

Company Registration No. 00555477 (England and Wales)

CROSS HOUSE BUILDINGS LIMITED
UNAUDITED ABBREVIATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2014



CROSS HOUSE BUILDINGS LIMITED

ABBREVIATED BALANCE SHEET

AS AT 31 DECEMBER 2014

	Notes	2014		2013	
		£	£	£	£
Fixed assets					
Tangible assets	2		4,061,206		4,061,206
Investments	2		843,757		708,777
			<u>4,904,963</u>		<u>4,769,983</u>
Current assets					
Debtors		234,359		240,826	
Cash at bank and in hand		343,177		77,268	
		<u>577,536</u>		<u>318,094</u>	
Creditors: amounts falling due within one year	3	(408,623)		(387,256)	
Net current assets/(liabilities)			168,913		(69,162)
Total assets less current liabilities			<u>5,073,876</u>		<u>4,700,821</u>
Creditors: amounts falling due after more than one year	4	(556,000)		(656,000)	
			<u>4,517,876</u>		<u>4,044,821</u>
Capital and reserves					
Called up share capital	5		42,377		42,377
Profit and loss account			4,475,499		4,002,444
Shareholders' funds			<u>4,517,876</u>		<u>4,044,821</u>

For the financial year ended 31 December 2014 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

Approved by the Board for issue on 15 May 2015



Mr R A Dickinson
Director

Company Registration No. 00555477

CROSS HOUSE BUILDINGS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2014

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 April 2008).

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. They continue to believe the going concern basis of accounting appropriate in preparing the annual financial statements.

1.2 Compliance with accounting standards

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

1.3 Turnover

Turnover comprises revenue recognised by the company in respect of rents and service charges receivable and insurance costs rechargeable.

Where income is received in advance for rental periods which span the year end, the income is included in deferred income within other creditors in the balance sheet. Similarly, for rent paid in arrears, the income is included in accrued income within other debtors in the balance sheet.

1.4 Tangible fixed assets and depreciation

Investment properties are included in the balance sheet at cost. This is not in accordance with Statement of Standard Accounting Practice No 19, "Accounting for investment properties" or with Financial Reporting Standard for Smaller Entities (effective April 2008) which require investment properties to be included at their open market value.

Investment properties are not depreciated.

1.5 Investments

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

CROSS HOUSE BUILDINGS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2014

2 Fixed assets

	Tangible assets	Investments	Total
	£	£	£
Cost			
At 1 January 2014	4,061,206	708,777	4,769,983
Additions	-	134,980	134,980
At 31 December 2014	<u>4,061,206</u>	<u>843,757</u>	<u>4,904,963</u>
At 31 December 2013	<u>4,061,206</u>	<u>708,777</u>	<u>4,769,983</u>

Included in the Unlisted Investments balance is the companies 2.56% share in Stratton House Investment Property Syndicate.

During the year, the company was entitled to a proportion of the syndicate's rental income and was allocated the same proportion of its expenditure, these have been included in the results of the company as appropriate. Cross House Buildings Ltd received quarterly distributions from the syndicate, but this does not match its allocation of profits. As a result, there is an amount of £2,989 included in other creditors due to the syndicate.

3 Creditors: amounts falling due within one year

The aggregate amount of creditors for which security has been given amounted to £100,000 (2013 - £100,000).

The bank loans and overdraft are secured by a charge over various properties owned by the company.

4 Creditors: amounts falling due after more than one year

	2014	2013
	£	£
Analysis of loans repayable in more than five years		
Total amounts repayable by instalments which are due in more than five years	<u>556,000</u>	<u>656,000</u>

The aggregate amount of creditors for which security has been given amounted to £556,000 (2013 - £656,000).

The bank loans are secured by a charge over various properties owned by the company.

5 Share capital

	2014	2013
	£	£
Allotted, called up and fully paid		
42,377 Ordinary shares of £1 each	<u>42,377</u>	<u>42,377</u>

CROSS HOUSE BUILDINGS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2014

6 Ultimate parent company

Mr A Dickinson is the ultimate controlling party of the company.

7 Related party relationships and transactions

Other transactions

Some of the directors are shareholders/directors in Grainger PLC, in which the company has an investment, details of which are shown in the notes to the accounts.

Mr R A Dickinson is a partner in Bond Dickinson LLP, which provides legal services, at arms length, to the company, from time to time.