

COMPANY REGISTRATION NUMBER 03054972

HOME HOUSE LIMITED

ABBREVIATED ACCOUNTS

31 DECEMBER 2011

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COMPANIES HOUSE

HOME HOUSE LIMITED
ABBREVIATED ACCOUNTS
Year ended 31 December 2011

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HOME HOUSE LIMITED

OFFICERS AND PROFESSIONAL ADVISERS

The board of directors	Mr S M Al-Hajaj Mr C W Tuke Mr S N Osseiran Mr B A Dahl Mr O M S Jaroudi
Company secretary	Mr C W Tuke
Registered office	Cedar House Hazell Drive Newport South Wales NP10 8FY
Auditor	Kilsby & Williams LLP Chartered Accountants & Statutory Auditor Cedar House Hazell Drive Newport NP10 8FY
Bankers	Barclays Bank plc 36 - 38 Milsom Street Bath BA1 1DW
Solicitors	Kirkpatrick & Lockhart Preston Ellis Gates LLP 110 Cannon Street London EC4N 6AR

HOME HOUSE LIMITED

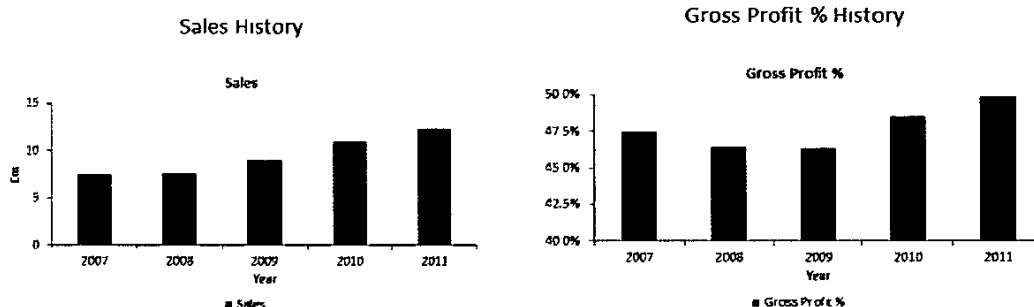
THE DIRECTORS' REPORT *(continued)*

Year ended 31 December 2011

The directors present their report and the accounts of the company for the year ended 31 December 2011

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the company during the year was that of the operation of an exclusive private members club providing quality accommodation and associated facilities



2011 has proved to be another successful year with both sales and profit achieving new records. Membership continues to be healthy and there is a waiting list for new members.

The infrastructure of the club continues to benefit from investment with the Octagon Dining Room restaurant being opened in House 21. During quarter four The Vaults, a late night club, was opened in the basement of House 21. Other areas of the club have received further investment, particularly the Drawing Rooms where the walls and ceilings were cleaned and repainted. During 2011 there was a structural issue within the Front Parlour and Eating Room discovered during a refurbishment, this was repaired in August during which time the area was out of use.

Turnover increased by 11.8% to £12.3m compared to 2010. The gross profit margin also improved to 49.9% compared to 48.5% in the prior year.

2012 will see further investment within the house with the focus directed towards the Bison Bar and gym where the additional investment will result in the removal of the plunge pool and the creation of an enhanced sauna, steam room and relaxation area.

The combination of the continued investment in the house as well as a commitment to further enhance member service levels and experience will ensure that 2012 is another successful year with record sales and profit levels forecasted.

RESULTS AND DIVIDENDS

The profit for the year, after taxation, amounted to £774,650. The directors have not recommended a dividend.

FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The company's principal instruments comprise bank balances, bank overdrafts, trade creditors, trade debtors, and other loans from the company. The main purpose of these instruments is to raise funds and to finance the company's operations.

In respect of bank balances the liquidity risk is managed by maintaining a balance between the continuity of funding and flexibility through the use of overdrafts at floating rates of interest.

In respect of loans these comprise loans to and from group companies. The company manages the liquidity risk by ensuring there are sufficient funds to meet the payments.

Trade debtors are managed in respect of credit and cash flow risk by policies concerning the credit offered to customers and the regular monitoring of amounts outstanding for both time and credit limits.

HOME HOUSE LIMITED

THE DIRECTORS' REPORT *(continued)*

Year ended 31 December 2011

Trade creditors liquidity risk is managed by ensuring sufficient funds are available to meet amounts due

DIRECTORS

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

Mr S M Al-Hajaj
Mr C W Tuke
Mr S N Osseiran
Mr B A Dahl
Mr O M S Jaroudi

Mr S M Al-Hajaj was appointed as a director on 7 July 2011

DIRECTORS' RESPONSIBILITIES

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

Company law requires the directors to prepare accounts for each financial year. Under that law the directors have elected to prepare the accounts in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the accounts unless they are satisfied that they 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 accounts, 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 accounts 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 accounts 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 the directors are aware

- there is no relevant audit information of which the company's auditor is 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 auditor is aware of that information

DONATIONS

During the year the company made the following contributions

	2011	2010
	£	£
Charitable	<u>13,010</u>	<u>3,421</u>

HOME HOUSE LIMITED

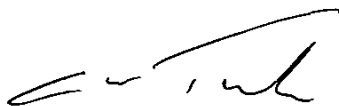
THE DIRECTORS' REPORT *(continued)*

Year ended 31 December 2011

AUDITOR

Kilsby & Williams LLP are deemed to be re-appointed under section 487(2) of the Companies Act 2006

Signed by order of the directors



Mr C W Tuke
Company Secretary

Approved by the directors on 9/3/2012

**INDEPENDENT AUDITOR'S REPORT TO HOME HOUSE
LIMITED**

UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts which comprise the Profit and Loss Account, Balance Sheet, Cash Flow Statement and the related notes, together with the accounts of Home House Limited for the year ended 31 December 2011 prepared under Section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special 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 for our work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITOR

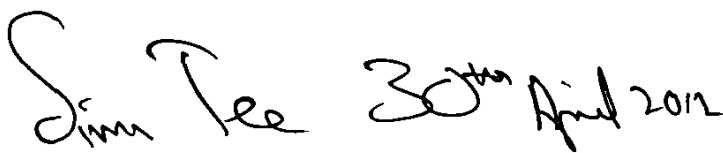
The directors are responsible for preparing the abbreviated accounts in accordance with Section 445 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

BASIS OF OPINION

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

OPINION

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 445(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.



Simon Tee (Senior Statutory Auditor)
For and on behalf of
Kilsby & Williams LLP
Chartered Accountants & Statutory Auditor

Cedar House
Hazell Drive
Newport
NP10 8FY

HOME HOUSE LIMITED

ABBREVIATED PROFIT AND LOSS ACCOUNT

Year ended 31 December 2011

	Note	2011 £	2010 £
TURNOVER		12,278,965	11,018,658
Cost of Sales and Other operating income		(6,156,440)	(5,674,211)
Selling and distribution expenses		(293,355)	(326,522)
Administrative expenses		(5,003,769)	(3,917,911)
OPERATING PROFIT	2	825,401	1,100,014
Interest receivable		607	12,692
Interest payable and similar charges	5	(7,007)	(7,745)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		819,001	1,104,961
Tax on profit on ordinary activities	6	(44,351)	229,475
PROFIT FOR THE FINANCIAL YEAR		774,650	1,334,436
Balance brought forward		2,382,991	1,048,555
Balance carried forward		3,157,641	2,382,991

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

The notes on pages 9 to 16 form part of these abbreviated accounts.

HOME HOUSE LIMITED

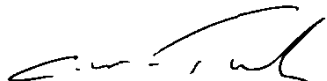
ABBREVIATED BALANCE SHEET

31 December 2011

	Note	2011 £	2010 £
FIXED ASSETS			
Tangible assets	7	<u>1,690,576</u>	<u>1,549,692</u>
CURRENT ASSETS			
Stocks	8	119,937	102,003
Debtors due within one year	9	1,868,377	953,650
Debtors due after one year	9	2,994,626	3,576,566
Cash at bank and in hand		<u>1,055,345</u>	<u>825,949</u>
		6,038,285	5,458,168
CREDITORS: Amounts falling due within one year	11	<u>(2,496,218)</u>	<u>(2,285,038)</u>
NET CURRENT ASSETS		<u>3,542,067</u>	<u>3,173,130</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>5,232,643</u>	<u>4,722,822</u>
CREDITORS: Amounts falling due after more than one year	12	<u>–</u>	<u>(264,829)</u>
		<u>5,232,643</u>	<u>4,457,993</u>
CAPITAL AND RESERVES			
Called-up equity share capital	15	2,075,002	2,075,002
Profit and loss account		<u>3,157,641</u>	<u>2,382,991</u>
SHAREHOLDERS' FUNDS	16	<u>5,232,643</u>	<u>4,457,993</u>

These abbreviated accounts have been prepared in accordance with the special provisions for medium-sized companies under section 445(3) of the Companies Act 2006

These abbreviated accounts were approved by the directors and authorised for issue on 9/3/2012, and are signed on their behalf by



Mr C W Tuke

Company Registration Number 03054972

The notes on pages 9 to 16 form part of these abbreviated accounts.

HOME HOUSE LIMITED

CASH FLOW STATEMENT

Year ended 31 December 2011

	Note	2011 £	2010 £
NET CASH INFLOW FROM OPERATING ACTIVITIES	19	1,459,190	1,539,479
RETURNS ON INVESTMENTS AND SERVICING OF FINANCE			
Interest received		607	12,692
Interest paid		(7,007)	(7,745)
NET CASH (OUTFLOW)/INFLOW FROM RETURNS ON INVESTMENTS AND SERVICING OF FINANCE		(6,400)	4,947
CAPITAL EXPENDITURE			
Payments to acquire tangible fixed assets		(693,937)	(428,062)
Receipts from sale of fixed assets		4,001	—
NET CASH OUTFLOW FROM CAPITAL EXPENDITURE		(689,936)	(428,062)
CASH INFLOW BEFORE FINANCING		762,854	1,116,364
FINANCING			
Repayment of bank loans		(33,265)	(33,265)
Movements of amounts owed to/from group undertakings		(500,193)	(1,129,457)
NET CASH OUTFLOW FROM FINANCING		(533,458)	(1,162,722)
INCREASE/(DECREASE) IN CASH	19	229,396	(46,358)

The notes on pages 9 to 16 form part of these abbreviated accounts.

HOME HOUSE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

Year ended 31 December 2011

1. ACCOUNTING POLICIES

Basis of accounting

The accounts have been prepared under the historical cost convention

Turnover

The turnover shown in the profit and loss account is derived from ordinary activities and represents the income due exclusive of Value Added Tax

Membership subscription revenue is recognised on a straight-line basis over the life of the membership. Joining fees in relation to memberships are recognised in the month in which they are received.

Room hire revenue is recognised at the end of the financial day. All other revenues such as bar and restaurant takings are recognised at the point of sale.

Fixed assets

All fixed assets are initially recorded at cost.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Fixtures, Fittings and Equipment	- 10% to 20% straight line method
Office Equipment	- 20% straight line method

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Hire purchase agreements

Assets held under hire purchase agreements are capitalised and disclosed under tangible fixed assets at their fair value. The capital element of the future payments is treated as a liability and the interest is charged to the profit and loss account on a straight line basis.

Finance lease agreements

Where the company enters into a lease which entails taking substantially all the risks and rewards of ownership of an asset, the lease is treated as a finance lease. The asset is recorded in the balance sheet as a tangible fixed asset and is depreciated in accordance with the above depreciation policies. Future instalments under such leases, net of finance charges, are included within creditors. Rentals payable are apportioned between the finance element, which is charged to the profit and loss account on a straight line basis, and the capital element which reduces the outstanding obligation for future instalments.

Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

Deferred taxation

Deferred tax arises as a result of including items of income and expenditure in taxation computations in periods different from those in which they are included in the company's accounts. Deferred tax is provided in full on timing differences which result in an obligation to pay more (or less) tax at a future date, at the average tax rates that are expected to apply when the timing differences reverse, based on current tax rates and laws.

HOME HOUSE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

Year ended 31 December 2011

1. ACCOUNTING POLICIES *(continued)*

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

2. OPERATING PROFIT

Operating profit is stated after charging

	2011	2010
	£	£
Depreciation of owned fixed assets	541,600	455,231
Loss on disposal of fixed assets	7,452	–
Auditor's remuneration		
- as auditor	<u>6,250</u>	<u>6,250</u>

3. PARTICULARS OF EMPLOYEES

The average number of staff employed by the company during the financial year amounted to

	2011	2010
	No	No
Number of staff	<u>200</u>	<u>171</u>

The aggregate payroll costs of the above were

	2011	2010
	£	£
Wages and salaries	3,769,253	3,663,582
Social security costs	299,003	285,888
	<u>4,068,256</u>	<u>3,949,470</u>

4. DIRECTORS' REMUNERATION

The directors' aggregate remuneration in respect of qualifying services were

	2011	2010
	£	£
Aggregate remuneration	<u>30,000</u>	<u>30,000</u>

HOME HOUSE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

Year ended 31 December 2011

5. INTEREST PAYABLE AND SIMILAR CHARGES

	2011	2010
	£	£
Interest payable on bank borrowing	<u>7,007</u>	<u>7,745</u>

6. TAXATION ON ORDINARY ACTIVITIES

Analysis of charge in the year

	2011	2010
	£	£
Deferred tax		
Origination and reversal of timing differences	<u>44,351</u>	<u>(229,475)</u>

Factors affecting current tax charge

The tax assessed on the profit on ordinary activities for the year is lower than the standard rate of corporation tax in the UK of 26% (2010 - 28%)

	2011	2010
	£	£
Profit on ordinary activities before taxation	<u>819,001</u>	<u>1,104,961</u>
Profit on ordinary activities by rate of tax	212,940	309,389
Expenses not deductible for tax purposes	10,483	8,842
Capital allowances for period (in excess of)/less than depreciation	(32,993)	(58,911)
Utilisation of group tax losses	<u>(190,430)</u>	<u>(259,320)</u>
Total current tax	<u>-</u>	<u>-</u>

HOME HOUSE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

Year ended 31 December 2011

7. TANGIBLE FIXED ASSETS

	Fixtures, Fittings & Equipment £	Office Equipment £	Total £
COST			
At 1 January 2011	4,463,124	85,917	4,549,041
Additions	677,057	16,880	693,937
Disposals	(34,330)	—	(34,330)
At 31 December 2011	<u>5,105,851</u>	<u>102,797</u>	<u>5,208,648</u>
DEPRECIATION			
At 1 January 2011	2,942,522	56,827	2,999,349
Charge for the year	530,538	11,062	541,600
On disposals	(22,877)	—	(22,877)
At 31 December 2011	<u>3,450,183</u>	<u>67,889</u>	<u>3,518,072</u>
NET BOOK VALUE			
At 31 December 2011	<u>1,655,668</u>	<u>34,908</u>	<u>1,690,576</u>
At 31 December 2010	<u>1,520,602</u>	<u>29,090</u>	<u>1,549,692</u>
Capital commitments		2011	2010
		£	£
Contracted but not provided for in the accounts		<u>91,532</u>	<u>-</u>

8. STOCKS

	2011	2010
	£	£
Stock	<u>119,937</u>	<u>102,003</u>

9. DEBTORS

	2011	2010
	£	£
Trade debtors	337,613	183,585
Amounts owed by group undertakings	3,839,626	3,576,566
Prepayments and accrued income	500,640	540,590
Deferred taxation (note 10)	185,124	229,475
	<u>4,863,003</u>	<u>4,530,216</u>

The debtors above include the following amounts falling due after more than one year

	2011	2010
	£	£
Amounts owed by group undertakings	<u>2,994,626</u>	<u>3,576,566</u>

HOME HOUSE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

Year ended 31 December 2011

10. DEFERRED TAXATION

The deferred tax included in the Balance sheet is as follows

	2011 £	2010 £
Included in debtors (note 9)	185,124	229,475

The movement in the deferred taxation account during the year was

	2011 £	2010 £
Balance brought forward	229,475	-
Profit and loss account movement arising during the year	(44,351)	229,475
Balance carried forward	185,124	229,475

The balance of the deferred taxation account consists of the tax effect of timing differences in respect of

	2011 £	2010 £
Excess of depreciation over taxation allowances	183,899	227,074
Other timing differences	1,225	2,401
	185,124	229,475

11. CREDITORS: Amounts falling due within one year

	2011 £	2010 £
Bank loans	27,696	33,265
Trade creditors	1,079,598	1,090,700
Other taxation and social security	674,272	480,804
Other creditors	44,824	55,421
Accruals and deferred income	669,828	624,848
	2,496,218	2,285,038

12. CREDITORS: Amounts falling due after more than one year

	2011 £	2010 £
Bank loans	-	27,696
Amounts owed to group undertakings	-	237,133
	-	264,829

HOME HOUSE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

Year ended 31 December 2011

13. COMMITMENTS UNDER OPERATING LEASES

At 31 December 2011 the company had annual commitments under non-cancellable operating leases as set out below

	Assets other than Land and buildings	
	2011	2010
	£	£
Operating leases which expire		
Within 2 to 5 years	<u>4,400</u>	<u>4,400</u>

14. CONTINGENCIES

At 31 December 2011 a composite cross-guarantee was in existence between Home House Limited, Berkeley Adam Limited and Quintillion UK Limited in respect of a bank loan amounting to £12,750,000. The directors do not expect any liability to arise from this.

15. SHARE CAPITAL

Authorised share capital:

	2011	2010
	£	£
3,000,000 Ordinary shares of £1 each	<u>3,000,000</u>	<u>3,000,000</u>

Allotted, called up and fully paid:

	2011		2010	
	No	£	No	£
2,075,002 Ordinary shares of £1 each	<u>2,075,002</u>	<u>2,075,002</u>	<u>2,075,002</u>	<u>2,075,002</u>

16. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2011	2010
	£	£
Profit for the financial year	774,650	1,334,436
Opening shareholders' funds	<u>4,457,993</u>	<u>3,123,557</u>
Closing shareholders' funds	<u>5,232,643</u>	<u>4,457,993</u>

HOME HOUSE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

Year ended 31 December 2011

17. NOTES TO THE CASH FLOW STATEMENT

RECONCILIATION OF OPERATING PROFIT TO NET CASH INFLOW FROM OPERATING ACTIVITIES

	2011 £	2010 £
Operating profit	825,401	1,100,014
Depreciation	541,600	455,231
Loss on disposal of fixed assets	7,452	–
Increase in stocks	(17,934)	(1,919)
(Increase)/decrease in debtors	(114,078)	(192,175)
Increase in creditors	216,749	178,328
Net cash inflow from operating activities	<u>1,459,190</u>	<u>1,539,479</u>

RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET FUNDS

	2011 £	2010 £
Increase/(decrease) in cash in the period	229,396	(46,358)
Net cash outflow from bank loans	33,265	33,265
Net cash outflow from long-term amounts owed from/to group undertakings	500,193	1,129,457
	<u>762,854</u>	<u>1,116,364</u>
Change in net funds	762,854	1,116,364
Net funds at 1 January 2011	4,104,421	2,988,057
Net funds at 31 December 2011	<u>4,867,275</u>	<u>4,104,421</u>

ANALYSIS OF CHANGES IN NET FUNDS

	At 1 Jan 2011 £	Cash flows £	Other changes £	At 31 Dec 2011 £
Net cash				
Cash in hand and at bank	825,949	229,396	–	1,055,345
Debt				
Debt due within 1 year	(33,265)	33,265	(27,696)	(27,696)
Debt due after 1 year	(264,829)	237,133	27,696	–
Long term amounts loaned to group companies	3,576,566	263,060	–	3,839,626
	<u>3,278,472</u>	<u>533,458</u>	<u>–</u>	<u>3,811,930</u>
Net funds	<u>4,104,421</u>	<u>762,854</u>	<u>–</u>	<u>4,867,275</u>

HOME HOUSE LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

Year ended 31 December 2011

18. ULTIMATE PARENT COMPANY

In the opinion of the directors, the company's ultimate parent company is Fairford Holdings Limited, a company registered in the British Virgin Islands

The parent undertaking of the largest group, which includes the company and for which group accounts are prepared, is Fairford Holdings Limited

The parent undertaking of the smallest group, which includes the company and for which group accounts are prepared, is Quintillion UK Limited. Copies of the group accounts can be obtained from Companies House, Crown Way, Cardiff, CF4 3UZ