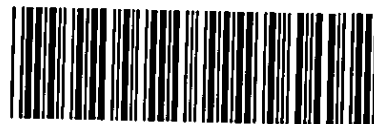


**Registered Number 4551294**  
**(Registered in England and Wales)**  
**Catherine Hitchcock Developments Ltd**  
**Annual Report and Accounts**  
**For the Year Ended 30 September 2006**

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COMPANIES HOUSE

**Catherine Hitchcock Developments Ltd**

**Registered Number 4551294**

**Company Information**

**Directors**

EP Porteous  
G Tewkesbury  
D J Watkins

**Secretary**

Close Trading Companies Secretaries Limited

**Registered Office:**

10 Crown Place  
London  
EC2A 4FT

**Business Address**

10 Crown Place  
London  
EC2A 4FT

**Bankers**

The Royal Bank of Scotland Plc  
2 1/2 Devonshire Square  
London  
EC2M 4XJ

**Close Brothers Limited**

10 Crown Place  
London  
EC2A 4FT

### Directors' Report

The directors present their report and accounts for the year ended 30 September 2006

#### Results and dividends

The profit for the year after taxation amounted to £4,793 (2005 Profit of £1,661)

There were no dividends paid or proposed during the year

#### Principal Activity

The company continues to trade as a developer. The company has entered into twenty-seven development partnerships undertaking development projects, twelve of these projects have been completed. The company has current interests in fifteen developments, these are detailed in the notes to the accounts.


**Directors.** EP Porteous  
G Tewkesbury  
D J Watkins

**Secretary:** Close Trading Companies Secretaries Limited

The directors had no interests in the ordinary shares of the company as at 30 September 2006, at the 30 September 2005 or at the date of their appointment.

The Directors' Report has been prepared in accordance with the special provisions in Part VII of the Companies Act 1985 relating to small companies.

This report was approved by the board on the 26 April 2007



And signed on their behalf by  
G Tewkesbury, Director

**Profit and Loss Account for the year ended 30 September 2006**

		<b>2006</b>	<b>2005</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>
<b>Partnership income</b>	2	5,026	1,367
Administration costs	3	(125)	(129)
<b>Operating profit / (loss)</b>		<b>4,901</b>	<b>1,238</b>
Interest - payable		-	-
- receivable		691	423
<b>Profit / (loss) on ordinary activities before taxation</b>		<b>5,592</b>	<b>1,661</b>
Taxation	4	(799)	-
<b>Profit / (loss) on ordinary activities after taxation</b>		<b>4,793</b>	<b>1,661</b>
Dividends	5	-	-
<b>Retained profit/(loss) for the financial year</b>		<b>4,793</b>	<b>1,661</b>
<b>Profit/(loss) brought forward</b>		<b>9,282</b>	<b>7,621</b>
<b>Profit/(loss) carried forward</b>		<b>14,075</b>	<b>9,282</b>

All results relate to continuing activities

All recognised gains and losses are included in the profit and loss account

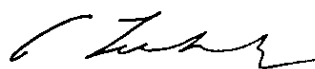
The Notes to the accounts form part of these financial statements

## Balance Sheet as at 30 September 2006

	Notes	2006 £	2006 £	2005 £	2005 £
<b>Current assets</b>					
Interests in developments	6	131,056		130,790	
Debtors	7	4,743		5,194	
Cash at bank and in hand		9,411		3,985	
<b>Total current assets</b>		<b>145,210</b>		<b>139,969</b>	
<b>Creditors amounts falling due within one year</b>	8	(2,636)		(2,188)	
<b>Net current assets</b>			142,574		137,781
<b>Total assets less current liabilities</b>			<b>142,574</b>		<b>137,781</b>
<b>Capital and reserves</b>					
Called up share capital	9		66,580		66,580
Share premium	10		61,919		61,919
Profit and Loss account	10		14,075		9,282
<b>Shareholders funds</b>			<b>142,574</b>		<b>137,781</b>

- a For the year ended 30 September 2006 the company was entitled to exemption from audit under section 249A(1) of the Companies Act 1985
- b Members have not required the company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985
- c The directors acknowledge their responsibility for
- ensuring the company keeps accounting records which comply with Section 221, and
  - preparing accounts which give true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit and loss for the financial year, in accordance with the requirements of section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as is applicable to the company
- d The accounts have been prepared in accordance with the special provisions in Part VII of the Companies Act 1985 relating to smaller entities and with the Financial Reporting Standard for Smaller Entities (effective January 2005)

Approved by the board on 26 April 2007



And signed on their behalf by  
G Tewkesbury, Director

## Notes to the accounts

For the year ended 30 September 2006

**1 Accounting policies****1.1 Basis of Preparation**

The accounts are prepared under the historical cost convention in accordance with the Financial Reporting Standards for Smaller Entities (effective January 2005)

The company has taken advantage of the exemption in Financial Reporting Standard No 1 from the requirement to produce a cash flow statement on the grounds that it is a small company

**1.2 Partnership Income**

Partnership income is shown on an accruals basis

Partnership income represents income derived from development partnerships

**1.3 Interests**

Interests in development partnerships are stated at cost

**1.4 Issue Costs**

Issue costs have been deducted from the share premium account in accordance with Financial Reporting Standard No 4

**2 Partnership income**

	2006	2005
Net profits / (losses) for the year as follows		
	£	£
<b>Commercial</b>		
Little Chalfont	(14)	-
Stratford Upon Avon Commercial	90	-
	<hr/> 76	<hr/> -

**2 Partnership income (continued)****Residential**

Bognor Regis	13	742
Bramcote	1,527	(279)
Canford Cliffs	191	(31)
Cottingley	22	-
Fishponds	451	60
Harborne	263	(11)
Harrogate	458	1,881
Hemel Hempstead	(13)	(81)
Hitchin	(11)	-
Ivinghoe Aston	709	(49)
Lacock	(838)	(172)
Lichfield	7	(19)
Pinner	187	(109)
Princes Risborough	101	(10)
Pudsey	124	(3)
Ringwood	(48)	(111)
Salisbury Road	131	(21)
Sandbanks	(320)	198
Sherston	(44)	-
Streetly Lane	(34)	(19)
Tenterden	556	(329)
Urchfont	(258)	(115)
Wetherby	1,776	(231)
Widford	-	76
	<u>4,950</u>	<u>1,367</u>
<b>Grand Total</b>	<u><u>5,026</u></u>	<u><u>1,367</u></u>

**3 Administration Expenses****2006****2005****£****£**

Directors' expenses

(125)

(129)

(125)(129)**4 Taxation****2006****2005****£****£**

UK corporation tax

(799)

-

(799)-

**5 Dividends**

	<b>2006</b>	<b>2005</b>
	<b>£</b>	<b>£</b>
Dividends	-	-
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>

**6 Interests in developments**

	<b>2006</b>	<b>2005</b>
	<b>£</b>	<b>£</b>
<b>Commercial</b>		
Little Chalfont	25,000	-
Stratford Upon Avon Commercial	17,000	-
	<u>42,000</u>	<u>-</u>
<b>Residential</b>		
Bramcote	-	15,000
Canford Cliffs	-	3,000
Fishponds	-	9,500
Ivinghoe Aston	-	5,000
Lacock	1,100	11,000
Pinner	2,750	5,500
Pudsey	-	2,000
Ringwood	13,000	13,000
Sherston	6,600	-
Streetly Lane	5,000	5,000
Cottingley	20,000	-
Harborne	5,000	5,000
Hemel Hempstead	106	2,000
Hitchin	13,000	-
Princes Risborough	1,000	2,000
Salisbury Road	1,000	2,000
Sandbanks	1,500	1,500
Tenterden	19,000	19,000
Urchfont	-	7,790
Wetherby	-	22,000
Widford	-	500
	<u>89,056</u>	<u>130,790</u>
<b>Grand Total</b>	<u><b>131,056</b></u>	<u><b>130,790</b></u>



**7 Debtors**

	<b>2006</b>	<b>2005</b>
	<b>£</b>	<b>£</b>
Bognor Regis	-	674
Bramcote	998	-
Canford Cliffs	6	-
Cottingley	22	-
Fishponds	448	-
Harborne	252	-
Harrogate	412	2,991
Ivinghoe Aston	660	-
Pinner	78	-
Princes Risborough	83	-
Salisbury Road	100	-
Sandbanks	-	180
Stratford Upon Avon Commercial	90	-
Tenterden	51	-
Urchfont	1	1,232
Wetherby	1,542	-
Widford	-	64
Accrued interest	-	53
	<b><u>4,743</u></b>	<b><u>5,194</u></b>

**8 Creditors amounts falling due within one year**

	<b>2006</b>	<b>2005</b>
	<b>£</b>	<b>£</b>
Bognor Regis	(39)	-
Bramcote	-	(529)
Canford Cliffs	-	(31)
Fishponds	-	(3)
Harborne	-	(11)
Hemel Hempstead	(134)	(121)
Hitchin	(11)	-
Ivinghoe Aston	-	(49)
Lacock	(1,104)	(266)
Lichfield	(12)	(19)
Little Chalfont	(14)	-
Pinner	-	(109)
Princes Risborough	-	(18)
Pudsey	(1)	(11)
Ringwood	(159)	(111)
Salisbury Road	-	(31)
Sandbanks	(140)	-
Sherston	(44)	-
Streetly Lane	(54)	(19)

Tenterden	-	(504)
Wetherby	-	(231)
UK corporation tax	(799)	-
Directors' expenses	(125)	(125)
	<u>(2,636)</u>	<u>(2,188)</u>

**9 Share capital**

	<b>2006</b>	<b>2005</b>
	<b>£</b>	<b>£</b>
Authorised share capital		
1,000,000 Ordinary Shares of 50p each	<u>500,000</u>	<u>500,000</u>
Allotted, called up and fully paid		
133,160 Ordinary shares of 50p each	<u>66,580</u>	<u>66,580</u>

**10 Reconciliation of Movements in Shareholders' Funds**

	<b>Share Capital</b>	<b>Share Premium</b>	<b>Profit &amp; Loss account</b>	<b>Total Shareholders' Funds</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
As at 30 September 2005	66,580	61,919	9,282	137,781
Shares issued net of issue costs	-	-	-	-
Retained profit/(loss) for the year			4,793	4,793
Dividends			-	-
As at 30 September 2006	<u>66,580</u>	<u>61,919</u>	<u>14,075</u>	<u>142,574</u>
<b>Comparative</b>				
As at 30 September 2004	66,580	61,919	7,621	136,120
Shares issued net of issue costs	-	-	-	-
Retained profit/(loss) for the year			1,661	1,661
Dividends			-	-
As at 30 September 2005	<u>66,580</u>	<u>61,919</u>	<u>9,282</u>	<u>137,781</u>

## 11 Related party disclosures

G Tewkesbury, director of the company is also an employee of Close Investments Limited (CIL) formerly Close Brothers Investment Limited (CBIL) which charged initial fees of 3.5% on the subscribed share capital

CIL also administers the partnerships in which the company had an interest during the year  
For this service CIL received fees of

2.5% p.a. on Commercial Development Partnerships capital

2.5% p.a. on Residential Development Partnerships capital

## 12 Ultimate Controlling Party

The ultimate controlling party is Anthony John Michael Hitchcock who holds 100% of the share capital