

Wy (Ettington Park) Limited

Report and Financial Statements

Period Ended

30 November 2017

Company Number 03819491

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Wy (Ettington Park) Limited

Company Information

Directors	K Arkley S Fairs
Company secretary	Jordans Company Secretaries Limited
Registered number	03819491
Registered office	The Old Library The Drive Sevenoaks Kent TN13 3AB
Independent auditor	BDO LLP 55 Baker Street London W1U 7EU

Wy (Ettington Park) Limited

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Wy (Ettington Park) Limited

Directors' Report For the period ended 30 November 2017

The directors present their report and the financial statements for the 53 week period ended 30 November 2017 (2016: 52 week period).

Principal activity

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

Review of business and future developments

The hotel turnover has decreased by 0.6% to £3,294k (2016: £3,312k), operating loss was £500k compared to a loss of £5,421 in 2016 and adding back depreciation EBITDA for the period was a loss of £173k compared to a loss of £103k for 2016.

Rooms performance showed a decrease of 5.2% in occupancy and for the period and an increase of 30.36 in revpar. (revenue per available room).

The decrease in total turnover is caused by the decrease in other revenue, such as events and weddings.

The directors are optimistic as to the future success of the company.

Dividends

No dividends were paid during the period ended 30 November 2017 (2016: £nil).

Director

The following persons served as directors during the period :

K Arkley
J Hands (resigned 9 May 2018)

Subsequent to the period end, the following director was appointed on the following date:
S Fairs (appointed 9 May 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 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;
- 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.

Wy (Ettington Park) Limited

Directors' Report (continued) For the period ended 30 November 2017

Directors' responsibilities (continued)

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.

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 the director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information 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 21 August 2018 and signed on its behalf.



K Arkley
Director

Wy (Ettington Park) Limited

Independent Auditor's Report to the Members of Wy (Ettington Park) Limited

Opinion

We have audited the financial statements of Wy (Ettington Park) Limited (the 'company') for the period ended 30 November 2017 which comprise 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 30 November 2017 and of its loss 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.

Wy (Ettington Park) Limited

Independent Auditor's Report to the Members of Wy (Ettington Park) Limited (continued)

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 1, 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. This description forms part of our auditor's report.

Wy (Ettington Park) Limited

Independent Auditor's Report to the Members of Wy (Ettington Park) Limited (continued)

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.

BDO LLP

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

Date: 23/08/18

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

Wy (Ettington Park) Limited

Statement of Comprehensive Income For the period ended 30 November 2017

	Note	2017 £	2016 £
Turnover		3,293,734	3,311,962
Cost of sales		(744,756)	(791,131)
Gross profit		2,548,978	2,520,831
Administrative expenses		(3,152,306)	(3,060,734)
Provision against investments		103,143	118,733
Operating loss	3	(500,185)	(421,170)
Interest receivable	5	106,267	125,227
Loss on ordinary activities before tax		(393,918)	(295,943)
Tax on loss on ordinary activities	6	-	-
Loss for the period		(393,918)	(295,943)
Other comprehensive income for the period		-	-
Total comprehensive loss for the period		(393,918)	(295,943)

All amounts relate to continuing activities.

The notes on pages 9 to 20 form part of these financial statements.

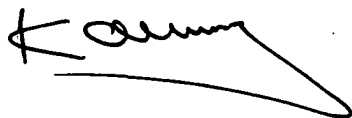
Wy (Ettington Park) Limited

Registered number: 03819491

Statement of Financial Position As at 30 November 2017

	Note	30 November 2017 £	24 November 2016 £
Fixed assets			
Tangible assets	7	1,241,534	1,270,944
Investments	8	4,515,003	4,618,146
		<u>5,756,537</u>	<u>5,889,090</u>
Current assets			
Stocks	9	29,646	29,560
Debtors	10	2,358,019	2,336,139
Cash and cash equivalents		736,724	991,017
		<u>3,124,389</u>	<u>3,356,716</u>
Creditors: amounts falling due within one year	11	(1,138,522)	(1,109,484)
Net current assets		<u>1,985,867</u>	<u>2,247,232</u>
Net assets		<u><u>7,742,404</u></u>	<u><u>8,136,322</u></u>
Capital and reserves			
Called up share capital	12	8,913,601	8,913,601
Profit and loss account	13	(1,171,197)	(777,279)
Total equity		<u><u>7,742,404</u></u>	<u><u>8,136,322</u></u>

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



K Arkley
Director

The notes on pages 9 to 20 form part of these financial statements.

21 August 2018

Wy (Ettington Park) Limited

Statement of Changes in Equity For the period ended 30 November 2017

	Share capital £	Profit and loss account £	Total equity £
At 27 November 2015	8,913,601	(481,336)	8,432,265
Loss for the period	-	(295,943)	(295,943)
At 25 November 2016	8,913,601	(777,279)	8,136,322
Loss for the period	-	(393,918)	(393,918)
At 30 November 2017	8,913,601	(1,171,197)	7,742,404

The notes on pages 9 to 20 form part of these financial statements.

Wy (Ettington Park) Limited

Notes to the financial statements For the period ended 30 November 2017

1. Accounting policies

General information

Wy (Ettington Park) 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 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 current period financial statements are prepared on a 53 week financial period (2016: 52 week period).

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see note 2).

Going concern

The company participates in certain groups centralised treasury arrangements and so shares certain banking arrangements with its wider group.

The directors, having considered cash flow forecasts and available working capital of the company, and having assessed the responses of the directors of the company's parent Hand Picked Hotels Limited to their enquiries, have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of the Hand Picked Hotels Limited group to continue as a going concern or its ability to continue with the current banking arrangements.

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 30 November 2017 and these financial statements may be obtained from Companies House.

Exemption from preparation of consolidated accounts

The company has taken advantage of section 400 of the Companies Act 2006 and elected not to prepare consolidated accounts as it is included in the consolidated accounts of a larger group. Accordingly these financial statements show company only results and not group.

Wy (Ettington Park) Limited

Notes to the financial statements For the period ended 30 November 2017

1. Accounting policies (continued)

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. All turnover arose within the United Kingdom.

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.

At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

The company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

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:

Fixtures and fittings	4 to 25 years
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The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Comprehensive Income.

Investments

Investments in subsidiaries are measured at cost less accumulated impairment.

Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis.

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 the Statement of Comprehensive Income.

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.

Wy (Ettington Park) Limited

Notes to the financial statements For the period ended 30 November 2017

1. 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.

Holiday pay accrual

A liability is recognised to the extent of any unused holiday pay entitlement which has accrued at the balance sheet date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the balance sheet date.

Interest

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

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.

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.

Operating leases

Rentals paid under operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the period of the lease.

Wy (Ettington Park) Limited

Notes to the financial statements For the period ended 30 November 2017

1. Accounting policies (continued)

Pensions

The company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payment obligations.

The contributions are recognised as an expense in the Statement of Comprehensive Income when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of Financial Position. The assets of the plan are held separately from the company in independently administered funds.

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.

Wy (Ettington Park) Limited

Notes to the financial statements For the period ended 30 November 2017

2. Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the directors have made the following judgements:

- Determine whether leases entered into by the company either as a lessor or a lessee are operating or finance leases. These decisions depend on an assessment of whether the risks and rewards of ownership have been transferred from the lessor to the lessee on a lease by lease basis.
- Determine whether there are indicators of impairment of the company's fixed assets. Factors taken into consideration in reaching such a decision include the economic viability, current value and expected future financial performance of the asset.

Other key sources of estimation uncertainty

- Tangible fixed assets (see note 7)

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

- Investments (see note 8)

Where indicators of impairment exist, impairment reviews consider the current value of the investments' assets and liabilities along with its future performance and timing of the expected return on these investments.

3. Operating loss

This is stated after charging:

	2017	2016
	£	£
Depreciation of owned fixed assets	327,641	317,836
Auditor's remuneration	4,240	3,900
Operating lease rentals - plant and machinery	3,046	3,176

Wy (Ettington Park) Limited

Notes to the financial statements For the period ended 30 November 2017

4. Staff costs

	2017 £	2016 £
Staff salaries	1,279,170	1,136,323
Social security costs	98,171	84,725
Cost of defined contribution scheme	30,420	24,205
	<u>1,407,761</u>	<u>1,245,253</u>
Agency staff	102,465	228,513
	<u>1,510,226</u>	<u>1,473,766</u>

None of the directors received any remuneration for the period (2016: £nil).

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

	2017 No.	2016 No.
Hotel operations	49	44
Administration	9	8
	<u>58</u>	<u>52</u>

5. Interest receivable

	2017 £	2016 £
Group interest receivable	<u>106,267</u>	<u>125,227</u>

Wy (Ettington Park) Limited

Notes to the financial statements For the period ended 30 November 2017

6. Taxation

	2017 £	2016 £
UK corporation tax at 19.35% (2016: 20.00%)	-	-
	-	-
Deferred tax		
Origination and reversal of timing differences	-	-
	-	-
Tax on loss on ordinary activities	-	-

Reconciliation of tax charge

	2017 £	2016 £
Loss on ordinary activities before tax	(393,918)	(295,943)
Tax on loss on ordinary activities at standard CT rate of 19.35% (2016: 20%)	(76,215)	(59,189)
Effects of:		
Expenses not deductible for tax purposes	48,147	57,751
Transfer pricing adjustments	(99,061)	(120,000)
Group relief surrendered	91,994	92,115
Deferred tax not recognised	30,872	8,571
Difference in tax rates	4,263	20,752
Total tax charge for the period	-	-

Potential deferred tax assets of £292,000 (2016: £261,000) and £42,000 (2016: £42,000) have not been recognised in respect of depreciation charged in excess of capital allowances at the end of the period and tax losses carried forward available for offset against future trading profits respectively.

The company also has capital losses carried forward of £24,000 (2016: £24,000) which creates a potential deferred tax asset of £4,100 (2016: £4,100).

Wy (Ettington Park) Limited

Notes to the financial statements For the period ended 30 November 2017

7. Tangible fixed assets

	Fixtures and fittings £
Cost	
At 25 November 2016	3,598,849
Additions	298,231
Disposals	(1,749,334)
At 30 November 2017	<u>2,147,746</u>
Depreciation	
At 25 November 2016	2,327,905
Charge for the period	327,641
On disposals	(1,749,334)
At 30 November 2017	<u>906,212</u>
Net book value	
At 30 November 2017	<u><u>1,241,534</u></u>
At 24 November 2016	<u><u>1,270,944</u></u>

Wy (Ettington Park) Limited

Notes to the financial statements For the period ended 30 November 2017

8. Investments

	Shares in subsidiary undertakings £	Preference shares in subsidiary undertakings £	Total £
Cost			
At 25 November 2016 and at 30 November 2017	8,542,013	416,987	8,959,000
Impairment			
At 25 November 2016	4,340,854	-	4,340,854
Increase in year	103,143	-	103,143
At 30 November 2017	4,443,997	-	4,443,997
Net book value			
At 30 November 2017	4,098,016	416,987	4,515,003
At 24 November 2016	4,201,159	416,987	4,618,146

Direct Subsidiary undertakings

The company holds 20% or more of the share capital of the following companies:

Name	Country of incorporation	%	Share held class
Ettington Park Group Limited	England and Wales	100 %	Ordinary

The registered office is The Old Library, The Drive, Sevenoaks, Kent, TN13 3AB.

The nature of operation is other letting and operating of own or leased real estate.

9. Stocks

	2017 £	2016 £
Goods for resale	29,646	29,560

Stock recognised in cost of sales during the period as an expense was £398,725 (2016: £432,850).

Wy (Ettington Park) Limited

Notes to the financial statements For the period ended 30 November 2017

10. Debtors

	2017 £	2016 £
Trade debtors	73,892	91,390
Amounts due from parent undertaking	2,241,850	2,203,813
Other debtors	20,170	23,164
Prepayments and accrued income	22,107	17,772
	<u>2,358,019</u>	<u>2,336,139</u>

11. Creditors: Amounts falling due within one year

	2017 £	2016 £
Payments in advance	504,997	467,184
Trade creditors	57,013	126,444
Amounts due to subsidiary undertaking	243,895	243,895
Other taxes and social security costs	91,938	67,019
Other creditors	89,471	4,748
Accruals and deferred income	151,208	200,194
	<u>1,138,522</u>	<u>1,109,484</u>

12. Share capital

	2017 £	2016 £
Allotted, called up and fully paid		
8,913,601 Ordinary shares shares of £1 each	<u>8,913,601</u>	<u>8,913,601</u>

13. Reserves

Profit and loss account

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

Wy (Ettington Park) Limited

Notes to the financial statements For the period ended 30 November 2017

14. Defined contribution pension plans

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £30,420 (2016: £24,205). Contributions payable to the fund at the year end included in creditors totalled £6,558 (2016: £3,047).

15. Capital commitments

	2017 £	2016 £
Amounts contracted for but not provided in the accounts	34,955	-

At the period end the company had entered into construction contracts with unrelated parties for an amount of £35k, for works on a lift.

16. Commitments under operating leases

At 30 November 2017 the company had future minimum lease payments under non-cancellable operating leases as follows:

	Other 2017 £	Other 2016 £
Falling due:		
Within 1 year	3,222	3,176
Within two to five	13,158	10,851
	16,380	14,027

17. 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 30 November 2017 was £80,000,000 (2016: £80,000,000).

Wy (Ettington Park) Limited

Notes to the financial statements For the period ended 30 November 2017

18. Controlling party

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

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 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 controlling party is Mr G Hands.