

Registered number  
01964892

**RHINEFIELD TIMESHARE LIMITED**

**Report and Financial Statements**

**29 November 2018**

FRIDAY



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COMPANIES HOUSE

**RHINEFIELD TIMESHARE LIMITED**  
**Company Information**

**Directors**

K Arkley  
P Fullerton  
S Fairs

**Secretary**

Vistra Company Secretaries Limited

**Auditor**

BDO LLP  
55 Baker Street  
London  
W1U 7EU

**Registered office**

The Old Library  
The Drive  
Sevenoaks  
Kent  
TN13 3AB

**Registered number**

01964892

**RHINEFIELD TIMESHARE LIMITED**  
**Report and Financial Statements**  
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## **RHINEFIELD TIMESHARE LIMITED**

**Registered number:** 01964892

### **Directors' Report**

The directors present their report and financial statement for the 52 week period ended 29 November 2018 (2017: 53 week period).

#### **Principal activities**

The company's principal activity during the period continued to be that of the sale and letting of timeshare apartments.

#### **Business review**

The results for the period and financial position of the company are as shown in the annexed financial statements.

The company turnover has decreased by 79.0% to £1.9k (2017: £9.0k), total profit was £2.6k compared to £6.6k in 2017. This is due to the reduction in turnover for the period.

The directors are satisfied with the performance of the company.

#### **Dividends**

No dividends were paid during the period ended 29 November 2018 (2017: £Nil).

#### **Directors**

The following persons served as directors during the period:

K Arkley  
P Fullerton  
J Hands (resigned 9 March 2018)  
S Fairs (appointed 9 March 2018)

#### **Directors' responsibilities**

The directors are responsible for preparing 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 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 and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; 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.

**RHINEFIELD TIMESHARE LIMITED**

Registered number: 01964892

**Directors' Report (continued)**

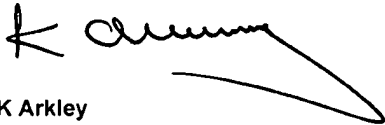
**Provision of information to auditor**

Each person who was a director at the time when this report was approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the company's auditor is unaware;
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the company's auditor in connection with preparing their report and to establish that the company's auditor is aware of that information.

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

This report was approved by the board on 29 August 2019 and signed on its behalf.

A handwritten signature in black ink, appearing to read 'K Arkley', with a long, sweeping underline.

K Arkley  
Director

**RHINEFIELD TIMESHARE LIMITED**  
**Independent Auditor's Report**  
**to the members of RHINEFIELD TIMESHARE LIMITED**

**Opinion**

We have audited the financial statements of Rhinefield Timeshare Limited (the 'Company') for the period ended 29 November 2018 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and 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 company's affairs as at 29 November 2018 and of its profit for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company 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**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**Other information**

The other information comprises the information included in the report and financial statements, other than the financial statements and our Auditor's Report thereon. The directors are responsible for the other information. 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

**RHINEFIELD TIMESHARE LIMITED**  
**Independent Auditor's Report**  
**to the members of RHINEFIELD TIMESHARE LIMITED**

**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 Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has 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 company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

**Responsibilities of directors**

As explained more fully in the directors' responsibilities statement set out 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, and for such internal control as the directors determine is 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 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 company or to cease operations, or have no realistic alternative but to do so.

**Auditor's 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 an Auditor's Report 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.

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 Auditor's Report.

**RHINEFIELD TIMESHARE LIMITED**  
**Independent Auditor's Report**  
**to the members of RHINEFIELD TIMESHARE LIMITED**

**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 an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

*TSPO WP*

Ian Clayden (Senior Statutory Auditor)  
For and on behalf of BDO LLP, Statutory Auditor  
London

Date: *30 August 2019*

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).



**RHINEFIELD TIMESHARE LIMITED**  
**Statement of Comprehensive Income**  
**for the period ended 29 November 2018**

	Notes	Period ended 29 November 2018 £	Period ended 30 November 2017 £
Turnover		1,900	9,020
Administrative expenses		1,610	(1,609)
<b>Operating profit</b>	<b>2</b>	<b>3,510</b>	<b>7,411</b>
Interest payable	4	(882)	(841)
<b>Profit on ordinary activities before taxation</b>		<b>2,628</b>	<b>6,570</b>
Tax on profit on ordinary activities	5	-	-
<b>Profit for the period</b>		<b>2,628</b>	<b>6,570</b>
<b>Other comprehensive income for the period</b>		<b>-</b>	<b>-</b>
<b>Total comprehensive income for the period</b>		<b>2,628</b>	<b>6,570</b>

All amounts relate to continuing operations.

The notes on pages 9 to 14 form part of these financial statements.

**RHINEFIELD TIMESHARE LIMITED**

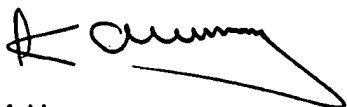
Registered number: 01964892

**Statement of Financial Position**

as at 29 November 2018

	Notes	29 November 2018 £	30 November 2017 £
<b>Current assets</b>			
Debtors	6	-	299
Cash and cash equivalents		57,149	56,449
		<u>57,149</u>	<u>56,748</u>
<b>Creditors: amounts falling due within one year</b>	7	(28,585)	(30,812)
<b>Net current assets</b>		<u>28,564</u>	<u>25,936</u>
<b>Total assets less current liabilities</b>		<u>28,564</u>	<u>25,936</u>
<b>Net assets</b>		<u>28,564</u>	<u>25,936</u>
<b>Capital and reserves</b>			
Called up share capital	8	259,580	259,580
Profit and loss account	9	(231,016)	(233,644)
<b>Total equity</b>		<u>28,564</u>	<u>25,936</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on **29 August 2019**



**K Arkley**  
Director

The notes on pages 9 to 14 form part of these financial statements.

**RHINEFIELD TIMESHARE LIMITED**  
**Statement of Changes in Equity**  
**for the period ended 29 November 2018**

	<b>Share capital</b>	<b>Profit and loss account</b>	<b>Total equity</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>At 30 November 2017</b>	259,580	(233,644)	25,936
Profit for the period	-	2,628	2,628
<b>At 29 November 2018</b>	<u>259,580</u>	<u>(231,016)</u>	<u>28,564</u>
 <b>At 24 November 2016</b>	 259,580	 (240,214)	 19,366
Profit for the period	-	6,570	6,570
<b>At 30 November 2017</b>	<u>259,580</u>	<u>(233,644)</u>	<u>25,936</u>

The notes on pages 9 to 14 form part of these financial statements.

**RHINEFIELD TIMESHARE LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 November 2018**

**1 Accounting policies**

***General information***

Rhinefield Timeshare Limited is a private limited company incorporated in England & Wales under the Companies Act. The address of the registered office is given on the company information page and the nature of the company's operations and its principal activities are set out in the Directors' Report.

***Basis of preparation***

The current year financial statements are prepared on a 52 week financial period (2017: 53 week period).

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

The following principal accounting policies have been applied consistently throughout the preceding and current periods.

***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 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.39 to 11.48A;
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.29;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Hand Picked Hotels Limited as at 29 November 2018 and these financial statements may be obtained from Companies House.

***Turnover***

Turnover represents the aggregate of amounts receivable for the sale of timeshare units and rentals of timeshare units, excluding value added tax. Turnover is recognised at the point at services are delivered to the customer. All turnover arose in the United Kingdom.

***Debtors***

Short term debtors are measured at transaction price, less any impairment. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment.

**RHINEFIELD TIMESHARE LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 November 2018**

**Accounting policies (continued)**

***Creditors***

Short term creditors are measured at the transaction price. Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

***Financial instruments***

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.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the group would receive for the asset if it were to be sold at the reporting date.

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

**RHINEFIELD TIMESHARE LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 November 2018**

**Accounting policies (continued)**

***Current and deferred taxation***

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the country where the company operates and generates taxable income.

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

***Interest***

Interest income and expense is recognised in the income statement using the effective interest method.

***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.

***Related party transactions***

The company has taken advantage of the exemption under paragraph 33.1A of the Financial Reporting Standard 102 not to disclose transactions with other wholly owned members of the group.

**2 Operating profit**

The auditor's remuneration and any tax advice fees for the period ended 29 November 2018 have been borne by another group company.

**RHINEFIELD TIMESHARE LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 November 2018**

**3 Staff costs**

None of the directors received any remuneration for the period (2017: £nil).

There are no other employees of the company.

<b>4 Interest payable</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Group interest payable	<u>882</u>	<u>841</u>
<b>5 Taxation</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
<b><i>Current tax</i></b>		
UK corporation tax at 19% (2017: 19.35%)	-	-
<b><i>Deferred tax</i></b>		
Origination and reversal of timing differences	-	-
Tax on profit on ordinary activities	<u>-</u>	<u>-</u>
<b><i>Movement in deferred tax provision</i></b>		
Provision at start of period	-	-
Deferred tax charged in the statement of comprehensive income for the period	-	-
Provision at end of period	<u>-</u>	<u>-</u>
	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
<b><i>Reconciliation of tax charge</i></b>		
Profit on ordinary activities before tax	2,628	6,570
Profit on ordinary activities multiplied by the standard rate of corporation tax at 19% (2017:19.35%)	499	1,271
Effects of:		
Group relief claimed	<u>(499)</u>	<u>(1,271)</u>
Tax charge for the period	<u>-</u>	<u>-</u>

**RHINEFIELD TIMESHARE LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 November 2018**

<b>6 Debtors</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Prepayments and accrued income	<u>-</u>	<u>299</u>

<b>7 Creditors: amounts falling due within one year</b>	<b>2018</b>	<b>2017</b>
	<b>£</b>	<b>£</b>
Payments in advance	3,409	3,409
Amounts owed by intermediate parent undertaking	18,891	18,009
Amounts owed by group undertakings	4,177	4,617
Other creditors	1,577	1,577
Accruals	531	3,200
	<u>28,585</u>	<u>30,812</u>

<b>8 Share capital</b>	<b>2018</b>	<b>2017</b>	<b>2018</b>	<b>2017</b>
	<b>Number</b>	<b>Number</b>	<b>£</b>	<b>£</b>
Allotted, called up and fully paid:				
Ordinary shares of £1 each	259,580	259,580	<u>259,580</u>	<u>259,580</u>

**9 Reserves**

Profit & loss account

This is cumulative profits or losses, net of dividends paid and other adjustments.

**10 Contingent liabilities**

The company has granted fixed and floating charges over its assets in respect of group borrowing facilities. The amount owed by the Hand Picked Hotels Limited group as at 29 November 2018 was £80,000,000 (2017: £80,000,000). However, subsequent to the period end this amount has reduced to £30,000,000.



**RHINEFIELD TIMESHARE LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 November 2018**

**11 Ultimate parent company and controlling party**

On 7 March 2018, the entire share holdings of the Handpicked Hotels Limited held by its ultimate parent, Alscot S.a.r.l, were transferred to Hand Picked Hotels Holdings (Guernsey) Limited resulting in Julian Holdings Limited becoming the ultimate parent of the company as of that date.

The company's immediate parent undertaking is Rhinefield House Hotel Limited. The company's intermediate parent undertaking is Hand Picked Hotels Limited. Hand Picked Hotels Limited is the largest and smallest group in whose financial statements the results of the company will be consolidated. The consolidated financial statements of Hand Picked Hotels Limited will be available to the public and will be obtainable in due course from the Registrar of Companies, Companies House, Crown Way, Cardiff.

The ultimate parent company is Julian Holdings Limited, and the ultimate controlling party is Mr G Hands.

Julian Holdings Limited is a company incorporated in Guernsey, whose registered office address is PO Box 286, Floor 2 Trafalgar Court, Les Banques, St Peter Port, Guernsey, GY1 4LY.