



Company registered number: 06056212

CKH Developments Limited

Report and financial statements

Year ended March 31, 2015

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Board members, executive directors, advisors and bankers

Directors

		<i>Appointed</i>	<i>Resigned</i>
Chair	Carl Larter		
Other Members	Claire Higgins	17 November, 2014	
	Mick Leggett		31 October, 2014
	Angus Kennedy		
	Terry Parker		
	John Holdich		
	John Bradbury		
	Christine Cunningham		

Company secretary Claire Higgins

Registered office CKH Developments Limited
Shrewsbury Avenue
Peterborough
PE2 7BZ

Company registered number 06056212

External auditors Grant Thornton UK LLP
101 Cambridge Science Park
Milton Road
Cambridge CB4 0FY

Solicitors Trowers & Hamlins
3 Bunhill Road
London EC1Y 8YZ

Bankers Royal Bank of Scotland Corporate Banking
1st Floor
Conqueror House
Vision Park
Histon
Cambridge
CB24 9NL

Report of the board

The board presents its report and the audited financial statements for the year ended March 31, 2015.

Principal activities

The principal activity of the company is the development of residential property for its parent company, Cross Keys Homes Limited.

Directors

The directors who served the company during the year were as follows:

- Claire Higgins
- Mick Leggett
- Angus Kennedy
- Christine Cunningham
- Terry Parker
- Carl Larter
- John Holdich
- John Bradbury

Results for the year

The company made a profit of £6,000 (2014; £15,000) for the year.

Donations

The company made a £109,000 (2013; £105,000) donation to its parent company, Cross Keys Homes Limited, from the surplus for the year.

Directors' responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable laws). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs and profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are 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 them to ensure that the financial statements comply with the Companies Act 2006. They are 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.

In so far as each of the directors is aware:

- there is no relevant audit information of which the company's auditors are unaware; and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

Report of the board (continued)

Auditors

Grant Thornton UK LLP having expressed willingness to continue in office, will be deemed reappointed for the next financial year in accordance with section 487 (2) of the Companies Act 2006 unless the company receives notice under section 488 (1) of the Companies Act 2006.

Small company provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

The report of the board was approved by the board on **June 15, 2015** and signed on its behalf by:



Claire Higgins
Board member and secretary

Independent auditors' report to the members of CKH Developments Limited

We have audited the financial statements of CKH Developments Limited for the year ended March 31, 2015 which comprise the profit and loss account, the balance sheet, the principal accounting policies and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (Effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

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 Directors' Responsibilities Statement set out on page 4, the directors are 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

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

Opinion on 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 March 2015 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; 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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Directors' Report.



Paul Naylor
Senior Statutory Auditor
for and on behalf of Grant Thornton UK LLP
Statutory Auditor, Chartered Accountants
Cambridge

3 August 2015

Profit and loss account

For the year ended March 31, 2015	Note	2015 £'000	2014 £'000
Turnover		15,836	15,612
Operating costs		(15,706)	(15,487)
Operating profit		<u>130</u>	<u>125</u>
Other operating charges		(109)	(105)
Net profit before finance costs	2	<u>21</u>	<u>20</u>
Interest receivable		1	-
Interest payable and similar charges		(4)	(5)
Profit on ordinary activities before taxation		<u>18</u>	<u>15</u>
Tax on ordinary activities		(12)	-
Profit for the financial year	11	<u>6</u>	<u>15</u>

The notes on pages 9 to 11 form an integral part of these financial statements.

All of the activities of the company are classed as continuing.

The company has no recognised gains or losses other than the results for the period as set out above.

Balance sheet

At March 31, 2015	Note	2015 £'000	2014 £'000
Tangible fixed assets	4	214	229
Fixed asset investments	5	-	-
Current assets			
Debtors: Amounts falling due within one year	6	2,404	2,067
Cash in bank and in hand		-	-
		<u>2,404</u>	<u>2,067</u>
Creditors: Amounts falling due within one year	7	(2,580)	(2,276)
Net current liabilities		<u>(176)</u>	<u>(209)</u>
Total assets less current liabilities		<u>38</u>	<u>20</u>
Provisions for liabilities			
Deferred taxation	9	(12)	-
Net assets		<u>26</u>	<u>20</u>
Capital and reserves			
Equity share capital	10	-	-
Profit and loss account	11	26	20
		<u>26</u>	<u>20</u>
Shareholders surplus		<u>26</u>	<u>20</u>

The notes on pages 9 to 11 form an integral part of these financial statements.

These financial statements have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements were approved by the board and authorised for issue on **June 15, 2015** and signed on its behalf by:



Claire Higgins
Board member and secretary

Company registered number: 06056212

Notes to the financial statements

1. Accounting policies

Basis of accounting

The financial statements of the company are prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements are prepared on the historical cost basis of accounting.

Going concern

The company has an unsecured overdraft facility of £200,000 in place and has budgeted for a surplus for 2014-15. On that basis the accompanying financial statements have been prepared by the directors assuming that the company will continue as a going concern.

Turnover

Turnover represents amounts receivable from Cross Keys Homes Limited, the parent undertaking, in respect of development works performed by the company.

Financial instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Tangible fixed assets and depreciation

Depreciation of the equipment is charged so as to write down the net book value of their estimated residual value, on a straight-line basis, over their estimated useful economic lives to the business. The depreciable amount is arrived at on the basis of original cost less residual value. The company's assets are depreciated at the following rates:-

- Solar panel equipment annual rate of 4%.
- Computer equipment at an annual rate of 25%

Finance leases

Assets held under finance leases and hire purchase contracts are capitalised in the balance sheet and depreciated over their estimated useful economic lives. The interest element of leasing payments represents a constant proportion of the capital balance outstanding and is charged to the profit and loss account over the period of the lease.

Cash flow statement

The company has taken advantage of the exemption under FRS 1 not to prepare a cash flow statement as it is a wholly owned subsidiary of a company that prepares consolidated financial statements.

2. Other operating charges

The surplus is after charging:

	2015	2014
	£'000	£'000
Gift aid donation	109	105
Audit fees	3	3

The actual donation to be made to Cross Keys Homes Limited in respect of the financial year is £129,000 (2014: £110,000), the balancing credit of £20,210 (2013: £4,480) is in respect of the overestimated payment for during the previous financial year.

Notes to the financial statements

3. Board members and executive directors

The directors did not receive emoluments from the company during the year. (2014: £nil) No board members received emoluments during the year (2014: £nil).

4. Tangible assets:

	Solar Photovoltaic Systems £'000	Computer Equipment £'000	Total £'000
Cost			
At March 31, 2014	219	27	246
Additions	-	-	-
At March 31, 2015	<u>219</u>	<u>27</u>	<u>246</u>
Depreciation			
At March 31, 2014	(16)	(1)	(17)
Charged in year	(9)	(6)	(15)
At March 31, 2015	<u>(25)</u>	<u>(7)</u>	<u>(32)</u>
Net book value			
At March 31, 2014	<u>203</u>	<u>26</u>	<u>229</u>
At March 31 2015	<u>194</u>	<u>20</u>	<u>214</u>

Included within the net book value of £194,000 (2014: £203,000) there are solar PV system assets held under hire purchase agreements of £83,000 (2014: £87,000). Depreciation charged in the year for these assets amounted to £4,000 (2014: £4,000).

5. Fixed asset investments

During the year the company invested £1 to purchase a 1% share in Cambridgeshire Homes LLP. The company was set up in January 2015 to buy and manage our private rented properties, using a £10m loan facility from Cross Keys Homes Limited.

6. Debtors: amounts falling due within one year

	2015 £'000	2014 £'000
Due from group undertaking	2,376	2,021
Other debtors	1	36
Recoverable VAT	27	10
	<u>2,404</u>	<u>2,067</u>

7. Creditors: amounts falling due within one year

	2015 £'000	2014 £'000
Overdraft at bank	122	132
Trade creditors	2,445	2,102
HP Liability	13	42
	<u>2,580</u>	<u>2,276</u>

Notes to the financial statements

8. Related party transactions

The company is a wholly owned subsidiary of Cross Keys Homes Limited, a company incorporated in England and Wales. The group accounts are publically available.

As a consequence of being a wholly owned subsidiary, the company is exempt from the requirement of Financial Reporting Standard 8 "Related Party Disclosures" to disclose transactions with other group members.

The company was under the control of Cross Keys Homes Limited throughout the period and made a small investment in Cambridgeshire Homes LLP. No other transactions with related parties were undertaken such as are required to be disclosed under the Financial Reporting Standards for Smaller Entities

9. Deferred tax

A provision for deferred taxation due to accelerated capital allowances has arisen during the year £11,700 (2013: £0).

10. Share capital

	No.	2015 £	2014 £
Authorised share capital			
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>
Allotted, called up and fully paid			
Ordinary shares of £1 each	<u>1</u>	<u>1</u>	<u>1</u>

11. Profit and loss account

	2015 £'000	2014 £'000
At April 1, 2014	20	5
Profit for the financial year	<u>6</u>	<u>15</u>
At March 31, 2015	<u>26</u>	<u>20</u>

