

**Company number 01413671**

**Christchurch Estates Limited**

**Financial statements  
for the year ended 31 December 2010**



**Christchurch Estates Limited**  
**Financial statements for the year ended 31 December 2010**

**Contents**

Company information	1
Directors' report	2 - 3
Independent auditor's report	4 - 5
Profit and loss account	6
Balance sheet	7
Notes to the financial statements	8 – 10

**Company information**

Company registration number	01413671
Registered Office	RMG House Essex Road Hoddesdon Hertfordshire EN11 0DR
Directors	H McGeever A Inglis
Company secretary	C Ye
Independent auditors	Deloitte LLP Global House High Street Crawley West Sussex RH10 1DL

## **Directors' report**

The directors present their report and the audited financial statements of Christchurch Estates Limited for the year ended 31 December 2010

This directors' report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption under section 415A of the Companies Act 2006

### **Principal activities**

The principal activity of the company during the year was the management of residential housing in the private sector

The company delegates certain management services for the properties to Residential Management Group Limited, a company which is owned and controlled by the shareholders of this company. The company acts as Trustee in respect of assets and liabilities held by Residential Management Group Limited on behalf of the lessees of the properties. These assets and liabilities are not included in these accounts.

At the date of this report the directors were not aware of any likely major changes to the activities of the company for the year ahead.

### **Directors**

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

H McGeever  
A Inglis  
A Jenkinson (resigned 7 April 2011)

### **Directors' responsibilities statement**

The directors are responsible for preparing the Annual 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 law). The financial statements are required by law to 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 directors are required to:

- select suitable accounting policies and then apply them consistently,
- make judgments and 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 directors are responsible for keeping proper accounting records that 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.

### **Information provided to auditors**

Each of the persons who is a director at the date of approval of this report confirms that:

- 1 so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- 2 the director has taken all the 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.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

**Directors' report (continued)**

**Independent auditors**

The company has no requirement to hold annual general meetings. Accordingly, subject to the receipt of any objections as provided under statute or the company's Articles of Association, the company is relying on the provisions for the deemed reappointment of Deloitte LLP as auditors as provided in the Companies Act 2006, s 485.

On behalf of the board

A handwritten signature in black ink, appearing to read 'A Inglis', with a long vertical stroke extending downwards from the end of the signature.

A Inglis  
Director

21 September 2011

**Independent auditor's report to the members of  
Christchurch Estates Limited**

We have audited the financial statements of Christchurch Estates Limited for the year ended 31 December 2010 which comprise the Profit and Loss Account, the Balance Sheet and the related notes 1 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 Directors' Responsibilities Statement, 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 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 annual 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 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 2010 and of its profit 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 Directors' 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  
Christchurch Estates Limited (continued)**

**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



Matthew Coulson (Senior statutory auditor)  
for and on behalf of Deloitte LLP  
Chartered Accountants and Statutory Auditor  
Crawley, United Kingdom

27 September 2011

**Profit and loss account**

	Notes	2010 £	2009 £
Turnover	2	1,351	2,716
Administrative expenses		(1,260)	95
<b>Operating profit, and Profit on ordinary activities before taxation</b>	3	<b>91</b>	2,811
Tax credit on profit on ordinary activities	5	-	1,472
<b>Profit on ordinary activities after taxation</b>	8	<b>91</b>	4,283

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 year as set out above and, accordingly, no statement of total recognised gains and losses is presented



**Balance sheet**

	Notes	2010 £	2009 £
<b>Current assets</b>			
Debtors Trade		8,223	-
Debtors Amounts due from group undertakings		2,000	2,000
Debtors Prepayments		550	-
Debtors Accrued income		-	7,598
Debtors		10,773	9,598
Cash at bank		3,548	5,024
		<b>14,321</b>	<b>14,622</b>
<b>Creditors: amounts falling due within one year</b>			
Amounts due to group undertakings		(1,763)	(1,465)
Accruals and deferred income		(1,205)	(1,895)
		<b>(2,968)</b>	<b>(3,360)</b>
<b>Net current assets, and Total assets less current liabilities</b>		<b>11,353</b>	<b>11,262</b>
<b>Capital and reserves</b>			
Called-up share capital	7	4	4
Profit and loss account	8	11,349	11,258
<b>Shareholders' funds</b>	9	<b>11,353</b>	<b>11,262</b>

These financial statements of Christchurch Estates Limited, company registration number 01413671, were approved by the directors on 6 September 2011 and are signed on their behalf by



A Inglis  
Director

## **Notes to the financial statements**

### **1 Accounting policies**

The principal accounting policies adopted by the company are set out below. The directors have reviewed the accounting policies and conclude that they remain appropriate and that they have been applied consistently in the preparation of the financial statements.

#### **Basis of preparation**

These financial statements have been prepared on a going concern basis under the historical cost convention, and in accordance with United Kingdom applicable accounting standards.

#### **Going concern**

The Directors have reviewed all available information and have concluded that the company has adequate resources to continue as a going concern for the foreseeable future. The company requires continued support from their immediate parent company Residential Management Group Limited for the provision of working capital to meet its liabilities as they fall due. The directors, having reviewed confirmation of that support, have assessed the ability of their parent company to provide this continued support and as a result have prepared these accounts on the going concern basis.

#### **Turnover**

Turnover shown in the profit and loss account is in respect of services rendered during the period, exclusive of Value Added Tax.

#### **Current taxation**

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

#### **Deferred taxation**

Deferred taxation is provided in full on timing differences that result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in financial statements.

Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax assets and liabilities are not discounted.

#### **Cash flow statement**

The company has taken advantage of the exemption, as conferred by Financial Reporting Standard 1 'Cash Flow Statements' (revised 1996), not to produce a cash flow statement, being a subsidiary undertaking where 100% of the voting rights are controlled within the group. The consolidated financial statements of Caley Limited, in which it is included, are publicly available.

### **2 Turnover**

Turnover is attributable to the company's principal activity which is wholly undertaken in the United Kingdom.

**Notes to the financial statements (continued)**

**3 Operating profit**

Services provided by the company's auditors During the year the company obtained the following services from the company's auditors

	2010 £	2009 £
Fees payable to the company's auditors for the audit of the company's annual accounts	<u>960</u>	<u>1,500</u>

No fees were payable to the company's auditors and their associates for other services to the company

**4 Directors and employees**

The average number of persons employed by the company during the financial year, including the directors, was 3 (2009 3)

The directors of the company did not receive any remuneration for their services from this company during the year (2009 £nil) and there were no other payroll costs

**5 Taxation on profit on ordinary activities**

**(a) Analysis of tax on profit on ordinary activities**

There is no tax payable for the current year (2009 £1,472)

	2010 £	2009 £
Current tax		
Adjustment in respect of prior years	<u>-</u>	<u>1,472</u>

**(b) Factors affecting the tax charge for the current period**

The tax assessed for the period is lower than that resulting from applying the standard rate of corporation tax of 28 0% (2009 28 0%) in the UK

The differences are explained below

	2010 £	2009 £
Profit on ordinary activities before tax	<u>91</u>	<u>2,811</u>
Tax at 28 0% (2009 28 0%) thereon	(25)	(787)
Effects of Group relief claimed for nil consideration	25	2,259
Current tax credit for the year	<u>-</u>	<u>1,472</u>

**Notes to the financial statements (continued)**

**6 Related party transactions**

The company has taken advantage of the exemption, as conferred by Financial Reporting Standard No 8 'Related Party Disclosures', not to disclose transactions with other members of the group headed by the ultimate holding company, Caley SPV Limited

**7 Share capital**

	2010 £	2009 £
Allotted and called up share capital		
4 (2009 4) Ordinary shares of £1 each	<u>4</u>	<u>4</u>

**8 Profit and loss account**

	2010 £	2009 £
Balance brought forward	11,258	6,975
Profit for the financial year	91	4,283
Balance carried forward	<u>11,349</u>	<u>11,258</u>

**9 Reconciliation of movements in shareholders' funds**

	2010 £	2009 £
Opening shareholders' funds	11,262	6,979
Profit for the financial year	91	4,283
Closing shareholders' funds	<u>11,353</u>	<u>11,262</u>

**10 Contingent liabilities**

The company, together with certain fellow subsidiaries, has guaranteed certain loans made by the group's shareholders to the former ultimate parent company. At 31 December 2010 the balance on these loans amounted to approximately £98.9m (2009 £101.5m)

**11 Ultimate parent undertaking**

The immediate parent company of Christchurch Estates Limited is Residential Management Group Limited

The parent company of Residential Management Group Limited is Caley Limited which is the parent company of the smallest group within which the financial statements of Christchurch Estates Limited are included. Caley Limited is a company incorporated in England and Wales, with its registered address at 3<sup>rd</sup> Floor Sunley House, Bedford Park, Croydon CR0 2AP

The ultimate parent company of Christchurch Estates Limited at the year end was Caley SPV Limited, a company incorporated in the United Kingdom with its registered address at 3<sup>rd</sup> Floor, Sunley House, Bedford Park, Croydon CR0 2AP. The individual financial statements of the company are incorporated in the group financial statements of Caley SPV Limited. Copies of the consolidated accounts of Caley SPV Limited may be obtained from the registered address