

Registered number: 00753527

## **Cranbury Investment Company Limited**

**Financial statements**

**Information for filing with the registrar**

**For the Year Ended 30 September 2018**

**Cranbury Investment Company Limited**  
**Registered number: 00753527**

**Balance Sheet**  
**As at 30 September 2018**

	Note	2018 £	2017 £
<b>Fixed assets</b>			
Investments	5	5,893,091	6,973,107
Investment property	6	16,439,592	15,749,592
		<u>22,332,683</u>	<u>22,722,699</u>
<b>Current assets</b>			
Debtors: amounts falling due within one year	7	215,631	45,329
Cash at bank and in hand		800,544	1,214,804
		<u>1,016,175</u>	<u>1,260,133</u>
Creditors: amounts falling due within one year	8	(514,091)	(1,398,185)
<b>Net current assets/(liabilities)</b>		<u>502,084</u>	<u>(138,052)</u>
<b>Total assets less current liabilities</b>		<u>22,834,767</u>	<u>22,584,647</u>
<b>Provisions for liabilities</b>			
Deferred tax	9	(670,314)	(623,706)
		<u>(670,314)</u>	<u>(623,706)</u>
<b>Net assets</b>		<u>22,164,453</u>	<u>21,960,941</u>
<b>Capital and reserves</b>			
Called up share capital		1,000,100	1,000,100
Fair value reserve		4,763,523	4,445,941
Profit and loss account		16,400,830	16,514,900
		<u>22,164,453</u>	<u>21,960,941</u>

**Cranbury Investment Company Limited**  
**Registered number: 00753527**

**Balance Sheet (continued)**  
**As at 30 September 2018**

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

.....  
**Mrs P M A T Chamberlayne-Macdonald**  
Director

Date: 13 May 2019

The notes on pages 4 to 10 form part of these financial statements.

**Statement of Changes in Equity**  
**For the Year Ended 30 September 2018**

	Called up share capital £	Revaluation reserve £	Fair value reserve £	Profit and loss account £	Total equity £
<b>At 1 October 2016 (as previously stated)</b>	<b>1,000,100</b>	<b>4,473,642</b>	<b>-</b>	<b>16,005,923</b>	<b>21,479,665</b>
Changes on transition to FRS 102	-	(4,473,642)	3,940,519	-	(533,123)
<b>At 1 October 2016 (as restated)</b>	<b>1,000,100</b>	<b>-</b>	<b>3,940,519</b>	<b>16,005,923</b>	<b>20,946,542</b>
<b>Comprehensive income for the year</b>					
Profit for the year	-	-	-	1,014,399	1,014,399
Transfer to/from fair value reserve	-	-	-	(505,422)	(505,422)
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>508,977</b>	<b>508,977</b>
Transfer to/from profit and loss account	-	-	505,422	-	505,422
<b>At 1 October 2017 (as previously stated)</b>	<b>1,000,100</b>	<b>-</b>	<b>-</b>	<b>16,514,900</b>	<b>17,515,000</b>
Changes on transition to FRS 102	-	-	4,445,941	-	4,445,941
<b>At 1 October 2016 (as restated)</b>	<b>1,000,100</b>	<b>-</b>	<b>4,445,941</b>	<b>16,514,900</b>	<b>21,960,941</b>
<b>Comprehensive income for the year</b>					
Profit for the year	-	-	-	203,512	203,512
Transfer to/from fair value reserve	-	-	-	(317,582)	(317,582)
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(114,070)</b>	<b>(114,070)</b>
Transfer to/from profit and loss account	-	-	317,582	-	317,582
<b>At 30 September 2018</b>	<b>1,000,100</b>	<b>-</b>	<b>4,763,523</b>	<b>16,400,830</b>	<b>22,164,453</b>

The notes on pages 4 to 10 form part of these financial statements.

**Notes to the Financial Statements  
For the Year Ended 30 September 2018**

**1. General information**

The company is a private company limited by share capital incorporated in England and Wales.

The address of its registered office is:

Cranbury Park

Winchester

Hampshire

SO21 2HL

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

The following principal accounting policies have been applied:

**2.2 Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

**Rendering of services**

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

**2.3 Interest income**

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

**2.4 Borrowing costs**

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

**Notes to the Financial Statements  
For the Year Ended 30 September 2018**

**2. Accounting policies (continued)**

**2.5 Pensions**

**Defined contribution pension plan**

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in the Statement of Comprehensive Income when they fall due. Amounts not paid are shown in accruals as a liability in the Balance Sheet. The assets of the plan are held separately from the Company in independently administered funds.

**2.6 Current and deferred taxation**

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**2.7 Investment properties**

Investment properties are carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of comprehensive income.

**2.8 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.9 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**Notes to the Financial Statements  
For the Year Ended 30 September 2018**

**2. Accounting policies (continued)**

**2.10 Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.11 Provisions for liabilities**

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of Comprehensive Income in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

**2.12 Financial instruments**

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

**3. Employees**

The average monthly number of employees, including directors, during the year was 10 (2017 - 6).

Notes to the Financial Statements  
For the Year Ended 30 September 2018

4. Taxation

	2018 £	2017 £
<b>Total current tax</b>	<u>-</u>	<u>-</u>
<b>Deferred tax</b>		
Origination and reversal of timing differences	<u>46,608</u>	<u>90,583</u>
<b>Total deferred tax</b>	<u>46,608</u>	<u>90,583</u>
<b>Taxation on profit on ordinary activities</b>	<u>46,608</u>	<u>90,583</u>
<b>Factors affecting tax charge for the year</b>		

There were no factors that affected the tax charge for the year which has been calculated on the profits on ordinary activities before tax at the standard rate of corporation tax in the UK of 19% (2017 - 19%).

5. Fixed asset investments

	Trade investments £
At 1 October 2017	6,973,107
Additions	248,304
Disposals	(1,400,860)
Revaluations	72,540
At 30 September 2018	<u>5,893,091</u>
<b>At 30 September 2017</b>	<u>6,973,107</u>

The cost of the listed investments at 30 September 2018 was £3,253,634 (2017 - £4,406,190).



Notes to the Financial Statements  
For the Year Ended 30 September 2018

6. Investment properties

	Freehold investment properties £
<b>Valuation</b>	
At 1 October 2017	15,749,592
Additions at cost	419,786
Surplus on revaluation	270,214
<b>At 30 September 2018</b>	<b><u>16,439,592</u></b>

The 2018 valuations were made by Mr T J Piper, MRICS, the estate manager who is internal to the company, on an open market value for existing use basis.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2018 £	2017 £
Historic cost	13,752,061	13,109,119
	<b><u>13,752,061</u></b>	<b><u>13,109,119</u></b>

7. Debtors

	2018 £	2017 £
Trade debtors	37,394	13,748
Amounts owed by group undertakings	156,639	-
Other debtors	3,167	10,936
Prepayments and accrued income	18,431	20,645
	<b><u>215,631</u></b>	<b><u>45,329</u></b>

**Notes to the Financial Statements  
For the Year Ended 30 September 2018**

**8. Creditors: Amounts falling due within one year**

	2018 £	2017 £
Bank overdrafts	-	89,250
Trade creditors	20,719	10,577
Amounts owed to group undertakings	-	728,857
Other taxation and social security	11,641	10,725
Other creditors	8,970	4,150
Accruals and deferred income	472,761	554,626
	<u>514,091</u>	<u>1,398,185</u>

**9. Deferred taxation**

	2018 £
At beginning of year	(623,706)
Charged to profit or loss	(46,608)
<b>At end of year</b>	<u>(670,314)</u>

The provision for deferred taxation is made up as follows:

	2018 £	2017 £
Deferred tax on revaluation of investments	670,314	623,706
	<u>670,314</u>	<u>623,706</u>

**10. Pension commitments**

The Company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Company in an independently administered fund. The pension cost charge represents contributions payable by the Company to the fund and amounted to £21,837 (2017 - £nil). Contributions totalling £nil (2017 - £nil) were payable to the fund at the balance sheet date and are included in creditors.

**11. Related party transactions**

**Cranbury (Holdings) Limited (Parent company)**

The company paid a management charge to Cranbury (Holdings) Limited amounting to £300,000 plus VAT (2017 - £300,000 plus VAT).

At the balance sheet date the amount due from Cranbury (Holdings) Limited was £156,639 (2017 - £728,857 due to Cranbury (Holdings) Limited).

**Notes to the Financial Statements  
For the Year Ended 30 September 2018**

**12. Controlling party**

The company considers that it is controlled by the parent company, Cranbury (Holdings) Limited. The parent company is controlled by family trusts which have trustees common to all such trusts.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.