

Registered number
3784925

BUXTED PARK HOTEL LIMITED

Report and Accounts

30 November 2006



BUXTED PARK HOTEL LIMITED
Report and accounts
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BUXTED PARK HOTEL LIMITED
Company Information

Directors

R C Felton

J Hands

Secretary

Jordans Company Secretaries Limited

Auditors

PKF (UK) LLP

Farringdon Place

20 Farringdon Road

London, UK

EC1M 3AP

Registered office

The Old Library

The Drive

Sevenoaks

Kent

TN13 3AB

Registered number

3784925

BUXTED PARK HOTEL LIMITED

Directors' Report

The directors present their report and accounts for the period ended 30 November 2006

Principal activities

The company's principal activity during the period continued to be that of the ownership and operation of the Buxted Park Hotel

Review of business and future developments

The results for the period and financial position of the company are as shown in the annexed financial statements. The directors are optimistic as to the future success of the company

Dividends

No dividends will be distributed for the period ended 30 November 2006

Directors

The directors who served during the period under review were

R C Felton

J Hands

The directors holding office at 30 November 2006 did not hold any beneficial interest in the issued share capital of the company or any other company within the group at 24 November 2005 or 30 November 2006, except J Hands, who holds two shares

Statement of Directors' responsibilities

The directors are responsible for preparing the annual 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required to 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 judgments and 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 proper accounting records that 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 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

Provision of information to auditors

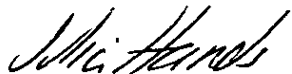
So far as each of the directors is aware at the time the report is approved

- there is no relevant audit information of which the company's auditors are unaware, and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant information and to establish that the auditors are aware of that information

BUXTED PARK HOTEL LIMITED
Directors' Report (continued)

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies

This report was approved by the board on 8 May 2007

A handwritten signature in black ink, appearing to read 'J Hands', written in a cursive style.

J Hands
Director

BUXTED PARK HOTEL LIMITED

Independent auditors' report

to the members of BUXTED PARK HOTEL LIMITED

We have audited the accounts of Buxted Park Hotel Limited for the period ended 30 November 2006 which comprise the profit and loss account, the balance sheet and the related notes. The financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. 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.

Respective responsibilities of directors and auditors

The directors' responsibilities for preparing the annual report and the financial statements in accordance with applicable law and United Kingdom accounting standards ('United Kingdom Generally Accepted Accounting Practice') are set out in the statement of directors' responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and have been properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the directors' report is consistent with the financial statements.

In addition we report to you if, in our opinion, the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read the directors' report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgments made by the directors in the preparation of the financial statements, 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 we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements 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 financial statements.

Opinion

In our opinion:

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 30 November 2006 and of its profit for the period then ended,
- the financial statements have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the directors' report is consistent with the financial statements.

PKF (UK) LLP

PKF (UK) LLP

Registered auditors

London, UK

17 May 2007

BUXTED PARK HOTEL LIMITED**Profit and Loss Account****for the period from 25 November 2005 to 30 November 2006**

	Notes	Period ended 30 November 2006 £	Period ended 24 November 2005 £
Turnover		2,770,636	2,634,336
Cost of sales		(606,025)	(578,110)
Gross profit		<u>2,164,611</u>	<u>2,056,226</u>
Administrative expenses		(2,069,168)	(1,962,193)
Operating profit	2	<u>95,443</u>	<u>94,033</u>
Profit on ordinary activities before taxation		<u>95,443</u>	<u>94,033</u>
Tax on profit on ordinary activities	4	(38,000)	(15,000)
Profit for the period	10	<u>57,443</u>	<u>79,033</u>

Continuing operations

None of the company's activities were acquired or discontinued during the above two periods

Statement of total recognised gains and losses

The company has no recognised gains or losses other than the profit for the above two periods

BUXTED PARK HOTEL LIMITED**Balance Sheet****as at 30 November 2006**

	Notes	30 November 2006 £	24 November 2005 £
Fixed assets			
Tangible assets	5	6,037,986	6,185,541
Current assets			
Stocks	6	40,668	29,525
Debtors	7	64,418	157,395
Cash at bank and in hand		27,351	1,050
		<u>132,437</u>	<u>187,970</u>
Creditors: amounts falling due within one year	8	(3,612,323)	(3,910,854)
Net current liabilities		<u>(3,479,886)</u>	<u>(3,722,884)</u>
Total assets less current liabilities		<u>2,558,100</u>	<u>2,462,657</u>
Provisions for liabilities and charges			
Deferred taxation	4	(53,000)	(15,000)
		<u>2,505,100</u>	<u>2,447,657</u>
Capital and reserves			
Called up share capital	9	3,200,002	3,200,002
Profit and loss account	10	(694,902)	(752,345)
Shareholders' funds	11	<u>2,505,100</u>	<u>2,447,657</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 8 May 2007



J Hands
Director

BUXTED PARK HOTEL LIMITED

Notes to the Accounts

for the period from 25 November 2005 to 30 November 2006

1 Accounting policies

Fundamental Accounting Concept

The accounts have been prepared on a going concern basis on the basis of continuing financial support from the immediate parent undertaking Hand Picked Hotels Limited

Accounting convention

The accounts have been prepared under the historical cost convention and in accordance with applicable accounting standards

Turnover

Turnover represents net invoiced sales of goods and services, excluding value added tax, all of which is generated through the operation of the hotel. It is recognised at the point at which goods and services are delivered to the customer

Depreciation

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

Freehold buildings core	50 years
Freehold buildings surface finishes and services	20 years
Fixtures and fittings	4 to 25 years

Stocks

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

Financial Reporting Standard Number 1

Exemption has been taken from preparing a cash flow statement on the grounds that the company is a wholly owned subsidiary undertaking

Deferred taxation

As required by Financial Reporting Standard 19 "Deferred Tax", full provision is made for deferred tax assets and liabilities arising from all timing difference between the recognition of gains and losses in the financial statements and recognition in the tax computation, except for those timing differences in respect of which FRS19 specifies that deferred tax should not be recognised

Deferred assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse. Deferred tax balances are not discounted

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

Leasing

Rentals paid under operating leases are charged to income on a straight line basis over the lease term

BUXTED PARK HOTEL LIMITED

Notes to the Accounts

for the period from 25 November 2005 to 30 November 2006

1 Accounting policies (continued)

Pensions

The company operates a defined contribution pension scheme. Contributions are charged to the profit and loss account as they become payable in accordance with the rules of the scheme.

2 Operating profit	2006	2005
	£	£
This is stated after charging		
Depreciation of owned fixed assets	285,530	261,612
Other operating leases	1,314	1,118
Auditors' remuneration - audit fees	2,385	2,340
Tax advice fees	-	-

The tax advice fees for the period ended 30 November 2006 have been borne by the parent company.

3 Staff costs	2006	2005
	£	£
Wages and salaries	957,620	879,400
Social security costs	76,904	64,290
Other pension costs	11,210	8,751
Sub total	<u>1,045,734</u>	<u>952,441</u>
Agency staff	1,307	45,184
Total	<u>1,047,041</u>	<u>997,625</u>

None of the directors received any remuneration for the period (2005 £nil)

Average number of employees during the year	Number	Number
Hotel operations	43	47
Administration	5	5
	<u>48</u>	<u>52</u>

BUXTED PARK HOTEL LIMITED**Notes to the Accounts****for the period from 25 November 2005 to 30 November 2006****4 Taxation**

	2006	2005
	£	£
Current year charge		
Corporation tax	-	-
Total current tax	-	-
Deferred taxation	38,000	-
Total tax	38,000	-

	2006	2005
	£	£
Factors affecting tax charge for the period		
Profit on ordinary activities before tax	95,443	14,678
Profit on ordinary activities multiplied by standard rate of corporation tax (30%)	28,633	4,403
<i>Explained by</i>		
Expenses not deductible for corporation tax purposes	8,824	9,373
Capital allowances in excess of depreciation	(36,680)	(43,178)
Losses brought forward utilised in the period	(777)	-
Losses carried forward for future offset	-	29,402
Total current tax	-	-

Deferred tax	£
At 25 November 2005	(15,000)
Charged to profit and loss in the period	(38,000)
At 30 November 2006	(53,000)
Deferred tax is analysed as follows	
Losses	196,000
Accelerated capital allowances	(249,000)
	(53,000)

BUXTED PARK HOTEL LIMITED

Notes to the Accounts

for the period from 25 November 2005 to 30 November 2006

5 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Assets in course of construction £	Total £
Cost				
At 25 November 2005	3,688,301	3,324,968	15,798	7,029,067
Additions	-	137,975	-	137,975
Transfers	-	15,798	(15,798)	-
Disposals	-	(69,756)	-	(69,756)
At 30 November 2006	<u>3,688,301</u>	<u>3,408,985</u>	<u>-</u>	<u>7,097,286</u>
Depreciation				
At 25 November 2005	131,433	712,093	-	843,526
Charge for the period	29,186	256,344	-	285,530
On disposals	-	(69,756)	-	(69,756)
At 30 November 2006	<u>160,619</u>	<u>898,681</u>	<u>-</u>	<u>1,059,300</u>
Net book value				
At 30 November 2006	<u>3,527,682</u>	<u>2,510,304</u>	<u>-</u>	<u>6,037,986</u>
At 24 November 2005	<u>3,556,868</u>	<u>2,612,875</u>	<u>15,798</u>	<u>6,185,541</u>

Included in freehold land and buildings is freehold land of £785,514 (2005 £785,514) which is not depreciated

6 Stocks

	2006 £	2005 £
Goods for resale	<u>40,668</u>	<u>29,525</u>

7 Debtors

	2006 £	2005 £
Trade debtors	40,603	137,543
Amounts due from fellow subsidiary undertakings	-	2,685
Other debtors	7,538	7,403
Prepayments and accrued income	<u>16,277</u>	<u>9,764</u>
	<u>64,418</u>	<u>157,395</u>

BUXTED PARK HOTEL LIMITED**Notes to the Accounts****for the period from 25 November 2005 to 30 November 2006**

8 Creditors: amounts falling due within one year			2006	2005
			£	£
Bank loans and overdrafts			-	20,341
Payments in advance			480,277	237,940
Trade creditors			42,502	70,035
Amounts due to immediate parent undertaking			2,988,509	3,440,910
Amounts due to fellow subsidiary undertakings			2,138	484
Other taxes and social security costs			24,360	80,617
Other creditors			3,245	21,754
Accruals and deferred income			71,292	38,773
			<u>3,612,323</u>	<u>3,910,854</u>
9 Share capital	2006	2005	2006	2005
	No	No	£	£
Authorised				
Ordinary shares of £1 each	5,000,000	5,000,000	5,000,000	5,000,000
Allotted, issued and fully paid				
Ordinary shares of £1 each	3,200,002	3,200,002	<u>3,200,002</u>	<u>3,200,002</u>
10 Profit and loss account			2006	2005
			£	£
At 25 November 2005			(752,345)	(831,378)
Profit for the period			57,443	79,033
At 30 November 2006			<u>(694,902)</u>	<u>(752,345)</u>
11 Reconciliation of movement in shareholders' funds			2006	2005
			£	£
At 25 November 2005			2,447,657	2,368,624
Profit for the period			57,443	79,033
At 30 November 2006			<u>2,505,100</u>	<u>2,447,657</u>

BUXTED PARK HOTEL LIMITED

Notes to the Accounts

for the period from 25 November 2005 to 30 November 2006

12 Other financial commitments

At the year end the company had annual commitments under non-cancellable operating leases as set out below

	Other 2006 £	Other 2005 £
Operating leases which expire within two to five years	1,314	-
in over five years	-	1,314
	<u>1,314</u>	<u>1,314</u>

13 Contingent liability

On 1 December 2005 the group paid off its bank loans and entered into a new facility. As part of this arrangement, the company has granted a new fixed and floating charge over the company and certain property and current assets. The amount owed by the Hand Picked Hotels group as at 30 November 2006 was £75,350,000 (2005 £50,541,367)

14 Ultimate Parent Company

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

The controlling party is Mr G Hands