

**VECTIS HOLDINGS LIMITED**  
**GROUP STRATEGIC REPORT, REPORT OF THE DIRECTORS AND**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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VECTIS HOLDINGS LIMITED (REGISTERED NUMBER: 01552172)

**CONTENTS OF THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Group Strategic Report</b>	<b>2 to 5</b>
<b>Report of the Directors</b>	<b>6 to 7</b>
<b>Report of the Independent Auditors</b>	<b>8 to 11</b>
<b>Consolidated Income Statement</b>	<b>12</b>
<b>Consolidated Other Comprehensive Income</b>	<b>13</b>
<b>Consolidated Balance Sheet</b>	<b>14</b>
<b>Company Balance Sheet</b>	<b>15</b>
<b>Consolidated Statement of Changes in Equity</b>	<b>16</b>
<b>Company Statement of Changes in Equity</b>	<b>17</b>
<b><i>Consolidated Cash Flow Statement</i></b>	<b>18</b>
<b>Notes to the Consolidated Cash Flow Statement</b>	<b>19 to 20</b>
<b>Notes to the Consolidated Financial Statements</b>	<b>21 to 41</b>
<b>Consolidated Trading and Profit and Loss Account</b>	<b>42 to 43</b>

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**VECTIS HOLDINGS LIMITED**

**COMPANY INFORMATION**

**FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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**DIRECTORS:**

A W Dabell  
C J Hampton  
Mrs R K C Ryan  
M R Turtle

**SECRETARY:**

Mrs P Wright

**REGISTERED OFFICE:**

Blackgang Chine  
Blackgang  
Ventnor  
*Isle of Wight*  
PO38 2HN

**REGISTERED NUMBER:**

01552172 (England and Wales)

**AUDITORS:**

Bright Brown Limited  
Chartered Accountants  
Statutory Auditor  
Exchange House  
St. Cross Lane  
Newport  
*Isle of Wight*  
PO30 5BZ

**GROUP STRATEGIC REPORT  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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The directors present their strategic report of the company and the group for the period 1 January 2022 to 30 December 2022.

**REVIEW OF BUSINESS**

**Market conditions**

The core of our business, our two parks, Blackgang Chine and Robin Hill ("The Parks") opened on the 19th Of March.

*Once the Park opened, from an operational perspective, business continued as planned during the Whitsun and main summer school holiday period. During October the Halloween offering at Blackgang was back with a heavy investment in cost, but only returned a small profit. The year end, with the winter opening in December, where Robin Hill opened for Polar only, performed below expectations and made a small loss due to the weather forcing some dates to be cancelled.*

Turnover for the Parks for the period stood at £6,030,571 a decrease of £612,096 over 2021 resulting in the combined EBITDA for the Parks being £451,563 a decrease of £2,235,636 over 2021 (£2,687,199). The large variance between the two years is in part due to lower income as the covid grants offered in the previous year were no longer applicable and lower visitor numbers than 2021 due to people starting to holiday abroad again. This was combined with higher operating costs due to the parks being open for longer.

Following the post covid domestic travel boom the island saw this return to pre-covid levels. Alongside this we also saw a reduction in customers disposable income with people becoming cautious surrounding rising cost of living. The parks pivoted away from the increasing costs of live entertainment towards a strategy of investment into longer term capital assets. Continued challenges with a tight labour market favouring the employee vs employer meant as an organisation we had to offer more value to our employees.

The Park will continue its strategy to continually invest in both infrastructure, systems, and new attractions to enhance still further the experience of our guests and to continually improve operational efficiencies and controls. The business took a leading step forward in the implementation of a new inspection scheme for the leisure industry becoming founding member of the LEAPS Scheme. This was viewed externally as a positive step forward for the parks health and safety.

**Employees**

The business recognises that its staff are one of its prime assets and therefore continually invests in both training and development to ensure the teams are able to gain continual improvement and keep ahead of trends and best practice in the many diverse areas the Park operates in. As the business continues to update its equipment and procedures it is critical that all staff receive the pre-requisite training to ensure these are operated correctly to gain maximum advantage both to the efficiency of the business but for the benefit of the individual employee.

**Health and safety**

The safety of both our guests and staff remains at the forefront of the daily operation of the park. We continue to ensure that all staff are fully trained in all aspects of their work and conduct regular management audits. We have rigorous safety systems in place for all rides and attractions with an ongoing cycle of ride maintenance and checks on a daily/weekly/monthly and annual basis. The Park's Health and Safety Management systems are continually monitored and reviewed.

**GROUP STRATEGIC REPORT  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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**Future Developments**

Removal of the 20-year-old Roller Coaster from the site resulted in significant investment being made in 2022 to the fixed asset base to provide three new rides in Blackgang Chine and to re-life the existing waterslide with the aim of providing an enhanced visitor offering and value for money in 2023.

The 2023 season will see the opening of a new ride to Blackgang Chine, Extinction. This will be the park's main icon attraction adding a new element of thrill and excitement to the guest experience. Due to the more dynamic nature of this ride, we believe this will widen our customer demographic into teenage years. In addition to this we believe the introduction of this ride and the aforementioned two others will increase customer dwell time, enhance secondary spend and improve the overall customer experience.

At Robin Hill there was an acknowledgement surrounding the lack of interactive play and overall infrastructure within the site. With this in mind future capital investment opportunities are being reviewed with a sensory water pillow being the front runner. In line with this strategy event costs were lowered at Robin as a reflection of their commercial performance and a drive towards improving park infrastructure.

**Financial**

The business remains grateful for the continued support the government has offered to businesses during this period with the 50% reduction in business rates which assisted the company's financial position.

During the year the company has made considerable investment into the assets in the parks to both add new attractions and improve the quality and safety of the visitor experience. However due to the challenging season the company has had and existing debt repayment commitments, a further £500k of funding has been sought to assist with cashflow over this period and going into 2023.

Heading in 2023 the company recognises that its current debt structure is unsustainable and plans to restructure this to improve liquidity in the business.

In doing this and reviewing all options the strategic decision has been made during 2023 to sell Robin Hill. This will provide the funds necessary to clear the company's existing debt and will allow the business to focus time and investment into Blackgang Chine in to drive an enhanced return and an improved visitor experience.

Following this decision, the Directors have restructured the business to reduce costs as well as renegotiating the existing finance agreements to ensure the liquidity of the business up until the sale of the park.

The Solent LEP funding has been negotiated in 2023 to extend the repayment period out to 2025 and to revise the timings of the repayments in line with the seasonal nature of the business. At the end of 2023 it has been agreed with Solent LEP that all future repayments will be placed on hold until the sale of Robin Hill, when the remaining balance on the loan will be repaid in full.

Lloyds bank has also agreed to provide a phased overdraft facility from January to June 2024 and a capital repayment holiday on existing loans over the same period on the basis that the debt will be repaid in full upon the sale of Robin Hill which is forecasted to be by the end of June 2024.

There has also been an additional director loan taken out of £500k to support the business during this time.

**GROUP STRATEGIC REPORT  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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**PRINCIPAL RISKS AND UNCERTAINTIES**

The management of the business and the nature of the group's strategy are subject to several risks. The directors have set out below the principal risks facing the business.

**Weather**

The two parks are dependent on good weather, and seasonal and extreme weather conditions are the greatest variables which the business has no control over. This is why the directors remain committed to improving the balance between all-weather based attractions and our more traditional offering.

**People and Reputation**

The group has invested heavily in its people and its reputation over a number of years. It is therefore reliant on these individuals to a degree in delivering the group result and reinforcing the underlying brand.

**The Competitive Environment**

*We continue to operate in a competitive market with many other attractions, whether they are operating on a national or more local level, all competing for guests. We will continue to work closely with the ferry operators that service the Isle of Wight to try to ensure that the Island remains as competitive as possible as a holiday destination. Blackgang and Robin Hill provide a unique family experience that represents the best value for money and a day out in a safe quality environment.*

Vectis Holdings continually invests in new attractions, events, and staff so that the service we provide ensures that guests will want to repeat their park experiences.

**General Economic Environment**

The UK economy recovered in 2022 after the pandemic and air travel opened holiday destinations abroad again. Following a year of staycations more people chose foreign destinations for their summer break which had an impact on visitor numbers to the parks. Inflation also started to increase during the year due to supply chain issues following the pandemic, Brexit and the War in Ukraine, which increased running costs, particularly regarding energy prices and costs of sale.

Also, increases in the cost of living for families driven by similar factors coupled with the inevitable increases in interest rates from the "all time low" that has been experienced in recent years, will continue to put pressure on the household budgets of our guests and staff. The Directors will continually monitor the impact these could have on future trading.

The directors are fully committed to sustainable development within the parks, and to this end will evaluate the needs of a particular project, the context it sits within, and then endeavour to procure a sustainable solution.

**VECTIS HOLDINGS LIMITED (REGISTERED NUMBER: 01552172)**

**GROUP STRATEGIC REPORT  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

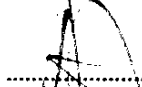
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**KEY PERFORMANCE INDICATORS**

The business uses a number of non-statutory financial information measures (EBITDA, PAT, Turnover etc) to assess the underlying performance of the business. These include visitor numbers, membership (Frequent Visitor) sales; departmental Spends per head (SPH) and recruitment rates.

Blackgang's paying visitors numbers decreased, with overall numbers down by 15%, with Robin Hill's overall numbers down 10% as in comparison to 2021 people started to holiday abroad again.

**ON BEHALF OF THE BOARD:**

  
.....  
A W Dabell - Director

Date: 20/12/2023.....

**VECTIS HOLDINGS LIMITED (REGISTERED NUMBER: 01552172)**

**REPORT OF THE DIRECTORS  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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The directors present their report with the financial statements of the company and the group for the period 1 January 2022 to 30 December 2022.

**PRINCIPAL ACTIVITY**

The principal activity of the group in the period under review was that of operating tourist attractions on the Isle of Wight. Vectis Holdings Limited is the holding company for Vectis Ventures Limited, We3 Create Limited and Eklectica Limited.

**DIVIDENDS**

No dividends will be distributed for the period ended 30 December 2022.

**EVENTS SINCE THE END OF THE PERIOD**

Information relating to events since the end of the period is given in the notes to the financial statements.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 January 2022 to the date of this report.

A W Dabell  
C J Hampton  
Mrs R K C Ryan  
M R Turtle

**MATTERS COVERED IN STRATEGIC REPORT**

Where necessary, disclosures relating to future developments have been made in the Group Strategic Report and have not been repeated here in accordance with Section 414C of the Companies Act 2006.

**POST BALANCE SHEET EVENTS**

The directors have made the strategic decision to sell Robin Hill during 2023 and the park has been placed up for sale with Savilles on the 22nd November 2023.

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Group Strategic Report, the Report of the Directors 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). 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 the group and of the profit or loss of the group for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting 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 adequate accounting records that are sufficient to show and explain the company's and the group's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**VECTIS HOLDINGS LIMITED (REGISTERED NUMBER: 01552172)**

**REPORT OF THE DIRECTORS  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the group's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the group's auditors are aware of that information.

**AUDITORS**

The auditors, Bright Brown Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

**ON BEHALF OF THE BOARD:**

  
.....

A W Dabell - Director

Date: 20/12/2023.....

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF VECTIS HOLDINGS LIMITED

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### Opinion

We have audited the financial statements of Vectis Holdings Limited (the 'parent company') and its subsidiaries (the 'group') for the period ended 30 December 2022 which comprise the Consolidated Income Statement, Consolidated Other Comprehensive Income, Consolidated Balance Sheet, Company Balance Sheet, Consolidated Statement of Changes in Equity, Company Statement of Changes in Equity, Consolidated Cash Flow Statement and Notes to the Consolidated Cash Flow Statement, Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the parent company affairs as at 30 December 2022 and of the group's 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.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's and the parent company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

### Other information

The directors are responsible for the other information. The other information comprises the information in the Group Strategic Report and the Report of the Directors, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF VECTIS HOLDINGS LIMITED**

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### **Opinions on other matters prescribed by the Companies Act 2006**

*In our opinion, based on the work undertaken in the course of the audit:*

- the information given in the Group Strategic Report and the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Group Strategic Report and the Report of the Directors have been prepared in accordance with applicable legal requirements

### **Matters on which we are required to report by exception**

*In the light of the knowledge and understanding of the group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the Group Strategic Report or the Report of the Directors.*

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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.

### **Responsibilities of directors**

As explained more fully in the Statement of Directors' Responsibilities set out on page six, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the group's and the parent company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the group or the parent company or to cease operations, or have no realistic alternative but to do so.

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF VECTIS HOLDINGS LIMITED

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### **Auditors' responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the group and parent company, the principal risks are that of management override of controls, potential fraud in revenue recognition and a potential going concern risk in relation to the Covid-19 pandemic. The engagement team considered these risks and audit procedures were undertaken as follows:

- A review of journals made in preparing the final results for preparation of the accounts, and a review of accounting estimates made by management.
- A review of transactions and records to ensure there are no transactions that have no apparent commercial purpose or that are processed outside the usual accounting systems.
- Extension of the sample sizes for audit testing carried out in relation to income, and consideration and testing of systems in place around this income.
- Discussions with management regarding the ability to override controls and review of processes in place to confirm no override had occurred
- Consideration of going concern from review of conversations held amongst directors in regular meetings, along with a review of budgets and cashflow forecasts, discussions with management and evidence of support from the group and parent company's bankers and lenders.
- *Discussions with management, including consideration of any known or suspected instances of non-compliance with laws and regulations or fraud.*

There are inherent limitations in the audit procedures described above, and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error as fraud may involve deliberate concealment or intentional misrepresentations.

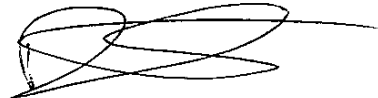
A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF  
VECTIS HOLDINGS LIMITED**

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**Use of our report**

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 a Report of the Auditors 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.



David Stevens ACA (Senior Statutory Auditor)  
for and on behalf of Bright Brown Limited  
Chartered Accountants  
Statutory Auditor  
Exchange House  
St. Cross Lane  
Newport  
Isle of Wight  
PO30 5BZ

Date: 20/12/2023

**VECTIS HOLDINGS LIMITED (REGISTERED NUMBER: 01552172)**

**CONSOLIDATED INCOME STATEMENT  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

	Notes	Period 1.1.22 to 30.12.22 £	Year Ended 31.12.21 £
<b>TURNOVER</b>	4	6,030,571	6,642,667
Cost of sales		901,323	825,317
<b>GROSS PROFIT</b>		5,129,248	5,817,350
Administrative expenses		5,297,778	4,724,632
		(168,530)	1,092,718
Other operating income	5	12,691	829,173
<b>OPERATING (LOSS)/PROFIT</b>	7	(155,839)	1,921,891
Interest receivable and similar income		2,267	33
		(153,572)	1,921,924
Interest payable and similar expenses	8	79,559	60,764
<b>(LOSS)/PROFIT BEFORE TAXATION</b>		(233,131)	1,861,160
Tax on (loss)/profit	9	(89,299)	438,335
<b>(LOSS)/PROFIT FOR THE FINANCIAL PERIOD</b>		(143,832)	1,422,825
(Loss)/profit attributable to: Owners of the parent		(143,832)	1,422,825

The notes form part of these financial statements

VECTIS HOLDINGS LIMITED (REGISTERED NUMBER: 01552172)

**CONSOLIDATED OTHER COMPREHENSIVE INCOME  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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	Notes	Period 1.1.22 to 30.12.22 £	Year Ended 31.12.21 £
(LOSS)/PROFIT FOR THE PERIOD		(143,832)	1,422,825
OTHER COMPREHENSIVE INCOME		-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		<u>(143,832)</u>	
Prior year adjustment			<u>391,541</u>
TOTAL COMPREHENSIVE INCOME SINCE LAST ANNUAL REPORT			<u>1,814,366</u>
Total comprehensive income attributable to: Owners of the parent		<u>(143,832)</u>	<u>1,814,366</u>


The notes form part of these financial statements

**VECTIS HOLDINGS LIMITED (REGISTERED NUMBER: 01552172)**

**CONSOLIDATED BALANCE SHEET  
30 DECEMBER 2022**

		2022		2021	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Intangible assets	11		1,000		1,000
Tangible assets	12		6,356,105		4,845,867
Investments	13		-		-
			<u>6,357,105</u>		<u>4,846,867</u>
<b>CURRENT ASSETS</b>					
Stocks	14	151,916		93,480	
Debtors	15	347,611		191,347	
Cash at bank and in hand		<u>771,866</u>		<u>2,979,702</u>	
		1,271,393		3,264,529	
<b>CREDITORS</b>					
Amounts falling due within one year	16	<u>1,341,064</u>		<u>1,871,086</u>	
<b>NET CURRENT (LIABILITIES)/ASSETS</b>			<u>(69,671)</u>		<u>1,393,443</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>6,287,434</u>		<u>6,240,310</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	17		(2,056,624)		(1,881,143)
<b>PROVISIONS FOR LIABILITIES</b>	21		<u>(381,163)</u>		<u>(365,688)</u>
<b>NET ASSETS</b>			<u><u>3,849,647</u></u>		<u><u>3,993,479</u></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	22		350		350
Capital redemption reserve	23		210		210
Retained earnings	23		<u>3,849,087</u>		<u>3,992,919</u>
<b>SHAREHOLDERS' FUNDS</b>			<u><u>3,849,647</u></u>		<u><u>3,993,479</u></u>

The financial statements were approved by the Board of Directors and authorised for issue on 20/12/2023 and were signed on its behalf by:

  
.....  
A W Dabell - Director

The notes form part of these financial statements

**VECTIS HOLDINGS LIMITED (REGISTERED NUMBER: 01552172)**

**COMPANY BALANCE SHEET  
30 DECEMBER 2022**

		2022		2021	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Intangible assets	11		1,000		1,000
Tangible assets	12		5,016,566		4,205,281
Investments	13		111		111
			<u>5,017,677</u>		<u>4,206,392</u>
<b>CURRENT ASSETS</b>					
Debtors	15	2,002		1,190	
Cash at bank		<u>57,171</u>		<u>979,063</u>	
		59,173		980,253	
<b>CREDITORS</b>					
Amounts falling due within one year	16	<u>1,301,403</u>		<u>2,362,483</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(1,242,230)</u>		<u>(1,382,230)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>3,775,447</u>		<u>2,824,162</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	17		<u>(1,532,822)</u>		<u>(1,872,143)</u>
<b>PROVISIONS FOR LIABILITIES</b>	21		<u>(362,531)</u>		<u>(299,871)</u>
<b>NET ASSETS</b>			<u><u>1,880,094</u></u>		<u><u>652,148</u></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	22		350		350
Capital redemption reserve	23		210		210
Retained earnings	23		<u>1,879,534</u>		<u>651,588</u>
<b>SHAREHOLDERS' FUNDS</b>			<u><u>1,880,094</u></u>		<u><u>652,148</u></u>
Company's profit/(loss) for the financial year			<u><u>1,227,946</u></u>		<u><u>(510,677)</u></u>

The financial statements were approved by the Board of Directors and authorised for issue on 20/12/2023 and were signed on its behalf by:

  
.....  
A W Dabell - Director

The notes form part of these financial statements

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

	Called up share capital £	Retained earnings £	Capital redemption reserve £	Total equity £
<b>Balance at 1 January 2021</b>	350	2,178,553	210	2,179,113
Prior year adjustment	-	391,541	-	391,541
As restated	350	2,570,094	210	2,570,654
<b>Changes in equity</b>				
Total comprehensive income	-	1,422,825	-	1,422,825
<b>Balance at 31 December 2021</b>	350	3,992,919	210	3,993,479
<b>Changes in equity</b>				
Total comprehensive income	-	(143,832)	-	(143,832)
<b>Balance at 30 December 2022</b>	350	3,849,087	210	3,849,647

The notes form part of these financial statements

**VECTIS HOLDINGS LIMITED (REGISTERED NUMBER: 01552172)**

**COMPANY STATEMENT OF CHANGES IN EQUITY  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

	Called up share capital £	Retained earnings £	Capital redemption reserve £	Total equity £
<b>Balance at 1 January 2021</b>	350	770,724	210	771,284
Prior year adjustment	-	391,541	-	391,541
As restated	350	1,162,265	210	1,162,825
<b>Changes in equity</b>				
Total comprehensive income	-	(510,677)	-	(510,677)
<b>Balance at 31 December 2021</b>	350	651,588	210	652,148
<b>Changes in equity</b>				
Total comprehensive income	-	1,227,946	-	1,227,946
<b>Balance at 30 December 2022</b>	350	1,879,534	210	1,880,094

The notes form part of these financial statements

**CONSOLIDATED CASH FLOW STATEMENT  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

	Notes	Period 1.1.22 to 30.12.22 £	Year Ended 31.12.21 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	285,695	2,520,914
Interest paid		(79,559)	(60,764)
Tax paid		(140,162)	-
Net cash from operating activities		65,974	2,460,150
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(1,995,446)	(529,986)
Sale of tangible fixed assets		103,500	4,233
Interest received		2,267	33
Net cash from investing activities		(1,889,679)	(525,720)
<b>Cash flows from financing activities</b>			
New loans in year		530,000	500,000
Loan repayments in year		(895,547)	(140,795)
Capital repayments in year		(18,289)	1,580
Amount withdrawn/introduced by directors		(295)	(2,284)
Net cash from financing activities		(384,131)	358,501
<b>(Decrease)/increase in cash and cash equivalents</b>		<b>(2,207,836)</b>	<b>2,292,931</b>
<b>Cash and cash equivalents at beginning of period</b>	2	<b>2,979,702</b>	<b>686,771</b>
<b>Cash and cash equivalents at end of period</b>	2	<b>771,866</b>	<b>2,979,702</b>

The notes form part of these financial statements

**NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

**1. RECONCILIATION OF (LOSS)/PROFIT BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS**

	Period 1.1.22 to 30.12.22 £	Year Ended 31.12.21 £
(Loss)/profit before taxation	(233,131)	1,861,160
Depreciation charges	604,835	491,250
(Profit)/loss on disposal of fixed assets	(103,500)	222,882
Finance costs	79,559	60,764
Finance income	(2,267)	(33)
	345,496	2,636,023
(Increase)/decrease in stocks	(58,436)	5,522
Increase in trade and other debtors	(51,489)	(7,771)
Increase/(decrease) in trade and other creditors	50,124	(112,860)
<b>Cash generated from operations</b>	<b>285,695</b>	<b>2,520,914</b>

**2. CASH AND CASH EQUIVALENTS**

*The amounts disclosed on the Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:*

**Period ended 30 December 2022**

	30.12.22 £	1.1.22 £
Cash and cash equivalents	771,866	2,979,702

**Year ended 31 December 2021**

	31.12.21 £	1.1.21 £
Cash and cash equivalents	2,979,702	686,771

The notes form part of these financial statements

NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

3. ANALYSIS OF CHANGES IN NET FUNDS/(DEBT)

	At 1.1.22 £	Cash flow £	Other non-cash changes £	At 30.12.22 £
<b>Net cash</b>				
Cash at bank and in hand	2,979,702	(2,207,836)		771,866
	<u>2,979,702</u>	<u>(2,207,836)</u>		<u>771,866</u>
<b>Debt</b>				
Hire purchase and finance leases	(21,000)	18,289	(119,626)	(122,337)
Debts falling due within 1 year	(982,612)	467,895	-	(514,717)
Debts falling due after 1 year	(1,872,143)	(102,345)	-	(1,974,488)
	<u>(2,875,755)</u>	<u>383,839</u>	<u>(119,626)</u>	<u>(2,611,542)</u>
<b>Total</b>	<u>103,947</u>	<u>(1,823,997)</u>	<u>(119,626)</u>	<u>(1,839,676)</u>

The notes form part of these financial statements

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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**1. STATUTORY INFORMATION**

Vectis Holdings Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the General Information page.

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

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

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires Group management to exercise judgement in applying the Group's accounting policies (see note 3).

The Company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of Comprehensive Income in these financial statements.

In preparing the separate financial statements of the Parent Company, advantage has been taken of the following disclosure exemptions available in FRS 102:

- Only one reconciliation of the number of shares outstanding at the beginning and end of the year has been presented as the reconciliation for the Group and the Parent Company would be identical;
- No Statement of Cash Flows has been presented for the Parent Company; and
- No disclosures have been given for the aggregate remuneration of the key management personnel of the Parent Company as their remuneration is included in the totals for the Group as a whole.

The following principal accounting policies have been applied:

**Basis of consolidation**

The consolidated financial statements present the results of the Company and its own subsidiaries ("the Group") as if they form a single entity. Intercompany transactions and balances between group companies are therefore eliminated in full.

The consolidated financial statements incorporate the results of business combinations using the purchase method. In the Consolidated Statement of Financial Position, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair values at the acquisition date. The results of acquired operations are included in the Consolidated Statement of Comprehensive Income from the date on which control is obtained. They are deconsolidated from the date control ceases.

In accordance with the transitional exemption available in FRS 102, the Group has chosen not to retrospectively apply the standard to business combinations that occurred before the date of transition to FRS 102, being 01 November 2014.

**Related party exemption**

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

Transactions between group entities which have been eliminated on consolidation are not disclosed within the financial statements.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued**  
**FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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**2. ACCOUNTING POLICIES - continued**

**Revenue recognition**

Turnover represents amounts receivable for admissions, shop sales, catering and event income, net of VAT.

Turnover from annual passes is recognised over the period that the ticket relates to, in proportion to the number of days the park is open during the year. Turnover from admissions and events are recognised on the date of entry, with any tickets bought in advance, deferred into the period to which they related.

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Catering turnover is recognised when the goods or services are supplied.

**Intangible assets**

Intangible assets are initially measured at cost. After initial recognition, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

Computer software is being amortised evenly over its estimated useful life of three years.

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.

**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:

Freehold property	- 2% on cost
Plant and machinery	- written off over their useful economic lives.
Motor vehicles	- 4-7 years straight-line
Assets under construction	- not yet depreciated

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.

Assets acquired under finance leases are depreciated over the lease term unless the estimated useful life is considered to be shorter than the lease term.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued**  
**FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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**2. ACCOUNTING POLICIES - continued**

**Stocks**

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

Cost is based on the cost of purchase on a first in, first out basis. Work in progress and finished goods include labour and attributable overheads.

At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

**Financial instruments**

Financial assets and financial liabilities are recognised in the Consolidated Statement of Financial Position when the Group becomes a party to the contractual provisions of the instrument.

Trade and other debtors and creditors are classified as basic financial instruments and measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the *effective interest rate method*. A provision is established when there is objective evidence that the Group will not be able to collect all amounts due.

Cash and cash equivalents are classified as basic financial instruments and comprise cash in hand and at bank, short-term bank deposits with an original maturity of three months or less and bank overdrafts which are an integral part of the Group's cash management.

Financial liabilities and equity instruments issued by the Group are classified in accordance with the substance of the contractual arrangements entered into and the definitions of a *financial liability* and an *equity instrument*. An equity instrument is any contract that evidences a residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments issued by the Group are recorded at the proceeds received, net of direct issue costs.

Interest bearing bank loans, overdrafts and other loans which meet the criteria to be classified as basic financial instruments are initially recorded at the present value of cash payable to the bank, which is ordinarily equal to the proceeds received net of direct issue costs. These liabilities are subsequently measured at amortised cost, using the effective interest rate method.

**Taxation**

Taxation for the period comprises current and deferred tax. Tax is recognised in the Consolidated Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued**  
**FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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**2. ACCOUNTING POLICIES - continued**

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the period end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**Research and development**

In the research phase of an internal project it is not possible to demonstrate that the project will generate future economic benefits and hence all expenditure on research shall be recognised as an expense when it is incurred. Intangible assets are recognised from the development phase of a project if and only if certain specific criteria are met in order to demonstrate the asset will generate probable future economic benefits and that its cost can be reliably measured. The capitalised development costs are subsequently amortised on a straight-line basis over their useful economic lives, which range from 3 to 6 years.

If it is not possible to distinguish between the research phase and the development phase of an internal project, the expenditure is treated as if it were all incurred in the research phase only.

**Foreign currencies**

**Functional and presentation currency**

The Group's functional and presentational currency is GBP.

**Transactions and balances**

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

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2. ACCOUNTING POLICIES - continued

**Operating leases: the group as lessee**

Rentals paid under operating leases are charged to profit or loss on a straight-line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight-line basis over the lease term, unless another systematic basis is representative of the time pattern of the lessee's benefit from the use of the leased asset.

The Group has taken advantage of the optional exemption available on transition to FRS 102 which allows lease incentives on leases entered into before the date of transition to the standard 01 January 2019 to continue to be charged over the period to the first market rent review rather than the term of the lease.

**Leased assets: the Group as lessee**

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. *Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company.* Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to profit or loss so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

**Pension costs and other post-retirement benefits**

The group operates a defined contribution pension scheme. Contributions payable to the group's pension scheme are charged to profit or loss in the period to which they relate.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued**  
**FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

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**2. ACCOUNTING POLICIES - continued**

**Going concern**

The directors have made an assessment in preparing these financial statements as to whether the Group and Parent Company remain a going concern.

In order to secure the short-term and longer-term viability of the business, the directors secured additional funding last year totalling £500,000 in the form of a loan from funding circle. This gave the company breathing space to re-evaluate the structure of its finances.

In addition, during 2023, support has been provided by Solent LEP who agreed to a revised repayment schedule for the remaining £750k owed to them at the end of 2022. This spread the repayment term out to 2025, reducing the amount payable in 2023, and included structuring the payment dates to match the seasonal nature of the business.

In 2023 the strategic decision has been made to sell Robin Hill, one of the two parks that the company owns. This was placed on the market by Savilles in November 2023. The sale of Robin Hill will allow the company to pay off all existing debt with Lloyds Bank, Solent LEP and Funding Circle. This will enable the directors to focus on the remaining park, Blackgang Chine which the directors believe is a profitable and viable business.

At the end of 2023, Solent LEP have agreed to suspend repayments until Robin Hill is sold, when it is agreed the remaining balance will be repaid in full. Lloyd's bank have also agreed to provide an overdraft facility for the business to cover the winter period from January to June 2024 and have offered a capital repayment holiday on existing loans over the same period.

*On the basis of the above, the directors have produced revised cash flow forecasts for the Group, which demonstrate that there are sufficient cash resources available to the Group and Parent Company to ensure they can meet their financial obligations as they fall due for the foreseeable future, this being the period covering at least twelve months from the date of approval of these financial statements. For these reasons, they continue to adopt the going concern basis of accounting in preparing the financial statements.*

**Valuation of investments**

Investments in subsidiaries are measured at cost less accumulated impairment.

**Finance costs**

Finance costs are charged to profit or loss 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.

**Provisions for liabilities**

Provisions are made where an event has taken place that gives the Group a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Group becomes aware of the obligation, and are measured at the best estimate at the statement of financial position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of Financial Position.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

**3. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

In the application of the Group's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

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 where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

The directors consider that the following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements:

**Impairment of goodwill**

Determining whether goodwill is impaired requires an estimation of the value in use of the cash generating units (CGU) to which goodwill has been allocated. The value in use calculation requires the Group to estimate the future cash flows expected to arise from the CGU and apply a suitable discount rate in order to calculate the present value.

**Financial instruments classification**

The classification of financial instruments as "basic" or "other" requires judgement as to whether all the applicable conditions for classification as basic are met. This includes consideration of the form of the instrument and its return.

**4. TURNOVER**

The turnover and loss (2021 - profit) before taxation are attributable to the one principal activity of the group.

An analysis of turnover by class of business is given below:

	Period 1.1.22 to 30.12.22 £	Year Ended 31.12.21 £
Entrance fees and related sale	4,028,546	4,528,580
Restaurant, cafe and retail	2,002,025	2,114,087
	<u>6,030,571</u>	<u>6,642,667</u>

Turnover is wholly attributable to the principal activity of the business.

All turnover arose within the United Kingdom.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

5. OTHER OPERATING INCOME

	Period 1.1.22 to 30.12.22 £	Year Ended 31.12.21 £
Rents received	-	1,900
Sundry receipts	691	252,072
Government grants	12,000	575,201
	<u>12,691</u>	<u>829,173</u>

6. EMPLOYEES AND DIRECTORS

	Period 1.1.22 to 30.12.22 £	Year Ended 31.12.21 £
Wages and salaries	2,275,611	1,989,931
Social security costs	188,663	137,123
Other pension costs	63,043	40,078
	<u>2,527,317</u>	<u>2,167,132</u>

The average number of employees during the period was as follows:

	Period 1.1.22 to 30.12.22	Year Ended 31.12.21
Administration and finance	7	5
Management	13	17
Park staff	101	114
	<u>121</u>	<u>136</u>

The average monthly number of employees, including the directors, employed by the Company during the year was Nil (2021: Nil). All staff costs are wholly attributable to the Group.

	Period 1.1.22 to 30.12.22 £	Year Ended 31.12.21 £
Directors' remuneration	<u>151,207</u>	<u>143,821</u>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued**  
**FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

**6. EMPLOYEES AND DIRECTORS - continued**

The number of directors to whom retirement benefits were accruing was as follows:

Money purchase schemes	<u>2</u>	<u>2</u>
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**7. OPERATING (LOSS)/PROFIT**

The operating loss (2021 - operating profit) is stated after charging/(crediting):

	Period 1.1.22 to 30.12.22 £	Year Ended 31.12.21 £
Hire of plant and machinery	(32)	25,636
Depreciation - owned assets	604,833	491,250
(Profit)/loss on disposal of fixed assets	(103,500)	222,882
Auditors' remuneration	17,535	26,762
Auditors' remuneration for non audit work	2,750	2,500
Foreign exchange differences	(233)	512
Over provision of audit fees - previous auditor	<u>(3,000)</u>	<u>-</u>

**8. INTEREST PAYABLE AND SIMILAR EXPENSES**

	Period 1.1.22 to 30.12.22 £	Year Ended 31.12.21 £
Bank interest	-	934
Bank loan interest	78,359	59,830
Finance lease interest	<u>1,200</u>	<u>-</u>
	<u>79,559</u>	<u>60,764</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

9. TAXATION

**Analysis of the tax (credit)/charge**

The tax (credit)/charge on the loss for the period was as follows:

	Period 1.1.22 to 30.12.22 £	Year Ended 31.12.21 £
Current tax:		
UK corporation tax	(104,775)	140,162
Deferred tax	15,476	298,173
Tax on (loss)/profit	(89,299)	438,335

UK corporation tax has been charged at 19% (2021 - 19%).

**Reconciliation of total tax (credit)/charge included in profit and loss**

The tax assessed for the period is lower than the standard rate of corporation tax in the UK. The difference is explained below:

	Period 1.1.22 to 30.12.22 £	Year Ended 31.12.21 £
(Loss)/profit before tax	(233,131)	1,861,160
(Loss)/profit multiplied by the standard rate of corporation tax in the UK of 19% (2021 - 19%)	(44,295)	353,620
Effects of:		
Expenses not deductible for tax purposes	2,233	363
Capital allowances in excess of depreciation	(167,409)	-
Depreciation in excess of capital allowances	-	26,925
Utilisation of tax losses	105,006	(240,076)
Fixed asset differences and disposals respect of previous periods -	-	(804)
Remeasure of deferred tax for changes in provision	15,475	298,305
Temporary timing differences	(310)	-
profits		
Other differences leading to a decrease in the tax charge	1	2
Total tax (credit)/charge	(89,299)	438,335

There were no factors that may affect future tax charges.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

10. INDIVIDUAL INCOME STATEMENT

As permitted by Section 408 of the Companies Act 2006, the Income Statement of the parent company is not presented as part of these financial statements.

11. INTANGIBLE FIXED ASSETS

Group	Computer software £
<b>COST</b>	
At 1 January 2022 and 30 December 2022	2,800
<b>AMORTISATION</b>	
At 1 January 2022 and 30 December 2022	1,800
<b>NET BOOK VALUE</b>	
At 30 December 2022	1,000
At 31 December 2021	1,000
<b>Company</b>	Computer software £
<b>COST</b>	
At 1 January 2022 and 30 December 2022	1,000
<b>NET BOOK VALUE</b>	
At 30 December 2022	1,000
At 31 December 2021	1,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

12. TANGIBLE FIXED ASSETS

Group

	Freehold property £	Assets under construction £	Plant and machinery £
<b>COST</b>			
At 1 January 2022	2,597,969	640,659	10,957,182
Additions	294,843	834,294	971,426
Disposals	-	-	(544,343)
Transfer to ownership	-	(202,963)	202,963
At 30 December 2022	2,892,812	1,271,990	11,587,228
<b>DEPRECIATION</b>			
At 1 January 2022	1,873,522	-	7,493,670
Charge for period	46,364	-	549,614
Eliminated on disposal	-	-	(544,343)
At 30 December 2022	1,919,886	-	7,498,941
<b>NET BOOK VALUE</b>			
At 30 December 2022	972,926	1,271,990	4,088,287
At 31 December 2021	724,447	640,659	3,463,512
	Fixtures and fittings £	Motor vehicles £	Totals £
<b>COST</b>			
At 1 January 2022	539	173,537	14,369,886
Additions	-	14,509	2,115,072
Disposals	-	-	(544,343)
Transfer to ownership	-	-	-
At 30 December 2022	539	188,046	15,940,615
<b>DEPRECIATION</b>			
At 1 January 2022	539	156,289	9,524,020
Charge for period	-	8,855	604,833
Eliminated on disposal	-	-	(544,343)
At 30 December 2022	539	165,144	9,584,510
<b>NET BOOK VALUE</b>			
At 30 December 2022	-	22,902	6,356,105
At 31 December 2021	-	17,248	4,845,866

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

12. TANGIBLE FIXED ASSETS - continued

Group

The net book value of assets held, by Vectis Ventures Limited, under finance lease or hire purchase contracts included above are £136,495 (2021: £25,714) in respect of Plant and machinery assets.

Company

	Freehold property £	Assets under construction £	Plant and machinery £	Totals £
<b>COST</b>				
At 1 January 2022	2,597,969	416,542	9,159,933	12,174,444
Additions	294,843	-	983,968	1,278,811
Disposals	-	-	(544,343)	(544,343)
At 30 December 2022	2,892,812	416,542	9,599,558	12,908,912
<b>DEPRECIATION</b>				
At 1 January 2022	1,873,522	-	6,095,641	7,969,163
Charge for period	46,364	-	421,162	467,526
Eliminated on disposal	-	-	(544,343)	(544,343)
At 30 December 2022	1,919,886	-	5,972,460	7,892,346
<b>NET BOOK VALUE</b>				
At 30 December 2022	972,926	416,542	3,627,098	5,016,566
At 31 December 2021	724,447	416,542	3,064,292	4,205,281

13. FIXED ASSET INVESTMENTS

Company

	Unlisted investments £
<b>COST</b>	
At 1 January 2022 and 30 December 2022	111
<b>NET BOOK VALUE</b>	
At 30 December 2022	111
At 31 December 2021	111

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

13. FIXED ASSET INVESTMENTS - continued

The group or the company's investments at the Balance Sheet date in the share capital of companies include the following:

**Subsidiaries**

**Eklectica Limited**

Registered office: Blackgang Chine, Blackgang, Ventnor, Isle of Wight PO38 2HW

Nature of business: Music festival events

	% holding	30.12.22	31.12.21
Class of shares:			
Ordinary	100.00	£	£
Aggregate capital and reserves		(506,629)	(507,629)
Loss for the year		-	(694)

**Vectis Glass Limited**

Registered office: Blackgang Chine, Blackgang, Ventnor, Isle of Wight PO38 2HW

Nature of business: Dormant - dissolved January 2023

	% holding	2022	31.12.21
Class of shares:			
Ordinary	100.00	£	£
Aggregate capital and reserves		1	1

**Vectis Ventures Limited**

Registered office: Blackgang Chine, Blackgang, Ventnor, Isle of Wight PO38 2HW

Nature of business: Running of parks

	% holding	30.12.22	31.12.21
Class of shares:			
Ordinary	100.00	£	£
Aggregate capital and reserves		1,970,845	3,143,164
Profit for the year		127,691	2,030,811

**We3 Create Limited**

Registered office: Blackgang Chine, Blackgang, Ventnor, Isle of Wight PO38 2HW

Nature of business: Web design and marketing

	% holding	30.12.22	31.12.21
Class of shares:			
Ordinary	100.00	£	£
Aggregate capital and reserves		(15,961)	(15,961)
Loss for the year		(1)	(1)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

13. FIXED ASSET INVESTMENTS - continued

14. STOCKS

	Group	
	2022	2021
	£	£
Stocks	151,916	93,480

15. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Company	
	2022	2021	2022	2021
	£	£	£	£
Amounts owed by group undertakings	-	-	1,190	1,190
Other debtors	7,567	8,284	-	-
Tax	200,800	96,025	-	-
VAT	-	31,558	-	-
Prepayments	139,244	55,480	812	-
	347,611	191,347	2,002	1,190

16. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Company	
	2022	2021	2022	2021
	£	£	£	£
Bank loans and overdrafts (see note 18)	176,384	170,112	176,384	170,112
Other loans (see note 18)	338,333	812,500	250,000	812,500
Hire purchase contracts and finance leases (see note 19)	40,201	12,000	-	-
Trade creditors	174,787	134,683	2	15,706
Amounts owed to group undertakings	-	-	774,856	1,264,004
Tax	-	140,162	-	-
Social security and other taxes	32,986	29,499	-	-
VAT	32,618	-	-	-
Other creditors	18,053	35,537	-	-
Directors' current accounts	454,395	454,690	90,240	90,240
Accrued expenses	73,307	81,903	9,921	9,921
	1,341,064	1,871,086	1,301,403	2,362,483

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

17. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Group		Company	
	2022	2021	2022	2021
	£	£	£	£
Bank loans (see note 18)	1,032,822	1,184,643	1,032,822	1,184,643
Other loans (see note 18)	941,666	687,500	500,000	687,500
Hire purchase contracts and finance leases (see note 19)	82,136	9,000	-	-
	<u>2,056,624</u>	<u>1,881,143</u>	<u>1,532,822</u>	<u>1,872,143</u>

18. LOANS

An analysis of the maturity of loans is given below:

	Group		Company	
	2022	2021	2022	2021
	£	£	£	£
Amounts falling due within one year or on demand:				
Bank loans	176,384	170,112	176,384	170,112
Other loans	<u>338,333</u>	<u>812,500</u>	<u>250,000</u>	<u>812,500</u>
	<u>514,717</u>	<u>982,612</u>	<u>426,384</u>	<u>982,612</u>
Amounts falling due between one and two years:				
Other loans - 1-2 years	<u>338,333</u>	<u>687,500</u>	<u>250,000</u>	<u>687,500</u>
Amounts falling due between two and five years:				
Bank loans - 2-5 years	682,645	754,754	682,645	754,754
Other loans - 2-5 years	<u>515,000</u>	<u>-</u>	<u>250,000</u>	<u>-</u>
	<u>1,197,645</u>	<u>754,754</u>	<u>932,645</u>	<u>754,754</u>
Amounts falling due in more than five years:				
Repayable by instalments				
Bank loans more 5 yr by instal	350,177	429,889	350,177	429,889
Other loans more 5yrs instal	<u>88,333</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>438,510</u>	<u>429,889</u>	<u>350,177</u>	<u>429,889</u>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued**  
**FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022**

**18. LOANS - continued**

Other loans consist of the following liabilities:

Solent LEP: £1.5m received during 2020 and 2021 and at the balance sheet date £750,000 has been repaid. The terms of the loan were that the funds were interest free and repayable within two years however the group has, after the year end, renegotiated the terms and these are now that repayments are being spread across the next three years and will become interest bearing from 1 December 2023 at rate of 2.5% above base rate. Since this agreement, at the end of 2023, Solent LEP have informally agreed to suspend repayments until Robin Hill is sold, when it is agreed the remaining balance will be repaid in full.

Funding Circle: £500,000 was borrowed at the year end and the loan is repayable by installments within seven years and the interest rate charged is 9.90%.

**19. LEASING AGREEMENTS**

Minimum lease payments fall due as follows:

Group	Hire purchase contracts		Finance leases	
	2022	2021	2022	2021
	£	£	£	£
Gross obligations repayable:				
Within one year	13,317	12,000	34,627	-
Between one and five years	4,317	9,000	101,048	-
	<u>17,634</u>	<u>21,000</u>	<u>135,675</u>	<u>-</u>
Finance charges repayable:				
Within one year	-	-	7,743	-
Between one and five years	-	-	23,229	-
	<u>-</u>	<u>-</u>	<u>30,972</u>	<u>-</u>
Net obligations repayable:				
Within one year	13,317	12,000	26,884	-
Between one and five years	4,317	9,000	77,819	-
	<u>17,634</u>	<u>21,000</u>	<u>104,703</u>	<u>-</u>

**20. SECURED DEBTS**

Bank loans are secured by fixed and floating charges over the undertaking and all property and assets present and future, including goodwill, book debts, uncalled capital, buildings, fixtures, fixed plant and machinery.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

21. PROVISIONS FOR LIABILITIES

	Group		Company	
	2022	2021	2022	2021
	£	£	£	£
Deferred tax	<u>381,163</u>	<u>365,688</u>	<u>362,531</u>	<u>299,871</u>
<b>Group</b>				Deferred tax
				£
Balance at 1 January 2022				365,688
Charge to Income Statement during period				<u>15,475</u>
Balance at 30 December 2022				<u>381,163</u>
<b>Company</b>				Deferred tax
				£
Balance at 1 January 2022				299,871
Charge to Income Statement during period				<u>62,660</u>
Balance at 30 December 2022				<u>362,531</u>
The provision for deferred taxation is made up as follows:				
<b>Group</b>		2022	2021	
		£	£	
Fixed asset timing differences		425,175	333,698	
Tax losses carried forward		(44,012)	(1,541)	
Short term timing differences		-	531	
		<u>381,163</u>	<u>365,688</u>	
<b>Company</b>		2022	2021	
		£	£	
Fixed asset timing differences		406,543	301,412	
Tax losses carried forward		(44,012)	(1,541)	
		<u>362,531</u>	<u>299,871</u>	

Deferred tax balances are expected to reverse in line with the Group's activities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

22. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:		Nominal value:	2022 £	2021 £
Number:	Class:			
350	Ordinary	1	350	350

23. RESERVES

Group

	Retained earnings £	Capital redemption reserve £	Totals £
At 1 January 2022	3,992,919	210	3,993,129
Deficit for the period	(143,832)		(143,832)
At 30 December 2022	3,849,087	210	3,849,297

Company

	Retained earnings £	Capital redemption reserve £	Totals £
At 1 January 2022	651,588	210	651,798
Profit for the period	1,227,946		1,227,946
At 30 December 2022	1,879,534	210	1,879,744

**Capital redemption reserve**

This reserve relates to the nominal value of shares that the Group has bought back.

**Profit and loss account**

This reserve relates to the cumulative retained earnings less amounts distributed to shareholders.

24. CAPITAL COMMITMENTS

	2022 £	2021 £
Contracted but not provided for in the financial statements	126,445	-

25. OTHER FINANCIAL COMMITMENTS

At the year end the company has minimum operating lease commitments of £133,531 (2021: £nil) which are split between due in one year of £56,955 and over one year of £76,576.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

26. **DIRECTORS' ADVANCES, CREDITS AND GUARANTEES**

The following advances and credits to a director subsisted during the period ended 30 December 2022 and the year ended 31 December 2021:

	2022 £	2021 £
<b>A W Dabell</b>		
Balance outstanding at start of period	(454,690)	(456,974)
Amounts advanced	295	-
Amounts repaid	-	2,284
Amounts written off	-	-
Amounts waived	-	-
Balance outstanding at end of period	<u>(454,395)</u>	<u>(454,690)</u>

The directors loan is given on an interest free basis to the company and is repayable on demand.

27. **RELATED PARTY DISCLOSURES**

**Key management personnel of the entity or its parent (in the aggregate)**

	2022 £	2021 £
Amount due to related party	<u>454,395</u>	<u>454,690</u>

**Other related parties**

During the year salary was paid to one of the directors' spouses of £31,345 (2021: £30,730).

During the period, a total of key management personnel compensation of £152,572 (2021 - £150,750) was paid.

28. **POST BALANCE SHEET EVENTS**

The directors have made the strategic decision to sell Robin Hill during 2023 and the park has been placed up for sale with Savilles on the 22nd November 2023.

29. **ULTIMATE CONTROLLING PARTY**

The controlling party is A W Dabell.

The ultimate controlling party is A W Dabell.

30. **PENSION COMMITMENTS**

The Group operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Group in an independently administered fund. The pension cost charge represents contributions payable by the Group to the fund and amounted to £67,724 (2021: £44,401).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 1 JANUARY 2022 TO 30 DECEMBER 2022

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31. **SUBSIDIARIES CLAIMING AUDIT EXEMPTION**

The following companies which are included within the consolidated accounts have claimed the audit exemption available under Section 479A of the Companies Act 2006, and their individual company accounts have not been audited:

<b>Company name</b>	<b>Registered number</b>	<b>Country of incorporation</b>
we3 Create Limited	07714229	England and Wales
Eklectica Limited	01959415	England and Wales