

Registered number: 00753527

Cranbury Investment Company Limited

Financial statements

Information for filing with the registrar

For the Year Ended 30 September 2020

Cranbury Investment Company Limited
Registered number: 00753527

Balance Sheet
As at 30 September 2020

	Note	2020 £	2019 £
Fixed assets			
Investments	4	5,590,753	5,815,879
Investment property	5	15,964,592	15,964,592
		<u>21,555,345</u>	<u>21,780,471</u>
Current assets			
Debtors: amounts falling due within one year	6	194,923	242,182
Cash at bank and in hand		835,766	983,315
		<u>1,030,689</u>	<u>1,225,497</u>
Creditors: amounts falling due within one year	7	(487,507)	(520,689)
Net current assets		<u>543,182</u>	<u>704,808</u>
Total assets less current liabilities		<u>22,098,527</u>	<u>22,485,279</u>
Provisions for liabilities			
Deferred tax		(460,826)	(512,123)
		<u>(460,826)</u>	<u>(512,123)</u>
Net assets		<u>21,637,701</u>	<u>21,973,156</u>
Capital and reserves			
Called up share capital		1,000,100	1,000,100
Fair value reserve		5,194,962	5,150,650
Profit and loss account		15,442,639	15,822,406
		<u>21,637,701</u>	<u>21,973,156</u>

Cranbury Investment Company Limited
Registered number: 00753527

Balance Sheet (continued)
As at 30 September 2020

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 the 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: 11 June 2021

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

Cranbury Investment Company Limited

Statement of Changes in Equity
For the Year Ended 30 September 2020

	Called up share capital £	evaluation reserve £	Fair value reserve £	Profit and loss account £	Total equity £
At 1 October 2018 (as previously stated)	1,000,100	4,763,523	-	16,400,830	22,164,453
Changes on transition to FRS 102	-	(4,763,523)	4,763,523	-	-
At 1 October 2018 (as restated)	<u>1,000,100</u>	<u>-</u>	<u>4,763,523</u>	<u>16,400,830</u>	<u>22,164,453</u>
Loss for the year	-	-	-	(191,297)	(191,297)
Revaluation of properties	-	-	387,127	(387,127)	-
At 1 October 2019 (as previously stated)	1,000,100	-	-	15,822,406	16,822,506
Changes on transition to FRS 102	-	-	5,150,650	-	5,150,650
At 1 October 2019 (as restated)	<u>1,000,100</u>	<u>-</u>	<u>5,150,650</u>	<u>15,822,406</u>	<u>21,973,156</u>
Loss for the year	-	-	-	(335,455)	(335,455)
Transfer to/from profit and loss account	-	-	44,312	(44,312)	-
At 30 September 2020	<u>1,000,100</u>	<u>-</u>	<u>5,194,962</u>	<u>15,442,639</u>	<u>21,637,701</u>

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

**Notes to the Financial Statements
For the Year Ended 30 September 2020**

1. General information

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

The address of its registered office and principal place of business 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 Government grants

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the Statement of Comprehensive Income in the same period as the related expenditure.

2.4 Interest income

Interest income is recognised in profit or loss using the effective interest method.

**Notes to the Financial Statements
For the Year Ended 30 September 2020**

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 profit or loss 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 profit or loss 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 internal 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 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Investments in unlisted Company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the Statement of Comprehensive Income for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

Investments in listed company shares are remeasured to market value at each Balance Sheet date. Gains and losses on remeasurement are recognised in profit or loss for the period.

**Notes to the Financial Statements
For the Year Ended 30 September 2020**

2. Accounting policies (continued)

2.9 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.

2.10 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.

2.11 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.

2.12 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 profit or loss 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.

**Notes to the Financial Statements
For the Year Ended 30 September 2020**

2. Accounting policies (continued)

2.13 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 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 in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

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 (2019 - 10).

4. Fixed asset investments

	Trade investments £
At 1 October 2019	5,815,879
Additions	317,382
Disposals	(624,872)
Revaluations	82,364
Net book value	
At 30 September 2020	<u>5,590,753</u>
At 30 September 2019	<u>5,815,879</u>

The cost of the listed investments at 30 September 2020 was £2,921,341 (2019 - £3,230,113).

Notes to the Financial Statements
For the Year Ended 30 September 2020

5. Investment properties

	Freehold investment properties £
Valuation	
At 1 October 2019	15,964,592
At 30 September 2020	<u>15,964,592</u>

The 2020 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:

	2020 £	2019 £
Historic cost	12,888,100	12,888,100
	<u>12,888,100</u>	<u>12,888,100</u>

**Notes to the Financial Statements
For the Year Ended 30 September 2020**

6. Debtors

	2020 £	2019 £
Trade debtors	17,517	17,565
Amounts owed by group undertakings	153,177	205,187
Other debtors	12,544	10,793
Prepayments and accrued income	11,685	8,637
	<u>194,923</u>	<u>242,182</u>

7. Creditors: Amounts falling due within one year

	2020 £	2019 £
Trade creditors	9,275	34,053
Other taxation and social security	22,292	11,256
Other creditors	5,670	3,385
Accruals and deferred income	450,270	471,995
	<u>487,507</u>	<u>520,689</u>

8. 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 £17,328 (2019 - £16,799). Contributions totalling £Nil (2019 - £Nil) were payable to the fund at the balance sheet date and are included in creditors.

9. Related party transactions

Cranbury (Holdings) Limited (Parent company)

The company paid a management charge to Cranbury (Holdings) Limited amounting to £300,000 plus VAT (2019 - £300,000 plus VAT).

At the balance sheet date the amount due from Cranbury (Holdings) Limited was £153,177 (2019 - £205,187 due from Cranbury (Holdings) Limited).

10. Post balance sheet events

The directors continue to monitor the ongoing Covid-19 pandemic as well as the implications of Brexit. There is no impact to the going concern of the group companies.

**Notes to the Financial Statements
For the Year Ended 30 September 2020**

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 (Holdings) Limited is a private company limited by share capital incorporated in England and Wales.

The address of its registered office and principal place of business is:

Cranbury Park

Winchester

Hampshire

SO21 2HL

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.