

Cheval Bridging Finance Limited

Annual report

30 June 2015

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Cheval Bridging Finance Limited

Annual report

Year ended 30 June 2015

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Cheval Bridging Finance Limited
Officers and professional advisers

The board of directors

M D Chesler
G R B Pitzer
D J Murray
D M Levine

Registered office

c/o Sylvester Amiel Lewin & Horne, Solicitors
Pearl Assurance House
319 Ballards Lane
London
N12 8LY

Auditor

Moore Stephens Northern Home Counties Limited
Chartered Accountants and Statutory Auditor
First Floor
73-75 High Street
Stevenage
Hertfordshire
SG1 3HR

Bankers

Clydesdale Bank PLC
1 Georges Square
Bath Street
Bristol
BS1 6BP

Cheval Bridging Finance Limited

Directors' report

Year ended 30 June 2015

The directors present their report and the audited financial statements of the company for the year ended 30 June 2015.

Principal activities and business review

The principal activity is granting of short term loans secured by legal charges over land and buildings.

Until 5 February 2015 the company was authorised by the Financial Conduct Authority with regard to regulated mortgage business. The company is no longer actively trading and is currently collecting the remaining loan book.

The directors believe that the company has adequate resources and is well placed to manage its business risks successfully. Therefore the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

Directors

The directors who served the company during the year were as follows:

M D Chesler
G R B Pitzer
D J Murray
D M Levine

Directors' responsibilities

The directors are responsible for preparing the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that year.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Moore Stephens Northern Home Counties Limited have been appointed as auditor in accordance with section 485 of the Companies Act 2006.

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Cheval Bridging Finance Limited

Directors' report (*continued*)

Year ended 30 June 2015

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Signed by order of the directors

G R B Pitzer

Director

Approved by the directors on 17 March 2016

Cheval Bridging Finance Limited

Independent auditor's report to the shareholder of Cheval Bridging Finance Limited

Year ended 30 June 2015

We have audited the financial statements of Cheval Bridging Finance Limited for the year ended 30 June 2015 which comprise the profit and loss account, balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's shareholder, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's shareholder 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 shareholder as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the directors' responsibilities statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2015 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemptions from the requirement to prepare a strategic report.

Mark Stephens Northern Home Counties Limited

MARK STEPHENS (Senior Statutory Auditor)
for and on behalf of MOORE STEPHENS NORTHERN HOME COUNTIES LIMITED
Chartered Accountants and Statutory Auditor
Stevenage

21/3/2016

Cheval Bridging Finance Limited

Profit and loss account

Year ended 30 June 2015

	Note	2015 £	2014 £
Turnover		39,803	141,350
Cost of sales		41,924	83,433
Gross (loss)/profit		(2,121)	57,917
Administrative expenses		(10,044)	40,355
Operating profit	2	7,923	17,562
Interest receivable		259	640
Profit on ordinary activities before taxation		8,182	18,202
Tax on profit on ordinary activities		4,810	15,000
Profit for the financial year		3,372	3,202

The notes on pages 7 to 8 form part of these financial statements.

Cheval Bridging Finance Limited

Balance sheet

As at 30 June 2015

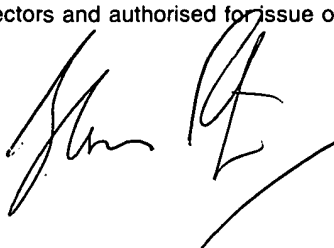
	Note	2015 £	2014 £
Current assets			
Debtors	3	88,792	377,523
Cash at bank		83,588	48,768
		<u>172,380</u>	<u>426,291</u>
Creditors: amounts falling due within one year	4	<u>116,261</u>	<u>373,544</u>
Net current assets		<u>56,119</u>	<u>52,747</u>
Total assets less current liabilities		<u>56,119</u>	<u>52,747</u>
Capital and reserves			
Called up equity share capital	6	100	100
Profit and loss account	7	56,019	52,647
Shareholder's funds		<u>56,119</u>	<u>52,747</u>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These financial statements were approved by the directors and authorised for issue on 17 March 2016, and are signed on their behalf by:

G R B Pitzer

Company Registration Number: 04430986



The notes on pages 7 to 8 form part of these financial statements.

Cheval Bridging Finance Limited

Notes to the financial statements

Year ended 30 June 2015

1. Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Turnover and cost of sales

Turnover represents interest received and receivable from loans advanced and other fees associated with loans advanced.

Cost of sales represents interest paid and payable on funders' loans together with direct costs.

Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

Financial instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

2. Operating profit

Operating profit is stated after charging:

	2015	2014
	£	£
Auditor's fees	11,120	10,520

3. Debtors

	2015	2014
	£	£
Trade debtors	87,574	362,568
Other debtors	1,218	14,955
	88,792	377,523

Debtors are shown net of specific bad debt provisions of £107,971 (2014 - £249,543).

Trade debtors are the amounts due from borrowers and are secured by legal charges held over land and buildings, regarding which the group and company had received professional valuations.

Cheval Bridging Finance Limited

Notes to the financial statements

Year ended 30 June 2015

4. Creditors: amounts falling due within one year

	2015 £	2014 £
Amounts owed to group undertakings	63,183	303,724
Taxation	4,810	—
Other creditors	48,268	69,820
	<u>116,261</u>	<u>373,544</u>

5. Related party transactions

G R B Pitzer and D J Murray, directors of the company are also directors of Currie Easy Self Storage Limited. During the year the company paid £6,710 (2014 - £4,978) for services provided by Currie Easy Self Storage Limited.

G R B Pitzer and D J Murray, directors of the company are also directors of The Greater London Finance Company Limited. During the year the company paid £Nil (2014 - £24,000) for services provided by The Greater London Finance Company Limited.

The company paid interest in the year to its parent company, Flexinet Limited, totalling £41,924 (2014 - £83,433) and management charges totalling £36,000 (2014 - £Nil).

6. Share capital

Allotted, called up and fully paid:

	2015 No	£	2014 No	£
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

7. Profit and loss account

	2015 £	2014 £
Balance brought forward	52,647	49,445
Profit for the financial year	<u>3,372</u>	<u>3,202</u>
Balance carried forward	<u>56,019</u>	<u>52,647</u>

8. Ultimate parent company

The company's ultimate parent company is Flexinet Limited.