

Registered number: 00753527

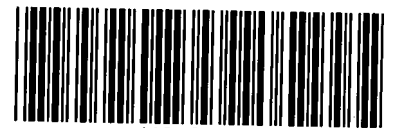
Cranbury Investment Company Limited

Financial statements

Information for filing with the registrar

For the Year Ended 30 September 2017

SATURDAY



A74C1S08

A18

21/04/2018

#226

COMPANIES HOUSE

Cranbury Investment Company Limited
Registered number: 00753527

Balance Sheet
As at 30 September 2017

	Note	2017 £	2016 £
Fixed assets			
Investments	5	6,973,107	9,442,380
Investment properties	6	15,749,592	8,715,500
		<u>22,722,699</u>	<u>18,157,880</u>
Current assets			
Debtors: amounts falling due within one year	7	45,329	29,073
Cash at bank and in hand		1,214,804	4,359,809
		<u>1,260,133</u>	<u>4,388,882</u>
Creditors: amounts falling due within one year	8	(1,398,185)	(1,067,097)
Net current (liabilities)/assets		<u>(138,052)</u>	<u>3,321,785</u>
Total assets less current liabilities		<u>22,584,647</u>	<u>21,479,665</u>
Provisions for liabilities			
Deferred tax	9	(623,706)	(533,123)
		<u>(623,706)</u>	<u>(533,123)</u>
Net assets		<u><u>21,960,941</u></u>	<u><u>20,946,542</u></u>
Capital and reserves			
Called up share capital		1,000,100	1,000,100
Fair value reserve		4,445,941	3,940,519
Profit and loss account		16,514,900	16,005,923
		<u><u>21,960,941</u></u>	<u><u>20,946,542</u></u>

Cranbury Investment Company Limited
Registered number: 00753527

Balance Sheet (continued)
As at 30 September 2017

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:

..... *P. Chamberlayne Macdonald*

Mrs P M A T Chamberlayne-Macdonald
Director

Date: *6/4/2018*

The notes on pages 4 to 11 form part of these financial statements.

Cranbury Investment Company Limited

**Statement of Changes in Equity
For the Year Ended 30 September 2017**

	Called up share capital	Revaluation reserve	Fair value reserve	Profit and loss account	Total equity
	£	£	£	£	£
At 1 October 2015 (as previously stated)	1,000,100	3,328,102	-	15,397,794	19,725,996
Changes on transition to FRS 102	-	(3,328,102)	2,858,160	-	(469,942)
At 1 October 2015 (as restated)	1,000,100	-	2,858,160	15,397,794	19,256,054
Comprehensive income for the year					
Profit for the year	-	-	-	1,690,488	1,690,488
Transfer to/from fair value reserve	-	-	-	(1,082,359)	(1,082,359)
Total comprehensive income for the year	-	-	-	608,129	608,129
Transfer to/from profit and loss account	-	-	1,082,359	-	1,082,359
At 1 October 2016 (as previously stated)	1,000,100	4,473,642	-	16,005,923	21,479,665
Changes on transition to FRS 102	-	(4,473,642)	3,940,519	-	(533,123)
At 1 October 2016 (as restated)	1,000,100	-	3,940,519	16,005,923	20,946,542
Comprehensive income for the year					
Profit for the year	-	-	-	1,014,399	1,014,399
Transfer to/from fair value reserve	-	-	-	(505,422)	(505,422)
Total comprehensive income for the year	-	-	-	508,977	508,977
Transfer to/from profit and loss account	-	-	505,422	-	505,422
At 30 September 2017	1,000,100	-	4,445,941	16,514,900	21,960,941

Cranbury Investment Company Limited

Notes to the Financial Statements For the Year Ended 30 September 2017

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 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.

2.4 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.

Cranbury Investment Company Limited

Notes to the Financial Statements For the Year Ended 30 September 2017

2. Accounting policies (continued)

2.5 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.

2.6 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.

2.7 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.

2.8 Interest income

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

2.9 Borrowing costs

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

2.10 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.

Cranbury Investment Company Limited

Notes to the Financial Statements For the Year Ended 30 September 2017

2. Accounting policies (continued)

2.11 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.

3. Employees

The average monthly number of employees, including directors, during the year was 6 (2016 - 5).

Cranbury Investment Company Limited

Notes to the Financial Statements For the Year Ended 30 September 2017

4. Taxation

	2017 £	2016 £
Corporation tax		
Current tax on profits for the year	-	84,305
	<u>-</u>	<u>84,305</u>
Total current tax	<u>-</u>	<u>84,305</u>
Deferred tax		
Origination and reversal of timing differences	90,583	63,181
Total deferred tax	<u>90,583</u>	<u>63,181</u>
Taxation on profit on ordinary activities	<u>90,583</u>	<u>147,486</u>

Factors affecting tax charge for the year

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% (2016 - 20%).

5. Fixed asset investments

	Investments £
At 1 October 2016	9,442,380
Additions	813,255
Disposals	(3,501,597)
Revaluations	219,069
	<u>6,973,107</u>
At 30 September 2017	<u>6,973,107</u>
At 30 September 2016	<u>9,442,380</u>

The cost of the listed investments at 30 September 2017 was £4,406,190 (2016 - £7,092,747).

Cranbury Investment Company Limited

Notes to the Financial Statements For the Year Ended 30 September 2017

6. Investment properties

	Freehold investment properties £
Valuation	
At 1 October 2016	8,715,500
Additions at cost	6,657,156
Surplus on revaluation	376,936
At 30 September 2017	15,749,592

The 2017 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:

	2017 £	2016 £
Historic cost	13,109,119	6,591,525
	<u>13,109,119</u>	<u>6,591,525</u>

7. Debtors

	2017 £	2016 £
Trade debtors	13,748	19,986
Other debtors	10,936	6,218
Prepayments and accrued income	20,645	2,869
	<u>45,329</u>	<u>29,073</u>

Cranbury Investment Company Limited

Notes to the Financial Statements For the Year Ended 30 September 2017

8. Creditors: Amounts falling due within one year

	2017 £	2016 £
Bank overdrafts	89,250	-
Trade creditors	10,577	1,748
Amounts owed to group undertakings	728,857	795,223
Corporation tax	-	75,577
Other taxation and social security	10,725	10,705
Other creditors	4,150	14,482
Accruals and deferred income	554,626	169,362
	<u>1,398,185</u>	<u>1,067,097</u>

9. Deferred taxation

	2017 £
At beginning of year	533,123
Charged to profit or loss	90,583
At end of year	<u><u>623,706</u></u>

The provision for deferred taxation is made up as follows:

	2017 £	2016 £
Deferred tax on revaluation of investments	623,706	533,123
	<u>623,706</u>	<u>533,123</u>

10. Related party transactions

Cranbury (Holdings) Limited (Parent company)

The company paid a management charge to Cranbury (Holdings) Limited amounting to £300,000 plus VAT (2016 - £50,000 plus VAT).

At the balance sheet date the amount due to Cranbury (Holdings) Limited was £728,857 (2016 - £795,223).

11. 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.

Cranbury Investment Company Limited

**Notes to the Financial Statements
For the Year Ended 30 September 2017**

12. First time adoption of FRS 102

The Company transitioned to FRS 102 from previously extant UK GAAP as at 1 October 2015. The impact of the transition to FRS 102 is as follows:

	As previously stated 1 October 2015 £	Effect of transition 1 October 2015 £	FRS 102 (as restated) 1 October 2015 £	As previously stated 30 September 2016 £	Effect of transition 30 September 2016 £	FRS 102 (as restated) 30 September 2016 £
Fixed assets	18,005,098	-	18,005,098	18,157,880	-	18,157,880
Current assets	2,234,307	-	2,234,307	4,388,882	-	4,388,882
Creditors: amounts falling due within one year	(513,409)	-	(513,409)	(1,067,097)	-	(1,067,097)
Net current assets	1,720,898	-	1,720,898	3,321,785	-	3,321,785
Total assets less current liabilities	19,725,996	-	19,725,996	21,479,665	-	21,479,665
Provisions for liabilities	-	(469,942)	(469,942)	-	(533,123)	(533,123)
Net assets	19,725,996	(469,942)	19,256,054	21,479,665	(533,123)	20,946,542
Capital and reserves	19,725,996	(469,942)	19,256,054	21,479,665	(533,123)	20,946,542

Cranbury Investment Company Limited

**Notes to the Financial Statements
For the Year Ended 30 September 2017**

12. First time adoption of FRS 102 (continued)

	As previously stated 30 September 2016 £	Effect of transition 30 September 2016 £	FRS 102 (as restated) 30 September 2016 £
Turnover	796,138	-	796,138
Administrative expenses	(207,067)	-	(207,067)
Other operating income	293	1,145,540	1,145,833
Operating profit	589,364	1,145,540	1,734,904
Interest receivable and similar income	103,070	-	103,070
Taxation	(84,305)	(63,181)	(147,486)
Profit on ordinary activities after taxation and for the financial year	608,129	1,082,359	1,690,488

Explanation of changes to previously reported profit and equity:

- Under old UK GAAP no deferred taxation was provided on the unlisted investment valuation gains. Under FRS 102 deferred taxation is provided on these gains at the rate expected to apply when the unlisted investments are sold and is included in the fair value reserve.

Under old UK GAAP fair value movements were recognised in other comprehensive income. Under FRS 102 fair value movements are recognised through the profit and loss.