

Company Registration No. 3049766 (England and Wales)

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**CROWN LODGE INVESTMENTS LIMITED**  
**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2010**

**REGISTRAR'S COPY**  
**OF ACCOUNTS**

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## **CROWN LODGE INVESTMENTS LIMITED**

### **COMPANY INFORMATION**

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<b>Directors</b>	G T Lever D R Kirch
<b>Secretary</b>	T J Prosser
<b>Company number</b>	3049766
<b>Registered office</b>	1st Floor Offices 189-193 Earls Court Road London SW5 9AN
<b>Auditors</b>	Cavendish Chartered Certified Accountants 4th Floor Centre Heights 137 Finchley Road London NW3 6JG
<b>Business address</b>	1st Floor Offices 189-193 Earls Court Road London SW5 9AN
<b>Solicitors</b>	Nicholas & Co 18 - 22 Wigmore Street London W1U 2RG

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# **CROWN LODGE INVESTMENTS LIMITED**

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# **CROWN LODGE INVESTMENTS LIMITED**

## **DIRECTORS' REPORT**

**FOR THE YEAR ENDED 31 DECEMBER 2010**

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The directors present their report and financial statements for the year ended 31 December 2010

### **Principal activities**

The principal activity of the company continued to be that of property investment

### **Directors**

The following directors have held office since 1 January 2010

G T Lever

D R Kirch

### **Auditors**

The auditors, Cavendish, are deemed to be reappointed under section 487(2) of the Companies Act 2006

### **Statement of directors' responsibilities**

The directors are responsible for preparing 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 those financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

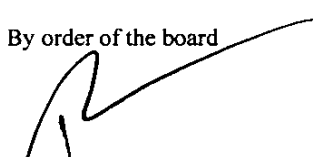
The directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### **Statement of disclosure to auditors**

So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information.

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

By order of the board



T J Prosser  
Secretary

27 September 2011

## **CROWN LODGE INVESTMENTS LIMITED**

### **INDEPENDENT AUDITORS' REPORT**

#### **TO THE MEMBERS OF CROWN LODGE INVESTMENTS LIMITED**

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We have audited the financial statements of Crown Lodge Investments Limited for the year ended 31 December 2010 set out on pages 4 to 9. 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).

#### **Respective responsibilities of directors and auditors**

As explained more fully in the Directors' Responsibilities Statement set out on pages 1, 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 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.

#### **Opinion on financial statements**

In our opinion the financial statements

- 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, and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, and
- the financial statements have been prepared in accordance with 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.

## **CROWN LODGE INVESTMENTS LIMITED**

### **INDEPENDENT AUDITORS' REPORT (CONTINUED)**

#### **TO THE MEMBERS OF CROWN LODGE INVESTMENTS LIMITED**

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##### **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 and the directors' report in accordance with the small companies regime



**Sonja Henry ACA (Senior Statutory Auditor)**  
**for and on behalf of Cavendish**

27 September 2011

Chartered Certified Accountants  
**Statutory Auditor**

4th Floor  
Centre Heights  
137 Finchley Road  
London  
NW3 6JG

# **CROWN LODGE INVESTMENTS LIMITED**

## **PROFIT AND LOSS ACCOUNT**

**FOR THE YEAR ENDED 31 DECEMBER 2010**

		<b>2010</b>	<b>2009</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>
<b>Turnover</b>		3,333	833
Administrative expenses		(3,058)	(1,764)
<b>Profit/(loss) on ordinary activities before taxation</b>	<b>2</b>	<b>275</b>	<b>(931)</b>
Tax on profit/(loss) on ordinary activities	<b>3</b>	-	-
<b>Profit/(loss) for the year</b>	<b>10</b>	<b>275</b>	<b>(931)</b>

# CROWN LODGE INVESTMENTS LIMITED

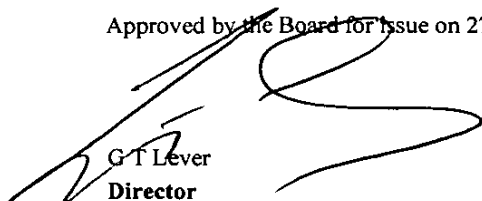
## BALANCE SHEET

AS AT 31 DECEMBER 2010

	Notes	2010 £	£	2009 £	£
<b>Fixed assets</b>					
Tangible assets	5 and 6		825,000		825,000
<b>Current assets</b>					
<b>Creditors: amounts falling due within one year</b>	7	(3,060)		(866,797)	
<b>Net current liabilities</b>			(3,060)		(866,797)
<b>Total assets less current liabilities</b>			821,940		(41,797)
<b>Creditors: amounts falling due after more than one year</b>	8	(863,462)			-
		(41,522)			(41,797)
<b>Capital and reserves</b>					
Called up share capital	9		100		100
Revaluation reserve	10		9,789		9,789
Profit and loss account	10		(51,411)		(51,686)
<b>Shareholders' funds</b>			(41,522)		(41,797)

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Approved by the Board for issue on 27 September 2011

  
G.T. Lever  
Director

Company Registration No. 3049766



# CROWN LODGE INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2010

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### 1 Accounting policies

#### 1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

As at 31 December 2010 the company had net liabilities of £41,522. The principal creditor, which is under common control, has indicated that it will continue to provide ongoing financial support to enable the company to continue in business for the foreseeable future. The directors therefore consider it appropriate for the accounts to be drawn up on the going concern basis.

#### 1.2 Turnover

Turnover represents rent receivable.

#### 1.3 Goodwill

Acquired goodwill is written off in equal annual instalments over its estimated useful economic life. The useful economic life has been estimated as five years.

#### 1.4 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Fixtures, fittings & furniture	20% Straight line method
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Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the directors, compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

2	Operating profit/(loss)	2010	2009
		£	£
	Operating profit/(loss) is stated after charging		
	Auditors' remuneration	2,160	1,764

### 3 Taxation

On the basis of these financial statements, no provision has been made for corporation tax.

# **CROWN LODGE INVESTMENTS LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 DECEMBER 2010**

### **4 Intangible fixed assets**

	<b>Goodwill £</b>
<b>Cost</b>	
At 1 January 2010 & at 31 December 2010	25,000
<b>Amortisation</b>	
At 1 January 2010 & at 31 December 2010	25,000
<b>Net book value</b>	
At 31 December 2010	-
At 31 December 2009	-

### **5 Tangible fixed assets**

	<b>Plant and machinery etc £</b>
<b>Cost or valuation</b>	
At 1 January 2010 & at 31 December 2010	25,000
<b>Depreciation</b>	
At 1 January 2010 & at 31 December 2010	25,000
<b>Net book value</b>	
At 31 December 2010	-
At 31 December 2009	-

# CROWN LODGE INVESTMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2010

### 6 Tangible fixed assets

	Investment properties £
<b>Cost or valuation</b>	
At 1 January 2010 & at 31 December 2010	825,000
<b>Net book value</b>	
At 31 December 2010	825,000
At 31 December 2009	825,000

Investment properties were revalued by the directors as at 31 December 2010, on an open market basis. The original cost of investment properties was £815,211 (2009 £815,211). If the investment property were sold for the year end carrying value, no tax would be due (2009 none).

7 Creditors: amounts falling due within one year	2010 £	2009 £
Amounts owed to group undertakings and undertakings in which the company has a participating interest	-	865,033
Other creditors	3,060	1,764
	<u>3,060</u>	<u>866,797</u>

8 Creditors: amounts falling due after more than one year	2010 £	2009 £
Other creditors	<u>863,462</u>	-
<b>Analysis of loans</b>		
Wholly repayable within five years	<u>863,462</u>	-

9 Share capital	2010 £	2009 £
<b>Allotted, called up and fully paid</b>		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

## **CROWN LODGE INVESTMENTS LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 DECEMBER 2010**

#### **10 Statement of movements on reserves**

	<b>Revaluation reserve</b>	<b>Profit and loss account</b>
	<b>£</b>	<b>£</b>
Balance at 1 January 2010	9,789	(51,686)
Profit for the year	-	275
	<hr/>	<hr/>
Balance at 31 December 2010	<u>9,789</u>	<u>(51,411)</u>

#### **11 Contingent liabilities**

Investment property with a carrying value of £825,000 is used as security against a loan facility used by a fellow subsidiary undertaking, Channel Hotels & Properties Limited. The holder of the legal charge is HSBC Bank plc.

#### **12 Control**

The immediate parent company is David Kirch Holdings Limited, a company incorporated in Jersey.

The ultimate parent undertaking and controlling party is The David Kirch Charitable Trust, a Jersey trust. The directors consider the ultimate controlling party to be Mr D R Kirch, one of the trustees of The David Kirch Charitable Trust.

The David Kirch Charitable Trust prepares group financial statements and copies can be obtained by writing to 1st Floor Office, 189-193 Earls Court Road, London, SW5 9AN.

#### **13 Related party relationships and transactions**

Amounts falling due after one year, per note 8, are due to Sunningdale Investments Limited, which is owned and controlled by the ultimate controlling party, D R Kirch. At 31 December 2010 the total amount due to Sunningdale Investments Limited was £863,462 (2009: NIL). The loan is interest free and has no set repayment date.