

Registration number: 06773548

Czajka Group Holdings Limited

Director's Report and Financial Statements

for the Year Ended 31 December 2013

Clough & Company LLP
Chartered Accountants and Registered Auditors
New Chartford House
Centurion Way
Cleckheaton
Bradford
West Yorkshire
BD19 3QB



Czajka Group Holdings Limited
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Czajka Group Holdings Limited
Company Information

Director	Mr Konrad Czajka
Company secretary	Mrs Janina Czajka
Registered office	Victoria House 66-70 Bingley Road Saltaire Shipley West Yorkshire BD18 4DJ
Auditors	Clough & Company LLP Chartered Accountants and Registered Auditors New Chartford House Centurion Way Cleckheaton Bradford West Yorkshire BD19 3QB

Czajka Group Holdings Limited
Director's Report for the Year Ended 31 December 2013

The director presents his report and the financial statements for the year ended 31 December 2013.

Director of the company

The director who held office during the year was as follows:

Mr Konrad Czajka

Principal activity

The principal activity of the company is that of a holding company.

Disclosure of information to the auditors

The director has taken steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information. The director confirms that there is no relevant information that he knows of and which he knows the auditors are unaware of.

Reappointment of auditors

In accordance with section 485 of the Companies Act 2006, a resolution for the re-appointment of Clough & Company LLP as auditors of the company is to be proposed at the forthcoming Annual General Meeting.

Approved by the Board on 19/9/2014
and signed on its behalf by: [Signature]

[Signature]
Mr Konrad Czajka
Director

Czajka Group Holdings Limited

Statement of Director's Responsibilities

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has 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 director must not approve the financial statements unless he is 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 period. In preparing these financial statements, the director is required to:

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

The director is 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 him to ensure that the financial statements comply with the Companies Act 2006. He is 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of the financial statements may differ from legislation in other jurisdictions.

Independent Auditor's Report to the Members of Czajka Group Holdings Limited

We have audited the financial statements of Czajka Group Holdings Limited for the year ended 31 December 2013, set out on pages 6 to 11. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, 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 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 auditor

As explained more fully in the Statement of Director's Responsibilities (set out on page 3), the director is 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 (APB'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 Director's Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2013 and of its results for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 Director's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

**Independent Auditor's Report to the Members of
Czajka Group Holdings Limited**

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Matters on which we are required to report by exception

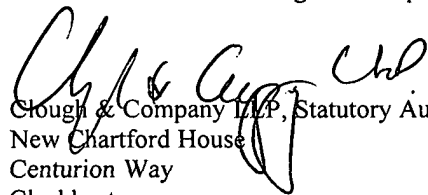
We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- 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.

Nigel Bullas FCA CF

Senior Statutory Auditor

For and on behalf of: Clough & Company LLP, Statutory Auditor



Clough & Company LLP, Statutory Auditor
New Chartford House
Centurion Way
Cleckheaton
Bradford
West Yorkshire
BD19 3QB

25 September 2014

Czajka Group Holdings Limited
Profit and Loss Account for the Year Ended 31 December 2013

	Note	2013 £	2012 £
Turnover		-	-
Operating profit/(loss)		-	-
Profit/(loss) on ordinary activities before taxation		-	-
Profit/(loss) for the financial year	6	-	-

Turnover and operating profit derive wholly from continuing operations.


The company has no recognised gains or losses for the year other than the results above.

Czajka Group Holdings Limited
(Registration number: 06773548)
Balance Sheet at 31 December 2013

		2013		2012	
	Note	£	£	£	£
Fixed assets					
Investments	2		11,231,665		11,231,665
Current assets					
Debtors	3		1		1
Creditors: Amounts falling due within one year	4		<u>(1,184,665)</u>		<u>(1,184,665)</u>
Net current liabilities			<u>(1,184,664)</u>		<u>(1,184,664)</u>
Net assets			<u>10,047,001</u>		<u>10,047,001</u>
Capital and reserves					
Called up share capital	5		5,973		5,973
Share premium account	6		5,966,028		5,966,028
Profit and loss account	6		<u>4,075,000</u>		<u>4,075,000</u>
Shareholders' funds	7		<u>10,047,001</u>		<u>10,047,001</u>

Approved by the director on

19/9/2014
at the


 Mr Konrad Czajka
 Director

Czajka Group Holdings Limited
Notes to the Financial Statements for the Year Ended 31 December 2013

1 Accounting policies

Basis of preparation

The financial statements have been prepared under the historical cost convention.

The company is exempt from preparing a cash flow statement as 90% or more of the voting rights are held within the group.

Going concern

The financial statements have been prepared on a going concern basis.

Fixed asset investments

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

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities. Where shares are issued, any component that creates a financial liability of the company is presented as a liability in the balance sheet. The corresponding dividends relating to the liability component are charged as interest expense in the profit and loss account.

2 Investments held as fixed assets

	2013 £	2012 £
Shares in group undertakings and participating interests	<u>11,231,665</u>	<u>11,231,665</u>
Shares in group undertakings and participating interests		
		Subsidiary undertakings £
Cost		
At 1 January 2013		<u>11,231,665</u>
At 31 December 2013		<u>11,231,665</u>
Net book value		
At 31 December 2013		<u>11,231,665</u>
At 31 December 2012		<u>11,231,665</u>

Czajka Group Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2013

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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	Holding	Proportion of voting rights and shares held	Principal activity
Subsidiary undertakings			
Czajka Care Limited	Ordinary £1 shares	100%	Property development of retirement communities and the rental of shared ownership properties.
Czajka Properties Limited	Ordinary £1 shares	100%	Provision of long term care to the elderly and young disabled.
Fairmount Limited	Ordinary £1 shares	100%	Property development of retirement communities.

3 Debtors

	2013 £	2012 £
Other debtors	<u>1</u>	<u>1</u>

4 Creditors: Amounts falling due within one year

	2013 £	2012 £
Amounts owed to group undertakings	1,145,665	1,139,665
Other creditors	<u>39,000</u>	<u>45,000</u>
	<u>1,184,665</u>	<u>1,184,665</u>

Czajka Group Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2013

..... continued

5 Share capital

Allotted, called up and fully paid shares

	2013		2012	
	No.	£	No.	£
Ordinary shares of £1 each	<u>5,973</u>	<u>5,973</u>	<u>5,973</u>	<u>5,973</u>

6 Reserves

	Share premium account £	Profit and loss account £	Total £
At 1 January 2013	<u>5,966,028</u>	<u>4,075,000</u>	<u>10,041,028</u>
At 31 December 2013	<u>5,966,028</u>	<u>4,075,000</u>	<u>10,041,028</u>

7 Reconciliation of movement in shareholders' funds

	2013 £	2012 £
Net addition/(reduction) to shareholders' funds	-	-
Shareholders' funds at 1 January	<u>10,047,001</u>	<u>10,047,001</u>
Shareholders' funds at 31 December	<u>10,047,001</u>	<u>10,047,001</u>

8 Related party transactions

As the company is a wholly owed subsidiary undertaking and the financial statements, which include the results of the subsidiaries are publicly available, the company has taken advantage of the Financial Reporting Standard No.8 exemption from disclosing transactions with group companies.

9 Control

The company is controlled by Redhall Limited, a company incorporated in the Isle of Man. Ultimate control is vested in Mr K Czajka.

Czajka Group Holdings Limited

Notes to the Financial Statements for the Year Ended 31 December 2013

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10 Consolidated financial statements

The financial statements contain information about Czajka Group Holdings Limited as an individual company and do not contain consolidated financial information on the group to which Czajka Group Holdings Limited belongs.

The financial statements of Redhall Limited, which consolidate those of its subsidiary companies are available from:

Redhall Limited
Victoria House
66-70 Bingley Road
Saltaire
Shipley
West Yorkshire
BD18 4DJ