(LIABILITIES)</b>			<u>1,228</u>		<u>(441)</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	9		350		350
Retained earnings			<u>878</u>		<u>(791)</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>1,228</u>		<u>(441)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2020 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 Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 29 September 2021 and were signed on its behalf by:

S Venkatasawmy - Director

**Notes to the Financial Statements  
For The Year Ended 31 December 2020****1. STATUTORY INFORMATION**

County Hall Freehold Limited 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. ACCOUNTING POLICIES****Basis of preparing the financial statements**

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. The financial statements have been prepared under the historical cost convention.

**Turnover**

Turnover represents rent and other income receivable for the period.

**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.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was NIL (2019 - NIL).

**4. INVESTMENT PROPERTY**

	Total £
<b>FAIR VALUE</b>	
At 1 January 2020	
and 31 December 2020	4,437,780
<b>NET BOOK VALUE</b>	
At 31 December 2020	4,437,780
At 31 December 2019	4,437,780

**5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.20 £	31.12.19 £
Lessee arrears	14,680	9,480
Solicitor's and agent's client accounts	185,441	301,869
Prepayments and accrued income	1,084	19,286
	<u>201,205</u>	<u>330,635</u>

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.20 £	31.12.19 £
Lessee account balances	17,311	23,656
Tax	631	240
Other creditors	27,372	18,920
Accruals and deferred income	67,793	51,390
	<u>113,107</u>	<u>94,206</u>

**Notes to the Financial Statements - continued**  
**For The Year Ended 31 December 2020****7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.12.20	31.12.19
	£	£
Shareholders' loans 1	1,025,000	1,175,000
Shareholders' loans 2	3,499,650	3,499,650
	<u>4,524,650</u>	<u>4,674,650</u>
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Shareholders' loans 1	1,025,000	1,175,000
Shareholders' loans 2	3,499,650	3,499,650
	<u>4,524,650</u>	<u>4,674,650</u>

**8. SECURED DEBTS**

Shareholders' loans 1 of £1,025,000 (2019 £1,175,000) are secured by a fixed charge on the company's investment property

**9. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	31.12.20	31.12.19
			£	£
350	Ordinary	£1	<u>350</u>	<u>350</u>

**10. RELATED PARTY DISCLOSURES**

The directors of the company have participated, together with other shareholders, in the long term loans shown in note 7.

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.