

CROSS HOUSE BUILDINGS LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2003



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INCORPORATING RAINBOW GILLESPIE
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CROSS HOUSE BUILDINGS LIMITED

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CROSS HOUSE BUILDINGS LIMITED

INDEPENDENT AUDITORS' REPORT TO CROSS HOUSE BUILDINGS LIMITED UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts set out on pages 3 to 5, together with the financial statements of the company for the year ended 31 December 2003 prepared under section 226 of the Companies Act 1985.

This report is made solely to the company's members, as a body, in accordance with Section 247B of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and (6) of the Act to the Registrar of Companies and whether the accounts to be delivered are properly prepared in accordance with those provisions and to report our opinion to you.

Basis of audit opinion

We have carried out the procedures we considered necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the financial statements.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts on pages 3 to 5 are properly prepared in accordance with those provisions.

Other information

On 4 June 2004 we reported, as auditors of Cross House Buildings Limited, to the members on the financial statements prepared under section 226 of the Companies Act 1985 for the year ended 31 December 2003, and our audit report was as follows:

"We have audited the financial statements of Cross House Buildings Limited on pages 5 to 10 for the year ended 31 December 2003. These financial statements have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002), under the historical cost convention and the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

CROSS HOUSE BUILDINGS LIMITED

INDEPENDENT AUDITORS' REPORT TO CROSS HOUSE BUILDINGS LIMITED (CONTINUED) UNDER SECTION 247B OF THE COMPANIES ACT 1985

Respective responsibilities of directors and auditors

As described in the statement of directors' responsibilities on page 2 the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you if, in our opinion, the directors' report is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the directors' report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

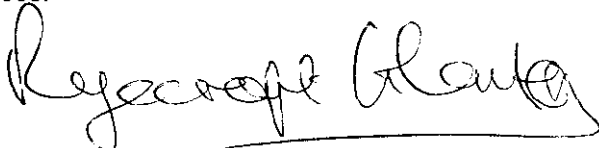
We conducted our audit in accordance with United Kingdom Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Qualified opinion arising from disagreement about accounting treatment

The company follows the policy of including investment properties in the balance sheet at cost. This is not in accordance with Statement of Standard Accounting Practice No. 19 "Accounting for investment properties" which requires that such properties be included at open market value. Any surpluses or deficits on revaluation would affect the amount shown in the balance sheet for investment properties and revaluation reserve. Where the revalued amount is less than the original cost of the investment property, the deficit, below that original cost, would also reduce profits on ordinary activities before taxation. In the absence of valuations of the company's investment properties, it is not practicable to quantify the effects of the departure.

Except for the failure to account for investment properties in the manner described above, in our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 December 2002 and its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985."



Ryecroft Glenton

4 June 2004

Chartered Accountants
Registered Auditor

27 Portland Terrace
Newcastle upon Tyne
NE2 1QP

CROSS HOUSE BUILDINGS LIMITED

ABBREVIATED BALANCE SHEET AS AT 31 DECEMBER 2003

	Notes	2003 £	£	2002 £	£
Fixed assets					
Tangible assets	2	3,497,043		1,872,655	
Investments	2	67,425		67,425	
		<u>3,564,468</u>		<u>1,940,080</u>	
Current assets					
Debtors		187,635		139,043	
Cash at bank and in hand		50,121		-	
		<u>237,756</u>		<u>139,043</u>	
Creditors: amounts falling due within one year		<u>(507,022)</u>		<u>(739,751)</u>	
Net current liabilities		<u>(269,266)</u>		<u>(600,708)</u>	
Total assets less current liabilities		<u>3,295,202</u>		<u>1,339,372</u>	
Creditors: amounts falling due after more than one year	3	<u>(1,787,500)</u>		<u>-</u>	
		<u>1,507,702</u>		<u>1,339,372</u>	
Capital and reserves					
Called up share capital	4	42,377		42,377	
Profit and loss account		1,465,325		1,296,995	
Shareholders' funds		<u>1,507,702</u>		<u>1,339,372</u>	

These abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

The financial statements were approved by the Board on 4 June 2004



R A Dickinson
Director

CROSS HOUSE BUILDINGS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2003

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 June 2002).

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable accounting standards.

1.3 Turnover

Turnover represents amounts receivable for goods and services net of VAT and trade discounts.

1.4 Tangible fixed assets and depreciation

Investment properties are included in the balance sheet at cost. Depreciation is not provided on any investment properties.

Although this accounting policy is a departure from SSAP 19, Accounting for investment properties and from the general requirement of the Companies Act 1985 for all tangible assets to be depreciated. In the opinion of the directors the policy is a fair reflection of the long term intentions of the company to maintain those properties in the balance sheet. The directors are satisfied that the value of investment properties is not materially understated in the accounts.

1.5 Investments

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

2 Fixed assets

	Tangible assets	Investments	Total
	£	£	£
Cost			
At 1 January 2003	1,872,654	67,425	1,940,079
Additions	1,624,389	-	1,624,389
At 31 December 2003	3,497,043	67,425	3,564,468
At 31 December 2002	1,872,655	67,425	1,940,080

3 Creditors: amounts falling due after more than one year

	2003	2002
	£	£
Analysis of loans repayable in more than five years		
Not wholly repayable within five years by instalments	947,500	-

The aggregate amount of creditors for which security has been given amounted to £1,997,500 (2002 - £476,477).

CROSS HOUSE BUILDINGS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2003

4	Share capital	2003 £	2002 £
	Authorised		
	45,000 Ordinary shares of £1 each	<u>45,000</u>	<u>45,000</u>
	Allotted, called up and fully paid		
	42,377 Ordinary shares of £1 each	<u>42,377</u>	<u>42,377</u>