

Registered number  
3784925

**BUXTED PARK HOTEL LIMITED**

Report and Accounts

24 November 2011

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**BUXTED PARK HOTEL LIMITED**  
**Report and accounts**  
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## **BUXTED PARK HOTEL LIMITED**

### **Company Information**

#### **Directors**

K Arkley  
P Fullerton  
J Hands

#### **Secretary**

Jordans Company Secretaries Limited

#### **Auditor**

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**

**Registered number:** 3784925

### **Directors' Report**

The directors present their report and accounts for the period ended 24 November 2011

#### **Principal activities**

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

#### **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 were paid during the period ended 24 November 2011 (2010 £Nil)

#### **Directors**

The following persons served as directors during the period

K Arkley  
P Fullerton  
J Hands

#### **Directors' responsibilities statement**

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 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 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,
- 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 to disclose with reasonable accuracy at any time the financial position of the company and to 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.

## **BUXTED PARK HOTEL LIMITED**

**Registered number:** 3784925

### **Directors' Report**

#### **Provision of information to auditor**

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

- so far as that director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any 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 23 April 2012



J Hands  
Director

**BUXTED PARK HOTEL LIMITED**  
**Independent auditor's report**  
**to the members of BUXTED PARK HOTEL LIMITED**

We have audited the financial statements of Buxted Park Hotel Limited for the period ended 24 November 2011 which comprise the Profit and Loss Account, the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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.

**Respective responsibilities of directors and auditor**

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

**Scope of the audit of the accounts**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements.

In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

**Opinion on the accounts**

In our opinion the accounts

- give a true and fair view of the state of the company's affairs as at 24 November 2011 and of its loss for the period then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

**Opinion on other matters prescribed by the Companies Act 2006**

In our opinion the information given in the Directors' Report for the financial year for which the accounts are prepared is consistent with the financial statements.

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

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

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

PKF (UK) LLP

Stuart Collins (Senior Statutory Auditor)  
for and on behalf of PKF (UK) LLP, Statutory Auditor  
London, UK

3 May 2012

**BUXTED PARK HOTEL LIMITED**  
**Profit and Loss Account**  
**for the period from 26 November 2010 to 24 November 2011**

	<b>Notes</b>	<b>2011 £</b>	<b>2010 £</b>
<b>Turnover</b>		3,020,805	2,939,262
Cost of sales		(679,965)	(617,590)
<b>Gross profit</b>		<u>2,340,840</u>	<u>2,321,672</u>
Administrative expenses		(2,291,287)	(2,341,148)
<b>Operating profit/(loss)</b>	2	<u>49,553</u>	<u>(19,476)</u>
Interest payable and similar charges	4	(161,642)	(172,887)
<b>Loss on ordinary activities before taxation</b>		<u>(112,089)</u>	<u>(192,363)</u>
Tax on loss on ordinary activities	5	-	-
<b>Loss for the period</b>	11	<u>(112,089)</u>	<u>(192,363)</u>

**Continuing operations**

All results are derived from continuing operations

**Statement of total recognised gains and losses**

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

**BUXTED PARK HOTEL LIMITED****Balance Sheet****as at 24 November 2011**

	Notes	2011 £	2010 £
<b>Fixed assets</b>			
Tangible assets	6	6,175,927	6,563,457
<b>Current assets</b>			
Stocks	7	28,284	30,694
Debtors	8	133,686	103,847
Cash at bank and in hand		155,677	155,492
		<u>317,647</u>	<u>290,033</u>
<b>Creditors amounts falling due within one year</b>	9	(4,097,538)	(4,345,365)
<b>Net current liabilities</b>		<u>(3,779,891)</u>	<u>(4,055,332)</u>
<b>Total assets less current liabilities</b>		<u>2,396,036</u>	<u>2,508,125</u>
<b>Net assets</b>		<u>2,396,036</u>	<u>2,508,125</u>
<b>Capital and reserves</b>			
Called up share capital	10	3,200,002	3,200,002
Profit and loss account	11	(803,966)	(691,877)
<b>Shareholders' funds</b>	12	<u>2,396,036</u>	<u>2,508,125</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 23 April 2012



J Hands  
Director



## **BUXTED PARK HOTEL LIMITED**

### **Notes to the Accounts**

**for the period from 26 November 2010 to 24 November 2011**

#### **1 Accounting policies**

The principal accounting policies are summarised below. They have all been applied consistently throughout the period and preceding period.

##### ***Basis of accounting***

The financial statements have been prepared under the historical cost convention, and in accordance with applicable United Kingdom accounting standards.

##### ***Basis of preparation: going concern***

The Company reports net current liabilities and losses for the period. The parent company has indicated that it will continue to provide financial support as necessary for the foreseeable future to ensure the Company can meet all liabilities as they fall due. On this basis, the directors are satisfied that it is appropriate to prepare these accounts on a going concern basis.

##### ***Turnover***

Turnover represents amounts receivable for accommodation, food and beverage sales and ancillary hotel services provided in the normal course of business, net of trade discounts, VAT and other sales related taxes. Turnover is recognised at the point at which goods and services are delivered to the customer. Deposits which have been received at the balance sheet date for which services have not yet been provided are shown as payments in advance within creditors.

##### ***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.

##### ***Cash flow statement***

Under the provisions of FRS 1 (Revised) Cash Flow Statements, the Company has not prepared a cash flow statement because its parent company, Hand Picked Hotels Limited, prepares consolidated accounts. The cash flows of the Company are included in the consolidated cash flow statement.

##### ***Taxation***

Corporation tax payable is provided on taxable profits at the current rate.

Deferred tax is provided in full on timing differences which result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in tax computations in periods different from those in which they are included in the financial statements. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax balances are not discounted.

# **BUXTED PARK HOTEL LIMITED**

## **Notes to the Accounts**

**for the period from 26 November 2010 to 24 November 2011**

### **1 Accounting policies (continued)**

#### ***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

#### ***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

<b>2 Operating profit/(loss)</b>	<b>2011 £</b>	<b>2010 £</b>
This is stated after charging		
Depreciation of owned fixed assets	446,143	478,756
Operating lease rentals - plant and machinery	1,845	1,506
Auditor's remuneration for audit services	3,380	3,120
	<hr/>	<hr/>
<b>3 Staff costs</b>	<b>2011 £</b>	<b>2010 £</b>
Wages and salaries	982,409	997,861
Social security costs	70,396	78,096
Other pension costs	15,349	18,301
	<hr/>	<hr/>
	1,068,154	1,094,258
	<hr/>	<hr/>
Agency staff	25,595	15,824
	<hr/>	<hr/>
	1,093,749	1,110,082
	<hr/>	<hr/>

None of the directors received any remuneration for the period (2010 £nil)

<b>Average number of employees during the year</b>	<b>Number</b>	<b>Number</b>
Hotel operations	40	34
Administration	3	6
	<hr/>	<hr/>
	43	40
	<hr/>	<hr/>

**BUXTED PARK HOTEL LIMITED****Notes to the Accounts****for the period from 26 November 2010 to 24 November 2011**

<b>4 Interest payable and similar charges</b>	<b>2011 £</b>	<b>2010 £</b>
Group interest payable	<u>161,642</u>	<u>172,887</u>

<b>5 Taxation</b>	<b>2011 £</b>	<b>2010 £</b>
<b>Analysis of charge in period</b>		
Current tax	-	-
Deferred tax	-	-
	<u>-</u>	<u>-</u>
Tax on profit on ordinary activities	<u>-</u>	<u>-</u>

**Factors affecting tax charge for period**

The differences between the tax assessed for the period and the standard rate of corporation tax are explained as follows

	<b>2011 £</b>	<b>2010 £</b>
Loss on ordinary activities before tax	<u>(112,089)</u>	<u>(192,363)</u>
Standard rate of corporation tax in the UK	26 7%	28 0%
	<b>£</b>	<b>£</b>
Profit on ordinary activities multiplied by the standard rate of corporation tax	(29,923)	(53,862)
Effects of		
Expenses not deductible for corporation tax purposes	69,848	81,411
Depreciation in excess of capital allowances	42,491	31,917
Group relief surrendered claimed	(82,416)	(59,466)
	<u>-</u>	<u>-</u>
Current tax charge for period	<u>-</u>	<u>-</u>

The company has an unrecognised deferred tax asset of £228,000 (2010 £184,000) in respect of depreciation charged in excess of capital allowances at the end of the period

# **BUXTED PARK HOTEL LIMITED**

## **Notes to the Accounts**

**for the period from 26 November 2010 to 24 November 2011**

### **6 Tangible fixed assets**

	Freehold Land and buildings £	Fixtures and fittings £	Total £
<b>Cost</b>			
At 26 November 2010	3,688,301	5,494,658	9,182,959
Additions	-	58,613	58,613
Disposals	-	(204,196)	(204,196)
At 24 November 2011	<u>3,688,301</u>	<u>5,349,075</u>	<u>9,037,376</u>
<b>Depreciation</b>			
At 26 November 2010	277,361	2,342,141	2,619,502
Charge for the period	29,186	416,957	446,143
On disposals	-	(204,196)	(204,196)
At 24 November 2011	<u>306,547</u>	<u>2,554,902</u>	<u>2,861,449</u>
<b>Net book value</b>			
At 24 November 2011	<u>3,381,754</u>	<u>2,794,173</u>	<u>6,175,927</u>
At 25 November 2010	<u>3,410,940</u>	<u>3,152,517</u>	<u>6,563,457</u>

Included in freehold land and buildings is freehold land of £785,514 (2010 £785,514) which is not depreciated

### **7 Stocks**

	2011 £	2010 £
Goods for resale	<u>28,284</u>	<u>30,694</u>

### **8 Debtors**

	2011 £	2010 £
Trade debtors	55,251	33,262
Other debtors	56,436	52,557
Prepayments and accrued income	21,999	18,028
	<u>133,686</u>	<u>103,847</u>

### **9 Creditors amounts falling due within one year**

	2011 £	2010 £
Payments in advance	637,303	552,133
Trade creditors	97,603	88,091
Amounts due to immediate parent undertaking	3,185,058	3,576,784
Other taxes and social security costs	56,941	38,550
Other creditors	23,297	10,623
Accruals and deferred income	97,336	79,184
	<u>4,097,538</u>	<u>4,345,365</u>

**BUXTED PARK HOTEL LIMITED****Notes to the Accounts****for the period from 26 November 2010 to 24 November 2011**

<b>10 Share capital</b>	<b>2011 Number</b>	<b>2010 Number</b>	<b>2011 £</b>	<b>2010 £</b>
Allotted, called up and fully paid Ordinary shares of £1 each	3,200,002	3,200,002	<u>3,200,002</u>	<u>3,200,002</u>

<b>11 Profit and loss account</b>	<b>2011 £</b>	<b>2010 £</b>
At 26 November	(691,877)	(499,514)
Loss for the period	(112,089)	(192,363)
At 24 November	<u>(803,966)</u>	<u>(691,877)</u>

<b>12 Reconciliation of movement in shareholders' funds</b>	<b>2011 £</b>	<b>2010 £</b>
At 26 November	2,508,125	2,700,488
Loss for the period	(112,089)	(192,363)
At 24 November	<u>2,396,036</u>	<u>2,508,125</u>

**13 Operating leases**

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

	<b>Other 2011 £</b>	<b>Other 2010 £</b>
Operating leases which expire within one year	<u>1,845</u>	<u>1,506</u>

**14 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 24 November 2011 was £97,111,500 (2010 £98,654,000)

## **BUXTED PARK HOTEL LIMITED**

### **Notes to the Accounts**

**for the period from 26 November 2010 to 24 November 2011**

#### **15 Ultimate parent company and controlling party**

The company's ultimate parent company is Alscot Sarl, a company incorporated in Luxembourg. The company's immediate parent undertaking is Hand Picked Hotels Limited. 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.