

Claybrook Limited

**Unaudited Abbreviated Accounts
Year Ended 31 October 2016**

Company Registration Number: 04222752

Claybrook Limited

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Claybrook Limited
Abbreviated Balance Sheet
31 October 2016

	Note	2016 £	2015 £
Fixed assets			
Tangible fixed assets	<u>2</u>	4,862,013	4,871,340
Investments	<u>2</u>	101	101
		<u>4,862,114</u>	<u>4,871,441</u>
Current assets			
Debtors		47,582	274,399
Cash at bank and in hand		<u>90,220</u>	<u>74,512</u>
		137,802	348,911
Creditors: Amounts falling due within one year		<u>(601,727)</u>	<u>(864,904)</u>
Net current liabilities		<u>(463,925)</u>	<u>(515,993)</u>
Total assets less current liabilities		4,398,189	4,355,448
Creditors: Amounts falling due after more than one year		<u>(1,679,012)</u>	<u>(1,879,790)</u>
Net assets		<u>2,719,177</u>	<u>2,475,658</u>
Capital and reserves			
Called up share capital	<u>4</u>	3,000	3,000
Capital redemption reserve		2,000	2,000
Revaluation reserve		1,781,341	1,781,341
Profit and loss account		<u>932,836</u>	<u>689,317</u>
Shareholders' funds		<u>2,719,177</u>	<u>2,475,658</u>

For the year ending 31 October 2016 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime .

Approved by the Board on 27 March 2017 and signed on its behalf by:

Mr A E N Ware
Director

Company Registration Number: 04222752

The notes on pages 2 to 4 form an integral part of these financial statements.

Claybrook Limited

Notes to the Abbreviated Accounts

Year Ended 31 October 2016 continued

1 Accounting policies

Basis of preparation

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (Effective January 2015).

Exemption from preparing group accounts

The company is part of a small group. The company has taken advantage of the exemption provided by Section 398 of the Companies Act 2006 and has not prepared group accounts.

Turnover

Turnover represents the fair value of consideration receivable, excluding Value Added Tax, in the ordinary course of business for goods and services provided.

Depreciation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Fixtures and fittings	15% reducing balance
Solar Panels	4% straight line

Investment properties

Investment properties are shown at their open market value. The surplus or deficit arising from the annual revaluation is transferred to the investment revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year. This is in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) which, unlike the Companies Act 2006, does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company and so their current value is of prime importance. The departure from the provisions of the Act is required in order to give a true and fair view.

Fixed asset investments

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

Pensions

The company operates a defined contribution pension scheme. Contributions are recognised in the profit and loss account in the period in which they become payable in accordance with the rules of the scheme.

Claybrook Limited
Notes to the Abbreviated Accounts
Year Ended 31 October 2016 continued

2 Fixed assets

	Tangible assets £	Investments £	Total £
Cost			
At 1 November 2015	4,908,042	101	4,908,143
Additions	645	-	645
At 31 October 2016	4,908,687	101	4,908,788
Depreciation			
At 1 November 2015	36,702	-	36,702
Charge for the year	9,972	-	9,972
At 31 October 2016	46,674	-	46,674
Net book value			
At 31 October 2016	4,862,013	101	4,862,114
At 31 October 2015	4,871,340	101	4,871,441

Details of undertakings

Details of the investments in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking	Country of incorporation	Holding	Proportion of voting rights and shares held	Principal activity
Subsidiary undertakings				
Claybrook Developments South West Limited	England Wales	& Ordinary shares	100.00%	Property developers
Cerco Property Consultants Limited	England Wales	& Ordinary shares	100.00%	Property consultants

The financial period end of Claybrook Developments South West Limited is 31 August 2016. The profit for the financial period of Claybrook Developments South West Limited was £63,896 and the aggregate amount of capital and reserves at the end of the period was £100.

The profit for the financial period of Cerco Property Consultants Limited was £948 and the aggregate amount of capital and reserves at the end of the period was £1,351.

Claybrook Limited
Notes to the Abbreviated Accounts
Year Ended 31 October 2016 continued

3 Creditors

Creditors includes the following liabilities, on which security has been given by the company:

	2016	2015
	£	£
Amounts falling due within one year	172,033	423,528
Amounts falling due after more than one year	<u>1,679,012</u>	<u>1,879,790</u>
Total secured creditors	<u><u>1,851,045</u></u>	<u><u>2,303,318</u></u>

Included in the creditors are the following amounts due after more than five years:

	2016	2015
	£	£
After more than five years by instalments	<u><u>1,119,901</u></u>	<u><u>1,269,229</u></u>

4 Share capital

Allotted, called up and fully paid shares

	2016		2015	
	No.	£	No.	£
Ordinary of £1 each	3,000	3,000	3,000	3,000
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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