

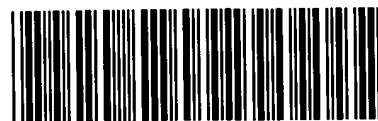
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**KNIGHTS VALLEY HOTELS LIMITED**

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**AUDITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE PERIOD ENDED 31 DECEMBER 2015**

WEDNESDAY



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28/09/2016

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COMPANIES HOUSE

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**KNIGHTS VALLEY HOTELS LIMITED**

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**COMPANY INFORMATION**

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**DIRECTORS**

Andrew McKenzie  
Malcolm Morris  
Bradley Wilkinson

**REGISTERED NUMBER**

01742529

**REGISTERED OFFICE**

1st Floor  
George V Place  
Thames Avenue  
Windsor  
Berkshire  
SL4 1QP

**INDEPENDENT AUDITORS**

Feltons  
Chartered Accountants and Statutory Auditors  
1st Floor  
George V Place  
Thames Avenue  
Windsor  
Berkshire  
SL4 1QP

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**KNIGHTS VALLEY HOTELS LIMITED**

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## KNIGHTS VALLEY HOTELS LIMITED

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### STRATEGIC REPORT FOR THE PERIOD ENDED 31 DECEMBER 2015

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#### BUSINESS REVIEW

The Company is focussed primarily on hotel management. During the year to 31st December 2015, there was a trading loss before interest and taxation of (£ 139,881) (2014: profit £ 98,904 ).

Trading conditions within the hotel sector remained challenging during 2015 with strong competition within the hotel management sector.

The economic overall outlook continues to improve, however, competition within the hotel management sector and an absence of suitable properties to manage has resulted in expansion being restricted.

#### PRINCIPAL RISKS AND UNCERTAINTIES

##### FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The company uses various financial instruments including loans and items such as trade debtors that arise directly from its operations. The purpose of these financial instruments is to raise finance for the company's operations.

The risks arising from the company's financial instruments are liquidity risk and credit risk. The directors review and agree policies for managing each of these risks and these policies have remained unchanged from previous years.

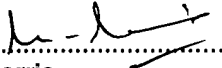
##### Liquidity risk

The company manages financial risk by ensuring sufficient liquidity is available to meet foreseeable needs and to invest cash assets safely and profitably.

##### Credit risk

The company's principal financial asset is trade debtors. To manage trade debtor credit risk the directors will monitor customers regularly.

This report was approved by the board on 21.9.16 and signed on its behalf.

  
.....  
**Malcolm Morris**  
Director

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## **KNIGHTS VALLEY HOTELS LIMITED**

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### **DIRECTORS' REPORT FOR THE PERIOD ENDED 31 DECEMBER 2015**

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The directors present their report and the financial statements for the period ended 31 December 2015.

#### **DIRECTORS' RESPONSIBILITIES STATEMENT**

The directors are responsible for preparing the Strategic Report, 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 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 for the company financial statements and then apply them consistently;
- make judgments and accounting 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 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.

#### **DIRECTORS**

The directors who served during the period were:

Andrew McKenzie  
Malcolm Morris  
Bradley Wilkinson

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**KNIGHTS VALLEY HOTELS LIMITED**

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**DIRECTORS' REPORT (CONTINUED)  
FOR THE PERIOD ENDED 31 DECEMBER 2015**

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**DISCLOSURE OF INFORMATION TO AUDITORS**

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**POST BALANCE SHEET EVENTS**

There have been no significant events affecting the company since the year end.

**AUDITORS**

The auditors, Feltons, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board on 21.9.16 and signed on its behalf.

  
**Malcolm Morris**  
Director

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## **KNIGHTS VALLEY HOTELS LIMITED**

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### **INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF KNIGHTS VALLEY HOTELS LIMITED**

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We have audited the financial statements of Knights Valley Hotels Limited for the period ended 31 December 2015, set out on pages 6 to 14. The relevant financial reporting framework that has been applied in their preparation is the Companies Act 2006 and the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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 Auditors' 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 AUDITORS**

As explained more fully in the Directors' Responsibilities Statement on page 2, 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 Financial Reporting Council'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 Strategic Report and the Directors' Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. 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 2015 and of its profit or loss for the period 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 Strategic Report and the Directors' Report for the financial period for which the financial statements are prepared is consistent with those accounts. In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report and the Directors Report.

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**KNIGHTS VALLEY HOTELS LIMITED**

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**INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF KNIGHTS VALLEY HOTELS LIMITED  
(CONTINUED)**

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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.



Richard Rhodes (Senior Statutory Auditor)

for and on behalf of  
**Feltons**

Chartered Accountants and Statutory Auditors

1st Floor  
George V Place  
Thames Avenue  
Windsor  
Berkshire  
SL4 1QP

Date: 26/9/16



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**KNIGHTS VALLEY HOTELS LIMITED**

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**STATEMENT OF INCOME AND RETAINED EARNINGS  
FOR THE PERIOD ENDED 31 DECEMBER 2015**

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	Note	2015 £	2014 £
Turnover	3	<u>447,423</u>	<u>621,927</u>
<b>GROSS PROFIT</b>		<b>447,423</b>	<b>621,927</b>
Administrative expenses		(68,271)	(67,919)
Other operating charges		<u>(519,032)</u>	<u>(455,104)</u>
<b>OPERATING (LOSS)/PROFIT</b>	4	<u>(139,880)</u>	<u>98,904</u>
<b>(LOSS)/PROFIT AFTER TAX</b>		<u><u>(139,880)</u></u>	<u><u>98,904</u></u>
Retained earnings at the beginning of the period		<u>58,581</u>	<u>(40,323)</u>
		<b>58,581</b>	<b>(40,323)</b>
(Loss)/profit for the period		<u>(139,880)</u>	<u>98,904</u>
<b>RETAINED EARNINGS AT THE END OF THE PERIOD</b>		<u><u>(81,299)</u></u>	<u><u>58,581</u></u>

The notes on pages 8 to 14 form part of these financial statements.

**KNIGHTS VALLEY HOTELS LIMITED**  
**REGISTERED NUMBER: 01742529**

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2015**

	Note	£	2015 £	£	2014 £
<b>Fixed assets</b>					
<b>Current assets</b>					
Debtors: Amounts falling due within one year	7	120,825		265,062	
Cash at bank and in hand	8	66		231	
		<u>120,891</u>		<u>265,293</u>	
Creditors: Amounts falling due within one year	9	(27,190)		(31,712)	
<b>Net current assets</b>			<u><b>93,701</b></u>		<u><b>233,581</b></u>
<b>Capital and reserves</b>					
Called up share capital	11	175,000		175,000	
Profit and loss account	12	(81,299)		58,581	
		<u><b>93,701</b></u>		<u><b>233,581</b></u>	

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 21/09/2016.



.....  
**Malcolm Morris**  
 Director

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## **KNIGHTS VALLEY HOTELS LIMITED**

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### **NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2015**

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#### **1. ACCOUNTING POLICIES**

##### **1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS**

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

Information on the impact of first-time adoption of FRS 102 is given in note 15.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company's accounting policies (see note 2).

The following principal accounting policies have been applied:

##### **1.2 FINANCIAL REPORTING STANDARD 102 - REDUCED DISCLOSURE EXEMPTIONS**

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 4 Statement of Financial Position paragraph 4.12(a)(iv);
- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d).

This information is included in the consolidated financial statements of Stockford Limited as at 31 December 2015 and these financial statements may be obtained from its registered office: 1st Floor, George V Place, Thames Avenue, Windsor, Berkshire SL4 1QP.

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## KNIGHTS VALLEY HOTELS LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2015

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#### 1. ACCOUNTING POLICIES (continued)

##### 1.3 REVENUE

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

###### Sale of goods

Revenue 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 revenue 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

Revenue 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 revenue 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.

##### 1.4 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, using the straight-line method.

Depreciation is provided on the following basis:

Computer equipment	-	33% Straight line
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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 Income and Retained Earnings.

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## **KNIGHTS VALLEY HOTELS LIMITED**

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### **NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2015**

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#### **1. ACCOUNTING POLICIES (continued)**

##### **1.5 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.

##### **1.6 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.

##### **1.7 FINANCIAL INSTRUMENTS**

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, 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 payables or receivables, 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 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.

##### **1.8 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. JUDGMENTS IN APPLYING ACCOUNTING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

The directors have applied judgements in assessing the recoverability of trade debtors and the rate of depreciation.

#### **3. TURNOVER**

The whole of the turnover is attributable to one principle activity of the company.

All turnover arose within the United Kingdom.

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**KNIGHTS VALLEY HOTELS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 DECEMBER 2015**

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**4. OPERATING (LOSS)/PROFIT**

The operating (loss)/profit is stated after charging:

	2015 £	2014 £
Fees payable to the company's auditor and its associates for the audit of the company's annual financial statements	3,000	3,000
Taxation compliance service	1,000	2,180
	<u>4,000</u>	<u>5,180</u>

During the period, no director received any emoluments (2014 - £NIL).

**5. FACTORS AFFECTING TAX CHARGE FOR THE PERIOD/YEAR**

The tax assessed for the period/year is lower than (2014 - *lower than*) the standard rate of corporation tax in the UK of 20.25% (2014 - 23.25 %). The differences are explained below:

	2015 £	2014 £
Profit on ordinary activities before tax	<u>(139,880)</u>	<u>98,904</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 20.25% (2014 - %)	(28,321)	21,258
<b>EFFECTS OF:</b>		
Unrelieved tax losses carried forward	<u>28,321</u>	<u>(21,258)</u>
<b>TOTAL TAX CHARGE FOR THE PERIOD/YEAR</b>	<u>-</u>	<u>-</u>

**FACTORS THAT MAY AFFECT FUTURE TAX CHARGES**

There were no factors that may affect future tax charges.

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**KNIGHTS VALLEY HOTELS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 DECEMBER 2015**

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**6. TANGIBLE FIXED ASSETS**

	<b>Plant &amp; machinery £</b>
<b>COST OR VALUATION</b>	
At 1 January 2015	<b>8,451</b>
At 31 December 2015	<b>8,451</b>
<b>DEPRECIATION</b>	
At 1 January 2015	<b>8,451</b>
At 31 December 2015	<b>8,451</b>
<b>NET BOOK VALUE</b>	
At 31 December 2015	<b>-</b>

**7. DEBTORS**

	<b>2015 £</b>	<b>2014 £</b>
<b>Due within one year</b>		
Trade debtors	<b>48,036</b>	<b>106,968</b>
Amounts owed by group undertakings	<b>72,743</b>	<b>156,659</b>
Other debtors	<b>46</b>	<b>1,435</b>
	<b>120,825</b>	<b>265,062</b>

**8. CASH AND CASH EQUIVALENTS**

	<b>2015 £</b>	<b>2014 £</b>
Cash at bank and in hand	<b>66</b>	<b>231</b>
	<b>66</b>	<b>231</b>

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**KNIGHTS VALLEY HOTELS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 DECEMBER 2015**

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**9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2015 £	2014 £
Trade creditors	937	2,125
Taxation and social security	21,453	24,787
Accruals and deferred income	4,800	4,800
	<u>27,190</u>	<u>31,712</u>

**10. FINANCIAL INSTRUMENTS**

	2015 £	2014 £
<b>FINANCIAL ASSETS</b>		
Financial assets that are debt instruments measured at undiscounted amount receivable	120,891	265,293
	<u>120,891</u>	<u>265,293</u>
<b>FINANCIAL LIABILITIES</b>		
Financial liabilities that are measured at undiscounted amount payable	(5,737)	(6,925)
	<u>(5,737)</u>	<u>(6,925)</u>

Financial assets measured at undiscounted amount receivable comprise trade, other debtors, cash and bank.

Financial Liabilities measured at undiscounted amount payable comprise trade and other creditors.



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**KNIGHTS VALLEY HOTELS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 31 DECEMBER 2015**

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**11. SHARE CAPITAL**

	2015 £	2014 £
<b>SHARES CLASSIFIED AS EQUITY</b>		
<b>ALLOTTED, CALLED UP AND FULLY PAID</b>		
175,000 ordinary shares of £1 each	<u>175,000</u>	<u>175,000</u>

**12. RESERVES**

**Profit & loss account**

Includes all current and prior years retained profit and losses.

**13. RELATED PARTY TRANSACTIONS**

	2015 £	2014 £
The Vineyard at Stockcross Limited	<u>72,743</u>	<u>156,659</u>
	<u>72,743</u>	<u>156,659</u>

The company considers The Vineyard at Stockcross Limited, a company incorporated in England and Wales, to be its immediate parent company.

As the company is a wholly owned subsidiary within the Group headed by Stockford Limited, the company has taken advantage of the exemption contained in FRS 102 section 33 "Related Party Disclosures" from disclosing related party transactions with entities which form part of the Group on the grounds that 100% of the voting rights in the company are controlled by the group.

**14. CONTROLLING PARTY**

The company considers The Vineyard at Stockcross Limited, a company incorporated in England and Wales, to be its immediate parent company.

The company considers Stockford Limited, a company incorporated in England and Wales, to be its ultimate parent company. The company's results are included in the consolidated financial statements of Stockford Limited. Copies of the group financial statements for Stockford Limited are available from its registered office: 1st Floor, George V Place, Thames Avenue, Windsor, Berkshire, SL4 1QP.

**15. FIRST TIME ADOPTION OF FRS 102**

The policies applied under the entity's previous accounting framework are not materially different to FRS 102 and have not impacted on equity or profit or loss.