

# **REPORT AND ACCOUNTS SEIONT MANOR HOTEL LIMITED**

**30 November 1999**



**REGISTERED NO**

3779729

**DIRECTORS**

Michael T Fitzgerald  
Robert C Felton

**SECRETARY**

Jordans Company Secretaries Limited  
21 St Thomas Street  
Bristol BS1 6JS

**AUDITORS**

Ernst & Young  
Becket House  
1 Lambeth Palace Road  
London SE1 7EU

**REGISTERED OFFICE**

The Stables  
Crathorne Hall  
Yarm  
North Yorkshire  
TS15 0AR

## **DIRECTORS' REPORT**

The directors present their first report and accounts for the period from incorporation on 28 May 1999 to 30 November 1999.

### **RESULTS AND DIVIDENDS**

The company made a net profit for the period of £32,000

The directors do not recommend the payment of a dividend for the period.

### **PRINCIPAL ACTIVITY AND REVIEW OF THE BUSINESS**

The principal activity of the company is the ownership and operation of the Seiont Manor Hotel. The results for the period covered by the accounts are considered satisfactory.

### **DIRECTORS AND THEIR INTERESTS**

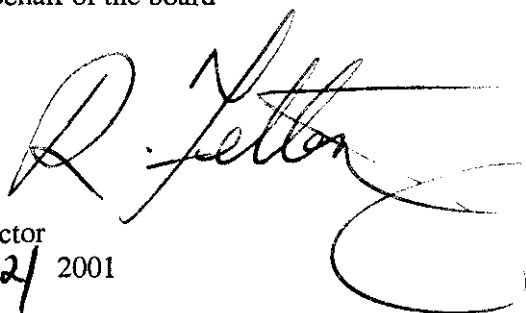
The directors who served during the period are shown on page 1.

None of the directors had any interest in the share capital of the company.

### **AUDITORS**

Ernst & Young were appointed as auditors during the period. A resolution confirming that appointment and reappointment will be put to the members at the Annual General Meeting.

On behalf of the board



Director  
14/2/ 2001

## STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE ACCOUNTS

Company law requires the directors to prepare accounts for each financial year which give a true and fair view of the state of affairs of the company and of its profit and loss for that period. In preparing those accounts, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the accounts on a going concern basis, unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the accounts comply with the Companies Act 1985. 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.

## REPORT OF THE AUDITORS

to the members of Seiont Manor Hotel Limited

We have audited the accounts on pages 5 to 10, which have been prepared under the historical cost convention and the accounting policies set out on page 7.

### **Respective responsibilities of directors and auditors**

As described on page 3 the company's directors are responsible for the preparation of accounts in accordance with applicable United Kingdom law and accounting standards. It is our responsibility to form an independent opinion, based on our audit, on those accounts and to report our opinion to you. Our responsibilities, as independent auditors, are established in the United Kingdom by Statute, the Auditing Practices Board and by our profession's ethical guidance.

### **Basis of opinion**

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the accounts, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the accounts.

### **Opinion**

In our opinion the accounts give a true and fair view of the state of affairs of the company as at 30 November 1999, and of its profit for the period then ended and have been properly prepared in accordance with the Companies Act 1985.

*Ernst & Young*

Ernst & Young  
Registered Auditor  
London

*14th February 2001*

**PROFIT AND LOSS ACCOUNT**

for the period from 28 May 1999 to 30 November 1999

	<i>Notes</i>	<i>Period ended 30 November 1999 £'000</i>
<b>TURNOVER</b>		333
Cost of sales		164
		<hr/>
<b>GROSS PROFIT</b>		169
Administration expenses		135
		<hr/>
<b>OPERATING PROFIT</b>	3	34
Tax on profit on ordinary activities	6	2
		<hr/>
<b>PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION</b>		32
		<hr/> <hr/>

**STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES**


There are no recognised gains or losses other than the profit for the period.

**BALANCE SHEET**  
at 30 November 1999

	Notes	30 November 1999 £
<b>FIXED ASSETS</b>		
Tangible assets	7	1,311
		<u>1,311</u>
<b>CURRENT ASSETS</b>		
Stocks	8	46
Debtors	9	50
Cash at bank and in hand		20
		<u>195</u>
<b>CREDITORS: amounts falling due within one year</b>	10	(224)
		<u>(29)</u>
<b>NET CURRENT LIABILITIES</b>		
		<u>1,282</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u><u>1,282</u></u>
<b>CAPITAL AND RESERVES</b>		
Called up share capital	11	1,250
Profit and loss account	12	32
		<u>1,282</u>
<b>Shareholders' funds</b>		<u><u>1,282</u></u>

Director

14/2/2001



## NOTES TO THE ACCOUNTS

at 30 November 1999

### 1. ACCOUNTING POLICIES

#### *Accounting convention*

The accounts are prepared under the historical cost convention and in accordance with applicable accounting standards. The accounts have been prepared on a going concern basis on the basis of continuing support from the immediate parent undertaking, Hand Picked Hotels Limited.

#### *Depreciation*

Depreciation is provided on all tangible fixed assets, with the exception of land, at rates calculated to write off the cost or valuation, less estimated residual value, of each asset evenly over its expected useful life, as follows:

Buildings	-	2% on cost
Fixtures, fittings and equipment	-	5% and 25% on cost

#### *Stocks*

Stock is stated at the lower of cost and net realisable value.

#### *Deferred taxation*

Deferred taxation is provided using the liability method on all timing differences which are expected to reverse in the future without being replaced, calculated at the rate at which it is anticipated the timing differences will reverse.

#### *Cash Flow Statement*

The company has taken advantage of the exemptions in FRS 1 and hence a cash flow statement is not presented.

#### *Related Party Transactions*

The company has taken advantage of the exemptions in FRS 8 in connection with the disclosure of transactions with other group undertakings.

### 2. TURNOVER

This represents the gross income receivable net of VAT in respect of the operations of the hotel.

### 3. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

This is stated after charging:

	<i>Period ended</i> <i>30 November</i> <i>1999</i> <i>£'000</i>
Depreciation of owned assets	14
Auditors' remuneration	2
	===

### 4. DIRECTORS' EMOLUMENTS

The directors did not receive any remuneration from the company during the period.



**5. STAFF COSTS**

*Period ended  
30 November  
1999  
£'000*

Wages and salaries	106
Social Security Costs	12
	<hr/>
	118
	=====

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

45

**6. TAX ON PROFIT ON ORDINARY ACTIVITIES**

*Period ended  
30 November  
1999  
£'000*

Corporation tax at 20%	5
Group relief receivable at 20%	(3)
	<hr/>
	2
	=====

**7. TANGIBLE FIXED ASSETS**

	<i>Land and buildings</i>	<i>Fixtures, fittings &amp; plant</i>	<i>Total</i>
	£'000	£'000	£'000
Cost:			
Additions in period	1,231	94	1,325
	<hr/>	<hr/>	<hr/>
At 30 November 1999	1,231	94	1,325
	<hr/>	<hr/>	<hr/>
Depreciation:			
Provided during the period	12	2	14
	<hr/>	<hr/>	<hr/>
At 30 November 1999	12	2	14
	<hr/>	<hr/>	<hr/>
Net book value:			
At 30 November 1999	1,219	92	1,311
	=====	=====	=====

**8. STOCKS**

*30 November  
1999  
£'000*

Finished goods and goods for resale	46
	=====

**9. DEBTORS**

	<i>30 November 1999</i>
	£'000
Trade debtors	32
Other debtors	2
Prepayments and accrued income	16
	<hr/>
	50
	<hr/> <hr/>

**10. CREDITORS: amounts falling due within one year**

	<i>30 November 1999</i>
	£'000
Payments received on account	24
Trade creditors	78
Amounts owed to parent undertakings	79
Taxation and social security	22
Accruals and deferred income	19
Corporation tax payable	2
	<hr/>
	224
	<hr/> <hr/>

**11. SHARE CAPITAL**

	<i>30 November 1999</i>
	£'000
Authorised:	
Ordinary shares of £1 each	3,000
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Allotted, called up and fully paid:	
Ordinary shares of £1 each	1,250
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2 ordinary shares of £1 each were issued on the incorporation of the company.

During the period 1,249,998 shares of £1 each, with an aggregate nominal value of £1 were issued fully paid.

**12. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS**

	<i>Share capital</i>	<i>Profit and loss account</i>	<i>Total share- holders' funds</i>
	£'000	£'000	£'000
Shares issued during the period	1,250		1,250
Profit attributable to members of the company		32	32
	<hr/>	<hr/>	<hr/>
	1,250	32	1,282
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

NOTES TO THE ACCOUNTS

at 30 November 1999

**13. ULTIMATE PARENT UNDERTAKING**

The company's ultimate parent undertaking is Benfica Limited, which is registered in the Isle of Man.

The company's immediate parent undertaking is Hand Picked Hotels Limited, which is registered in England and Wales. Hand Picked Hotels Limited is the largest and smallest group, in whose financial statements the results of the company will be consolidated.

The consolidated accounts 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 CF4 3UZ.