

The York Hotel Limited

Registered number: 01010090

Information for filing with Registrar

For the year ended 31 October 2018



THE YORK HOTEL LIMITED
REGISTERED NUMBER: 01010090

STATEMENT OF FINANCIAL POSITION
AS AT 31 OCTOBER 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	6	9,834,997	10,082,235
		<u>9,834,997</u>	<u>10,082,235</u>
Current assets			
Debtors: amounts falling due within one year	7	148,023	5,330,780
Cash at bank and in hand		-	25,957
		<u>148,023</u>	<u>5,356,737</u>
Creditors: amounts falling due within one year	8	(4,581,683)	(268,135)
Net current (liabilities)/assets		<u>(4,433,660)</u>	<u>5,088,602</u>
Total assets less current liabilities		<u>5,401,337</u>	<u>15,170,837</u>
Creditors: amounts falling due after more than one year	9	-	(4,427,929)
Net assets		<u><u>5,401,337</u></u>	<u><u>10,742,908</u></u>
Capital and reserves			
Called up share capital	11	10,000	10,000
Revaluation reserve	12	5,178,896	5,178,896
Profit and loss account	12	212,441	5,554,012
Total equity		<u><u>5,401,337</u></u>	<u><u>10,742,908</u></u>

The director considers 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 Companies Act 2006.

The director acknowledges his 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 YORK HOTEL LIMITED
REGISTERED NUMBER: 01010090

STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 OCTOBER 2018

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:


Guy Baruch (Oct 22, 2019)

G D Baruch
Director

Date: Oct 22, 2019

The notes on pages 3 to 15 form part of these financial statements.

THE YORK HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2018

1. General information

The York Hotel Limited is a private company limited by shares incorporated in England and Wales. The address of its registered office is 2nd Floor, 167-169 Great Portland Street, London, W1W 5PF.

The principal activity of the company during the year ended 31 October 2018 was that of the operation of hotels.

The financial statements have been prepared in Pound Sterling as this is the currency of the primary economic environment in which the company operates and is rounded to the nearest pound.

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 judgement in applying the company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Going concern

The director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future and that there are no material uncertainties that lead to significant doubt upon the company's ability to continue as a going concern. Thus the director has continued to adopt the going concern basis of accounting in preparing these financial statements.

THE YORK HOTEL LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2018**

2. Accounting policies (continued)**2.3 Turnover**

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the company and the turnover can be reliably measured. Turnover 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 turnover is recognised:

Sale of goods

Turnover from the sale of goods is recognised when all of the following conditions are satisfied:

- the company has transferred the significant risks and rewards of ownership to the buyer;
- the company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of turnover can be measured reliably;
- it is probable that the company will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Rendering of services

Turnover 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 turnover 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.

2.4 Finance costs

Finance costs are charged to the Statement of comprehensive income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.5 Borrowing costs

All borrowing costs are recognised in the Statement of comprehensive income in the year in which they are incurred.

THE YORK HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2018

2. Accounting policies (continued)

2.6 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 the Statement of comprehensive income when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of financial position. The assets of the plan are held separately from the company in independently administered funds.

2.7 Taxation

Tax is recognised in the Statement of comprehensive income, 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 reporting 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 Statement of financial position 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 reporting date.

2.8 Intangible assets

Intangible assets are initially recognised at cost. After recognition, under the cost model, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

All intangible assets are considered to have a finite useful life. If a reliable estimate of the useful life cannot be made, the useful life shall not exceed ten years.

The estimated useful lives range as follows:

Goodwill	-	4	years
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2018**

2. Accounting policies (continued)

2.9 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives.

Depreciation is provided on the following basis:

Freehold properties	-	2% straight line
Fixtures and fittings	-	25% reducing balance
Computer equipment	-	25% reducing balance

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

2.10 Revaluation of tangible fixed assets

Individual freehold and leasehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the Statement of financial position date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Statement of comprehensive income unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the excess losses are recognised in profit or loss.

2.11 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.

2.12 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.

THE YORK HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2018

2. Accounting policies (continued)

2.13 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.

2.14 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 non-puttable 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 financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

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 amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

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 reporting date.

Financial assets and liabilities are offset and the net amount reported in the Statement of financial position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

2.15 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2018**

3. Judgements in applying accounting policies and key sources of estimation uncertainty

In applying the company's accounting policies, the director is required to make judgements, estimates and assumptions in determining the carrying amounts of assets and liabilities. The director's judgements, estimates and assumptions are based on the best and most reliable evidence available at the time when the decisions are made, and are based on historical experience and other factors that are considered to be applicable. Due to the inherent subjectivity involved in making such judgements, estimates and assumptions, the actual results and outcomes may differ.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods, if the revision affects both current and future periods.

Critical judgements in applying the company's accounting policies

The critical judgements that the director has made in the process of applying the company's accounting policies and that have the most significant effect on the amounts recognised in the statutory financial statements are discussed below.

Assessing indicators of impairment

In assessing whether there have been any indicators of impairment of assets, the director has considered both external and internal sources of information such as market conditions, counterparty credit ratings and experience of recoverability. There have been no indicators of impairments identified during the current financial year.

Key sources of estimation uncertainty

The key assumptions concerning the future, and other key sources of estimation uncertainty, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Determining residual values and useful economic lives of property, plant and equipment

The company depreciates tangible assets over their estimated useful lives. The estimation of the useful lives of assets is based on historic performance as well as expectations about future use and therefore requires estimates and assumptions to be applied by management. The actual lives of these assets can vary depending on variety of factors, including technological innovation, product life cycles and maintenance programmes.

Judgement is applied by management when determining the residual values for plant, machinery and equipment. When determining the residual value management aim to assess the amount that the company would currently obtain for the disposal of the asset, if it were already of the condition expected at the end of its useful economic life. Where possible this is done with reference to external market prices.

4. Employees

The average monthly number of employees, including the directors, during the year was 19 (2017: 19).

During the year, no directors received any remuneration (2017: £nil).

THE YORK HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2018

5. Intangible assets

	Goodwill £
Cost	
At 1 November 2017	500,000
At 31 October 2018	<u>500,000</u>
Amortisation	
At 1 November 2017	500,000
At 31 October 2018	<u>500,000</u>
Net book value	
At 31 October 2018	<u>-</u>
At 31 October 2017	<u>-</u>

THE YORK HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2018

6. Tangible fixed assets

	Freehold properties £	Fixtures and fittings £	Computer equipment £	Total £
Cost or valuation				
At 1 November 2017	11,900,000	290,058	-	12,190,058
Additions	-	-	1,298	1,298
At 31 October 2018	11,900,000	290,058	1,298	12,191,356
Depreciation				
At 1 November 2017	1,857,746	250,077	-	2,107,823
Charge for the year	238,000	10,320	216	248,536
At 31 October 2018	2,095,746	260,397	216	2,356,359
Net book value				
At 31 October 2018	9,804,254	29,661	1,082	9,834,997
At 31 October 2017	10,042,254	39,981	-	10,082,235

Cost or valuation at 31 October 2018 is as follows:

	Freehold property £
At cost	6,721,104
At valuation:	
31 October 2013	5,178,896
	11,900,000

THE YORK HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2018

6. Tangible fixed assets (continued)

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

	2018 £	2017 £
Cost	6,721,104	6,721,104
Accumulated depreciation	(1,474,278)	(1,339,856)
Net book value	5,246,826	5,381,248

The freehold properties were revalued in the year ended 31 October 2013 at £12,162,546 by the directors.

7. Debtors

	2018 £	2017 £
Amounts owed by group undertakings	-	2,405,020
Other debtors	85,857	2,913,709
Prepayments and accrued income	62,166	12,051
	148,023	5,330,780

Amounts owed to group undertakings are interest free and payable on demand.

THE YORK HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2018

8. Creditors: Amounts falling due within one year

	2018 £	2017 £
Bank overdrafts	20,518	1,333
Bank loans	4,134,728	-
Trade creditors	106,901	26,951
Corporation tax	242,819	212,751
Other taxation and social security	54,555	20,742
Other creditors	2,528	849
Accruals and deferred income	19,634	5,509
	<u>4,581,683</u>	<u>268,135</u>

Bank loans are secured by a fixed and floating charge over the assets of the company. A joint guarantee of £500,000 has been provided by all of the directors and an unlimited guarantee over all its assets has been provided by the parent company, Exhibit Properties Limited. The bank loan attracts an interest of 3.45% per annum. On 22 November 2018, the bank loan was repaid in full and the charge settled.

9. Creditors: Amounts falling due after more than one year

	2018 £	2017 £
Bank loans	-	4,427,929
	<u>-</u>	<u>4,427,929</u>

Bank loans are secured by a fixed and floating charge over the assets of the company. A joint guarantee of £500,000 has been provided by all of the directors and an unlimited guarantee over all its assets has been provided by the parent company, Exhibit Properties Limited. The bank loan attracts an interest of 3.45% per annum. On 22 November 2018, the bank loan was repaid in full and the charge settled.

THE YORK HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2018

10. Loans

Analysis of the maturity of loans is given below:

	2018 £	2017 £
Amounts falling due within one year		
Bank loans	4,134,728	-
	<u>4,134,728</u>	<u>-</u>
Amounts falling due 1-2 years		
Bank loans	-	4,427,929
	<u>-</u>	<u>4,427,929</u>
	<u>4,134,728</u>	<u>4,427,929</u>

11. Share capital

	2018 £	2017 £
Allotted, called up and fully paid		
10,000 Ordinary shares of £1 each	10,000	10,000
	<u>10,000</u>	<u>10,000</u>

12. Reserves

Revaluation reserve

The reserve comprises of the cumulative increase or decrease on revaluation of freehold properties of the company.

Profit and loss account

This reserve includes the cumulative profits or losses.

13. 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 £2,901 (2017: £1,226). Contributions totalling £870 (2017: £849) were payable to the fund at the reporting date and are included in creditors.

THE YORK HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 OCTOBER 2018

14. Related party transactions

The company is a wholly owned subsidiary of Exhibit Properties Limited and as such has taken advantage of the exemption permitted by FRS102 Section 33 'Related party disclosures' not to provide disclosures of transactions entered into with other wholly owned members of the group.

At the year end, an amount of £nil (2017: £2,405,020) was due from Exhibit Properties Limited, the parent company. This amount is included within amounts owed by group undertakings.

During the year, an amount totalling £14,012 was withdrawn by R R Mesherky, the director. Total amount of £82,120 was repaid to the company during the year. At 31 October 2018, £3,000 (2017: £71,108) was due from R R Mesherky. No interest was charged on this balance and it is repayable on demand. This amount is included in other debtors.

During the year, an amount totalling £108,158 was withdrawn by R R Andraous, the director. Total amount of £108,158 was repaid to the company during the year. At 31 October 2018, £nil (2017: £nil) was due from R R Andraous. No interest was charged on this balance.

During the year, an amount totalling £15,500 was withdrawn by Y Alhaidary, the director. Total amount of £4,000 was repaid to the company during the year. At 31 October 2018, £11,500 (2017: £nil) was due from Y Alhaidary. No interest was charged on this balance and it is repayable on demand. This amount is included in other debtors.

At 31 October 2018, £nil (2017: £933,996) was due from Ascot Hyde Park Hotel Limited, a company under common control.

At 31 October 2018, £nil (2017: £604) was due from Holland Inn Hotel Limited, a company under common control.

At 31 October 2018, £nil (2017: £2,619) was due from Mansfield Hotel Limited, a company under common control.

At 31 October 2018, £nil (2017: £846,382) was due from Perflag Hotel Ltd, a company under common control.

At 31 October 2018, £nil (2017: £4,000) was due from Wembley Hill Hotels Ltd, a company under common control.

At 31 October 2018, £nil (2017: £420,000) was due from Pennyfirst Ltd, a company under common control.

At 31 October 2018, £nil (2017: £635,000) was due from Twyford Property Ltd, a company under common control.

15. Post balance sheet events

On 22 November 2018, 100% of the entity was acquired by Holland Road Hotels Limited. The ultimate controlling party is Aroundtown SA by virtue of their shareholding in Holland Road Hotels Limited.

On 1 January 2019, The York Hotel Limited discontinued all operations. The company now leases out its properties to Holland Road Hotel Opco Limited and operates as a commercial property management company.

THE YORK HOTEL LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 OCTOBER 2018**

16. Controlling party

The immediate parent company is Exhibit Properties Limited, a company incorporated in England and Wales.

On 22 November 2018, 100% of the share capital of the entity was acquired by Holland Road Hotels Limited, a company incorporated in England and Wales. The ultimate parent company is Aroundtown SA, a company incorporated in Germany, by virtue of their shareholding in Holland Road Hotels Limited.