Company Registration No. 03997212

Financial statements for the year ended 31 December 2015

41 Buckingham Palace Road Limited

Contents

COMPANY INFORMATION

Directors	J J Raggett V O'Hana
Company Secretary	S Royce
Company registration number	03997212
Registered office	35 Charles Street London W1J 5EB
Auditor	Mazars LLP Chartered Accountants and Statutory Auditor Tower Bridge House St Katharine's Way London E1W 1DD

STRATEGIC REPORT

YEAR ENDED 31 DECEMBER 2015

The Directors present their report and the audited financial statements of the company for the year ended 31 December 2015.

PRINCIPAL ACTIVITIES

The principal activity of the company during the year was hotel operations and management. The company operates a 5 star hotel in London.

BUSINESS REVIEW AND FUTURE DEVELOPMENTS

The revenue for the hotel increased by 4.8% (2014: increased by 7.7%) driven mainly by increases in room occupancy. The EBITDA decreased by £5,805 to £163,298 (2014: £169,103).

In summary the key performance indicators that we use to monitor business performance are as follows:

Occupancy
Average room rates
Revenue per available room
EBITDA (Earnings before interest, taxation, depreciation and amortisation)

The company is currently in a net liability position with total liabilities exceeding total assets by £7,651,085 (2014: £7,825,300) and continues to be reliant on the support of its ultimate parent company.

RESULTS AND DIVIDENDS

The profit for the year, after taxation, amounted to £174,215 (2014: £4,402). The directors do not recommend the payment of a dividend (2014: £nil).

PRINCIPAL RISKS AND UNCERTAINTIES

The directors acknowledge that they have responsibility for the company's systems of internal control and risk management and for monitoring their effectiveness. The purposes of these systems are to manage, rather than eliminate, the risk of failure to achieve business objectives, to provide reasonable assurance as to the quality of management information and to maintain proper control over the income, expenditure, assets and liabilities of the company.

No system of control can, however, provide absolute assurance against material misstatement or loss. Accordingly, the directors have regard to what controls, in their judgement, are appropriate to the company's business and to the relative costs and benefits of implementing specific controls.

The main risks that the company could face relate to factors that are common to the hotel industry and beyond the company's control, such as the global economic downturn, changes in travel patterns or in the structure of the travel industry and the increase in acts of terrorism.

41 Buckingham Palace Road Limited mitigate the risk of an economic downturn utilising financial support from The Travel Corporation. This allows them to manage short and medium term fluctuations in demand.

Signed by order of the board of Directors on 16th May 2016

J J Raggett
Director

DIRECTORS' REPORT

YEAR ENDED 31 DECEMBER 2015

The Directors present their report and the audited financial statements of the company for the year ended 31 December 2015.

As permitted by paragraph 1A of Schedule 7 to the Large and Medium-Sized Companies and Groups (Accounts and Reports) Regulations 2008 certain matters which are required to be disclosed in the directors' report have been omitted as they are included in the Strategic Report on page 1. These matters relate to the review and analysis of the business, development and financial performance, future prospects and the principal risks and uncertainties.

FINANCIAL INSTRUMENTS

Details of the company's financial risk management objectives and policies are included in note 15 to the accounts.

CREDITOR PAYMENT POLICY

The company's current policy concerning the payment of trade creditors is:

- settle the terms of payment with supplies when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contract; and
- pay in accordance with the company's contractual and other legal obligations.

DIRECTORS

The directors who served the company during the year and until the date of this report were as follows:

J J Raggett
V O'Hana

The company is a wholly owned subsidiary and the interests of the group directors are disclosed in the financial statements of the parent company.

GOING CONCERN

Having made appropriate enquiries, the directors consider it reasonable to assume that the company has adequate resources to continue for the foreseeable future and, for this reason, have continued to adopt the going concern basis in preparing the financial statements.

POLITICAL CONTRIBUTIONS

The company made no political contributions during the financial year (2014: £nil).

DISCLOSURE OF INFORMATION TO THE AUDITOR

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditor is unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

DIRECTORS' REPORT

YEAR ENDED 31 DECEMBER 2015

AUDITOR

It is proposed that Mazars LLP will continue in office in accordance with the Companies Act 2006 Section 487(2).

Signed by order of the board of Directors

J J Raggett
Director

Date: 16th May 2016

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2015

The directors are responsible for preparing the Strategic Report, 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 International Financial Reporting Standards ("IFRS") as adopted by the European Union 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 judgments and accounting estimates that are reasonable and prudent;
- state whether IFRS as adopted by the European Union have been followed subject to any material departures disclosed and explained in the financial statements
- provide additional disclosures when compliance with specific requirements in IFRS is insufficient to enable users to understand the impact of particular transactions, other events and conditions on the entity's financial position and financial performance; 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.

41 BUCKINGHAM PALACE ROAD LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF 41 BUCKINGHAM PALACE ROAD LIMITED

YEAR ENDED 31 DECEMBER 2015

We have audited the financial statements of 41 Buckingham Palace Road Limited for the year ended 31 December 2015 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

Respective responsibilities of directors and auditor

As explained more fully in the Statement of Directors' Responsibilities set out on page 4, 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. 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.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's web-site at www.frc.org.uk/auditscopeukprivate

Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2015 and of its profit for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the European Union; 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 Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

41 BUCKINGHAM PALACE ROAD LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF 41 BUCKINGHAM PALACE ROAD LIMITED (continued)

YEAR ENDED 31 DECEMBER 2015

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.

Gareth Jones (Senior Statutory Auditor)
for and on behalf of Mazars LLP
Chartered Accountants and Statutory Auditors

Tower Bridge House
St Katharine's Way
London
E1W 1DD

Date: 17/5/16

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2015

	Note	2015 £	2014 £
Revenue	2	2,876,686	2,744,703
Cost of sales		(2,161,849)	(2,096,328)
Gross profit		714,837	648,375
Administrative expenses		(619,319)	(586,428)
Profit from operations	3	95,518	61,947
Finance costs	5	(57,545)	(57,545)
Profit before tax		37,973	4,402
Taxation credit	6	136,242	-
Profit for the year		174,215	4,402
Total comprehensive income for the year		174,215	4,402

The notes on pages 11 to 22 form part of these financial statements.

All results relate to continuing operations.

STATEMENT OF FINANCIAL POSITION

AT 31 DECEMBER 2015

	Note	2015 £	2014 £
Non-current assets			
Property, plant and equipment	7	238,175	205,337
Amounts owed by related parties	17	3,124,058	2,970,003
		3,362,233	3,175,340
Current assets			
Inventories	8	198,089	243,798
Trade and other receivables	9	86,091	60,222
		284,180	304,020
Total assets		3,646,413	3,479,360
Non-current liabilities			
Amounts due to related parties	10	4,721,974	4,664,429
Current liabilities			
Trade and other payables	11	73,849	140,231
Amounts due to related parties	12	6,500,000	6,500,000
Deferred income	13	1,199	-
		6,575,048	6,640,231
Total liabilities		11,297,022	11,304,660
Equity			
Share capital	18	650,000	650,000
Reserves		(8,300,609)	(8,475,300)
Total equity		(7,650,609)	(7,825,300)
Total liabilities and equity		3,646,413	3,479,360

The notes on pages 11 to 22 form part of these financial statements.

These financial statements were approved by the directors and authorised for issue on 16/05/16 and are signed on their behalf by:

J J Raggett
Director

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2015

	Share capital £	Reserves £	Total £
At 1 January 2014	650,000	(8,479,702)	(7,829,702)
Total comprehensive income for the year	-	4,402	4,402
At 1 January 2015	650,000	(8,475,300)	(7,825,300)
Total comprehensive income for the year	-	174,215	174,215
At 31 December 2015	650,000	(8,301,085)	(7,651,085)

The notes on pages 11 to 22 form part of these financial statements.

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2015

	Note	2015 £	2014 £
Cash flows from operating activities			
Profit after taxation		174,215	4,402
Adjustments for:			
Depreciation	7	67,780	107,156
Finance costs	5	57,545	57,545
Taxation	6	(136,242)	-
Profit from operations before changes in working capital		163,298	169,103
Decrease/(increase) in inventories		45,709	(161,078)
(Increase)/decrease in trade and other receivables		(25,869)	3,267
(Decrease)/increase in trade and other payables		(66,381)	65,157
Increase/(decrease) in deferred income		1,199	(2,035)
Cash generated from operations		117,956	74,414
Interest paid		(57,545)	(57,545)
Taxation received		136,242	-
Net cash generated from operating activities		196,653	16,869
Cash flows used in investing activities			
Purchase of property, plant and equipment	7	(100,619)	(117,772)
Net cash used in investing activities		(100,619)	(117,772)
Cash flows from financing activities			
(Increase)/decrease in amounts due from related parties		(153,579)	43,358
Increase in amounts due to related parties		57,545	57,545
Net cash from financing activities		(96,034)	100,903
Net movement in cash and cash equivalents		-	-
Cash and cash equivalents at 1 January		-	-
Cash and cash equivalents at 31 December		-	-

During this period the company held no cash or cash equivalents in its own name and all cash inflows and outflows as a result of the companies transactions passed through the bank accounts of fellow subsidiary undertakings.

1. ACCOUNTING POLICIES

General information

41 Buckingham Palace Road Limited is a company incorporated and domiciled in the United Kingdom. The address of the registered office in the United Kingdom is stated on the company information page and the nature of the company's operations and principal activities are stated in the Strategic Report. The financial statements have been presented in Pounds Sterling as this is the currency of the primary economic environment that the company operates in.

Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union. These financial statements have been prepared under historical cost convention. The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Revenue recognition

Revenue is recognised from the sale of goods and services from the company's ordinary activities.

Revenue is recognised from the sale of services when the amount can be measured reliably and is stated after trade discounts and other sales taxes, and is net of VAT.

Property, plant and equipment

Items of property, plant and equipment are stated at cost of acquisition less accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Fixtures & Fittings	-	12.5% straight line
Equipment	-	20% straight line

Inventories

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

Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

Pension costs

The company operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the company. The annual contributions payable are charged to the statement of comprehensive income on an accruals basis.

1. **ACCOUNTING POLICIES (continued)**

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised based on tax laws and rates that have been enacted or substantively enacted at the balance sheet date. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited in other comprehensive income, in which case the deferred tax is also dealt with in other comprehensive income.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Financial instruments

Financial assets and financial liabilities are recognised on the company statement of financial position when the company becomes a party to the contractual provisions of the instrument.

Financial assets

The company's financial assets include cash and cash equivalents and trade and other receivables. All financial assets are initially recognised at fair value plus transaction costs, when the company becomes party to the contractual provisions of the instrument.

Interest and other cash flows resulting from holding financial assets are recognised in the statement of comprehensive income using the effective interest method.

1 **ACCOUNTING POLICIES (continued)**

Financial instruments (continued)

Financial assets (continued)

Provision for impairment of trade, related party receivables and other receivables is made when objective evidence is received that the company will not be able to collect all amounts due to it in accordance with the original terms of the receivable. The amount of the impairment is determined as the difference between the assets' carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. Any change in their value through impairment or reversal of impairment is recognised in the statement of comprehensive income.

A financial asset is derecognised if the contractual rights to receive the cash flows of the asset have been transferred or the company retains the contractual rights to receive the cash flows of the asset but assumes a contractual obligation to pay the cash flows to one or more recipients. A financial asset that is transferred qualifies for derecognition if the company transfers substantially all the risks and rewards of ownership of the asset.

Financial liabilities

The company's financial liabilities include related party loans, trade and other payables and liabilities at fair value through profit and loss. Financial liabilities are recognised when the company becomes a party to the contractual agreement of the instrument. All interest related charges are recognised as an expense in finance costs in the statement of comprehensive income using the effective interest method.

Trade and other payables are recognised initially at their fair value and subsequently measured at amortised cost less settlement payments.

All loans and borrowings are recognised initially at cost, which is the fair value of the consideration received, net of issue costs associated with the borrowing.

After initial recognition, loans and borrowings are measured at amortised cost using the effective interest method. Gains or losses are recognised in the statement of comprehensive income when liabilities are derecognised or impaired, as well as through the amortisation process.

Classification as equity or financial liability

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into.

A financial liability exists where there is a contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities under potentially unfavourable conditions. In addition contracts which result in the entity delivering a variable number of its own equity instruments are financial liabilities.

Going concern

The directors have, at the time of approving the financial statements, a reasonable expectation that the company have adequate resources to continue in operational existence for the foreseeable future.

1. ACCOUNTING POLICIES (continued)

Going concern ***(continued)***

As shown in the accompanying financial statements, the company's total liabilities exceed its total assets by £7,651,085 at 31 December 2015. The company's ultimate parent has represented that it will continue to provide ongoing financial support to enable the company to meet its financial obligations and that the company will not be required to pay obligations owed to any group entities while its liabilities exceed its assets. The ability of the company to continue as a going concern is dependent on this ongoing financial support and based on this they continue to adopt the going concern basis of accounting in preparing the financial statements. Accordingly, the financial statements do not include any adjustments that might be necessary if the company is unable to continue as a going concern.

New standards, interpretations and amendments effective from 1 January 2015

None of the new standards, interpretations and amendments effective for the first time from 1 January 2015, have had a material effect on the financial statements.

New standards and interpretations not yet applied (potentially relevant to the company)

IAS 1 – Presentation of Financial Statements - Amendments resulting from the disclosure initiative – *Effective for annual periods beginning on or after 1 January 2016*

IAS 7 – Statement of Cash Flows - Amendments resulting from the disclosure initiative – *Effective for annual periods beginning on or after 1 January 2017*

IAS 12 – Income Taxes - Amendments regarding the recognition of deferred tax assets for unrealised losses – *Effective for annual periods beginning on or after 1 January 2017*

IAS 16 - Financial instruments – Property, Plant and Equipment – Clarification of acceptable methods of depreciation and amortisation – *Effective for annual periods beginning on or after 1 January 2016*

IAS 19 - Employee Benefits - Amendments resulting from September 2014 Annual Improvements to IFRSs – *Effective for annual periods beginning on or after 1 January 2016*

IFRS 5 - Non-current Assets Held for Sale and Discontinued Operations - Amendments resulting from September 2014 Annual Improvements to IFRSs – *Effective for annual periods beginning on or after 1 January 2016*

IFRS 7 – Financial Instruments: Disclosures - Amendments resulting from September 2014 Annual Improvements to IFRSs – *Effective for annual periods beginning on or after 1 January 2016*

IFRS 9 – Financial Instruments - Finalised version, incorporating requirements for classification and measurement, impairment, general hedge accounting and derecognition – *Effective for annual periods beginning on or after 1 January 2018*

1. ACCOUNTING POLICIES (continued)

Critical accounting judgements and sources of estimate uncertainty

The company's significant accounting policies are outlined in note 1 to the financial statements. The company Directors are required to conclude annually that the residual value of the property held exceeds the carrying value in the statement of financial position therefore eliminating the requirement for it to be depreciated. None of the other significant accounting policies require the Directors to make difficult, subjective or complex judgements or estimates.

2. REVENUE

All revenue is generated in the UK from the company's principal activity.

3. PROFIT FROM OPERATIONS

Operating profit for the year is stated after charging::		2015 £	2014 £
Depreciation of property, plant and equipment		67,780	107,156
Auditor's remuneration	- as auditor	5,890	3,833
	- taxation services	850	850
	- other services	325	-
Operating lease costs:			
Land and buildings		374,820	392,745

4. STAFF NUMBERS AND COSTS

The average number of persons employed by the company during the financial year amounted to:

	2015 Number	2014 Number
Management staff	2	2
Other staff – service	24	24
	26	26

The aggregate payroll costs of the above were:	2015 £	2014 £
Wages and salaries	893,004	808,236
Social security costs	80,160	69,471
Other pension costs	3,639	2,681
	976,803	880,388

No salaries or wages have been paid to the directors in the current or prior year and no contributions were made to a pension on behalf of a director (2014: £nil).

5. FINANCE COSTS

	2015	2014
	£	£
Interest payable on loans from related parties (note 17)	57,545	57,545

6. TAXATION

(a) Analysis of current tax credit in the year

	2015	2014
	£	£
Current tax:		
Corporation tax credit in the year	136,242	-
Total tax credit	136,718	-

6. TAXATION (continued)

(b) Factors affecting current tax

The tax assessed on the profit for the year varies from the effective rate of corporation tax in the UK of 20.25% (2014: 21.49%).

	2015	2014
	£	£
Profit before taxation	37,973	4,402
Profit at effective rate of 20.25% (2014: 21.49%)	7,688	945
Expenses not deductible for tax purposes	49	249
Depreciation in excess of capital allowances claimed	-	19,658
Adjustments in respect of prior periods	(136,242)	-
Utilised tax losses	(7,737)	(20,852)
Total current tax (note 6(a))	(136,242)	-

(c) Factors that may affect future tax charges

No provision has been made for the deferred tax asset of £856,266 calculated at 18% (2014: £1,085,786 calculated at 20%) arising from depreciation of equipment, fixtures and fittings in excess of taxation allowances available and available losses because the timing of profits is uncertain.

The claim for taxation allowances and the recoverability of the deferred tax asset is dependent on the availability of sufficient future taxable profits of the company against which unused taxation allowances and losses can be utilised. In such circumstances the company recognises that, at the statement of financial position date, it may not be appropriate to provide for the deferred tax asset.

7. PROPERTY, PLANT AND EQUIPMENT

	Fixtures & fittings £	Equipment £	Total £
Cost			
At 1 January 2014	1,179,786	734	1,180,520
Additions	98,788	18,984	117,772
Disposals	(650,094)	(734)	(650,828)
At 31 December 2014	628,480	18,984	647,464
Additions	99,135	1,484	100,619
Impairment	(266,334)	-	(266,334)
At 31 December 2015	461,281	20,468	481,749
Depreciation			
At 1 January 2014	985,114	685	985,799
Charge for the year	103,882	3,274	107,156
Eliminated on disposal	(650,094)	(734)	(650,828)
At 31 December 2014	438,902	3,225	442,127
Charge for the year	63,711	4,069	67,780
Impairment	(266,333)	-	(266,333)
At 31 December 2015	236,280	7,294	243,574
Net book value			
At 1 January 2014	194,672	49	194,721
At 31 December 2014	189,578	15,759	205,337
At 31 December 2015	225,001	13,174	238,175

8. INVENTORIES

	2015 £	2014 £
Goods for resale	198,089	243,798

9. TRADE AND OTHER RECEIVABLES

	2015 £	2014 £
Trade receivables	19,166	2,123
Prepayments and accrued income	66,925	58,099
	86,091	60,222

The ageing analysis of trade receivables is as follows:	2015 £	2014 £
Neither past due nor impaired	18,128	1,606
Between 31 and 60 days	-	517
Over 61 days	1,038	-
	19,166	2,123

There is no provision for impairment of trade receivables as the directors believe all balances to be recoverable. The average credit period taken on services provided is 28 days.

10. AMOUNTS DUE TO RELATED PARTIES

	2015 £	2014 £
Due in greater than one year		
Amounts owed to related parties (note 17)	4,721,974	4,664,429

11. TRADE AND OTHER PAYABLES

	2015 £	2014 £
Social security and other taxes	12,251	9,815
Other payables	5,156	13,211
Accruals	56,442	117,205
	73,849	140,231

12. AMOUNTS DUE TO RELATED PARTIES

	2015 £	2014 £
Due in less than one year		
Amounts owed to related parties (note 17)	6,500,000	6,500,000

13. DEFERRED INCOME

	2015	2014
	£	£
Deferred income	1,199	-

Deferred income consists of amounts received in advance for services to be provided in the next financial year.

14. PENSIONS

The company contributes to a defined contribution scheme. Contributions are charged to the statement of comprehensive income as incurred. The pension cost charge of £3,639 (2014: £2,681) was paid to these funds. There were no outstanding contributions at the year-end (2014: £nil).

15. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The company holds or issues financial instruments in order to achieve three main objectives, as follows:

a) to finance its operations;

b) to manage its exposure to interest risk from its operations and from its sources of finance; and

c) for trading purposes.

In addition, various financial instruments (e.g. trade receivables and trade payables) arise directly from the company's operations.

Transactions in financial instruments result in the company assuming or transferring to another party one or more of the financial risks described below.

Credit risk

The company has no significant concentrations of credit risk. Amounts shown in the statement of financial position best represent the maximum credit risk exposure in the event of other parties failing to perform their obligations under financial instruments.

The company monitors credit risk closely and considers that its current policies of credit checks meet its objectives of managing exposure to credit risk.

The ultimate parent entity confirms that group liabilities will not be demanded whilst the company's liabilities exceed its assets.

Liquidity risk

The company at all times maintains adequate committed credit facilities in order to meet all its commitments as and when they fall due. Long term borrowing, where it exists, is funded from within the Travel Corporation group. The Travel Corporation Limited has guaranteed to provide any future funding requirements of the company to enable it to meet its liabilities as they fall due.

Unless disclosed, related party receivables and loans do not bear interest and the directors are of the opinion that the carrying value is not materiality different from the fair value.

15. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

Interest rate risk

The company is exclusively funded by related party borrowings.

Interest rate sensitivity analysis

Interest rate sensitivity analysis has been determined based on the exposure to interest rates for non-derivative instruments at the statement of financial position date. Based on the above assumptions if interest rates had been 0.5% higher/lower and all other variables were held constant, the directors have concluded that there would not be a material impact on the financial statements.

Foreign exchange risk

The company operates exclusively within the UK and is not directly exposed to foreign exchange risk. Hedging instruments are therefore not used and there would be no financial impact of a change in the exchange rates.

Fair value

The directors are of the opinion that the carrying value of financial instruments approximates fair value.

Impairment losses are estimated at year end by reviewing amounts outstanding and assessing the likelihood of recoverability. Group debts are all guaranteed by The Travel Corporation Limited, and therefore are considered to be fully recoverable; no provision for impairment is deemed necessary.

Capital risk management

The company aims to manage its overall capital so as to ensure the company continues to operate as a going concern, whilst providing an adequate return to shareholders.

The company's capital structure represents the equity attributable to the shareholders of the company together with borrowings and cash and cash equivalents.

The fair values of loans from related parties have been determined by discounting cash flow projections at rates of interest having regard to the specific risks attached to them.

16. COMMITMENTS UNDER OPERATING LEASES

The group has entered into operating leases in respect of properties and equipment. The total of future minimum lease payments under non-cancellable operating leases are as follows:

	Land and buildings	
	2015	**2014**
Expiry date:	**£**	**£**
Not later than one year	200,000	200,000
Within two to five years	200,000	400,000
	400,000	600,000

The main lease commitments are for the property used in the principal activities of the company The lease is agreed at a fixed rate until 31 December 2017.

17. RELATED PARTY TRANSACTIONS

During the year the company provided services in respect of accommodation to related parties as follows:

	2015	2014
	£	£
Travcorp Management Services Ltd	574	936

During the year the company received services from related parties as follows:

		2015	2014
		£	£
Red Carnation Hotels (U.K.) Limited	Management charges and recharges	278,849	274,136
Rubens Travcorp Limited	Rent	374,820	392,745
The Travel Corporation Limited	Loan interest	57,545	57,545

Amounts owing to related parties, which are unsecured and payable outside one year were:

	2015	2014
	£	£
Ultimate parent company	725,627	668,082
Immediate parent	913	913
Other related parties	3,995,434	3,995,434
	4,721,974	4,664,429

The loan with The Travel Corporation Limited bears interest at 2% above the bank base rate. Interest accrues on its apportionment of the loan held in Rubens Management Services Limited (a related party).

Amounts owing by related parties, which are unsecured and payable outside one year were provided on interest free loans to the following related parties:

	2015	2014
	£	£
Red Carnation Hotels (U.K.) Limited	3,123,582	2,970,003

17. RELATED PARTY TRANSACTIONS (continued)

The company had balances outstanding on interest free loans from the following group companies:

	2015	2014
	£	£
Due in greater than one year		
Chesterfield (Mayfair) Limited	913	913
Red Carnation Hotels (U.K.) Limited	17,066	17,066
Rubens Management Services Limited	1,922,719	1,922,719
Mountbatten Limited	194,535	194,535
Rubens Travcorp Limited	1,861,114	1,861,114
	3,996,347	3,996,347

Amounts owed to related parties which are unsecured and repayable on demand:

	2015	2014
	£	£
Due in less than one year		
Rubens Management Services Limited (note 12)	6,500,000	6,500,000

Details of the company's immediate parent and of the ultimate controlling party are included at note 19.

18. SHARE CAPITAL

	2015		2014	
	Number	£	Number	£
Allotted, called up and fully paid				
Ordinary shares of £1 each	650,000	650,000	650,000	650,000
Equity shares				
Ordinary shares of £1 each	650,000	650,000	650,000	650,000

19. CONTROLLING PARTY AND PARENT COMPANIES

The company's ultimate parent undertaking is The Travel Corporation Limited, a company incorporated in the British Virgin Islands. The Travel Corporation Limited is considered to be the company's controlling party.

The largest group in which the results of the company are consolidated is that headed by The Travel Corporation Limited, a company incorporated in the British Virgin Islands. The financial statements of this company are not available to the public. The smallest group in which they are consolidated is that headed by Chesterfield (Mayfair) Limited, its immediate parent company, a company registered in England and Wales.

Copies of the consolidated financial statements of Chesterfield (Mayfair) Limited are available to the public from the Registrar of Companies.

DETAILED STATEMENT OF COMPREHENSIVE INCOME

YEAR ENDED 31 DECEMBER 2015

	2015		2014	
	£	£	£	£
Revenue		2,876,686		2,744,703
Cost of sales				
Opening inventories	243,798		82,720	
Purchases	78,591		268,163	
Direct costs	614,093		600,045	
Direct wages	750,003		674,592	
National Insurance contributions	65,444		56,876	
Pensions	3,639		2,681	
Rates	150,248		143,371	
Insurance	11,522		11,777	
Rent payable	374,820		392,745	
Depreciation	67,780		107,156	
	2,359,938		2,340,126	
Closing inventories	(198,089)		(243,798)	
		(2,161,849)		(2,096,328)
Gross profit		714,837		648,375
Overheads				
Administrative expenses		(619,319)		(586,428)
Profit from operations		95,518		61,947
Finance costs		(57,545)		(57,545)
Profit before taxation		37,973		4,402

NOTES TO THE DETAILED STATEMENT OF COMPREHENSIVE INCOME

YEAR ENDED 31 DECEMBER 2015

	2015		2014	
	£	£	£	£
Administrative expenses				
Personnel costs				
Wages and salaries	143,001		133,644	
Staff national insurance contributions	14,716		12,595	
		157,717		146,239
General expenses				
Hire of equipment	6,174		5,787	
Printing, stationery and postage	10,658		13,880	
Staff welfare	45,552		33,445	
Advertising and promotion	52,288		54,672	
Management charges payable	278,849		274,136	
Auditor's remuneration and professional fees	9,300		3,833	
		402,821		385,753
Financial costs				
Credit card commission	58,713		54,293	
Bank charges	68		143	
		58,781		54,436
		619,319		586,428
Finance expenses				
Interest on loans from related parties		57,545		57,545