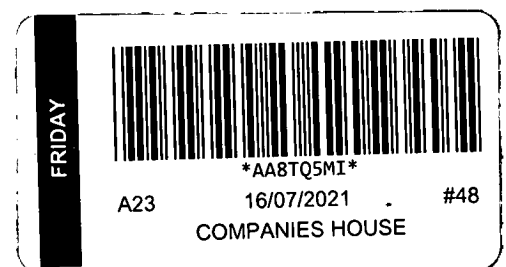


Company Registration No. 03997212

**Annual Report for the year ended 31 December
2020**

**41 Buckingham Palace
Road Limited**



COMPANY INFORMATION

Directors	J J Raggett V O'Hana
Company Secretary	S Royce
Company registration number	03997212
Registered office	14 Grosvenor Place London SW1X 7HH
Auditor	Mazars LLP Tower Bridge House St Katharine's Way London E1W 1DD

CONTENTS PAGE

Strategic report	1-2
Directors' report	3-4
Statement of directors' responsibilities	5
Independent auditor's report	6-9
Statement of comprehensive income	10
Statement of financial position	11-12
Statement of changes in equity	13
Statement of cash flows	14
Notes to the financial statements	15-31

STRATEGIC REPORT

YEAR ENDED 31 DECEMBER 2020

The Directors present their Strategic Report for the company for the year ended 31 December 2020.

PRINCIPAL ACTIVITIES

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

BUSINESS REVIEW AND FUTURE DEVELOPMENTS

The revenue for the hotel decreased by 64.7% from £3,430,972 to £1,211,563 (2019: increase of 2.7%) as the hotel was closed for periods of time over the year due to the COVID-19 pandemic. The EBITDA decreased by £12,140 to £253,299 (2019: £265,439).

During the year, the company used the Government support schemes such as the Coronavirus Job Retention Scheme, along with deferrals of the PAYE and VAT payments. The company also received a rental waiver from the landlord for 2020 and has been through an employee restructuring programme in the year. These measures have been adopted during 2020, to reduce the impact the pandemic has had on the business.

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

Occupancy levels

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 £8,344,544 (2019: £7,754,782) and continues to be reliant on the support of its ultimate parent company.

The company expected 2020 to improve in terms of trading and with additional cost management to improve the results of the Company. However, following the situation with COVID-19 globally and ongoing pandemic as declared by the World Health Organisation within the UK and the current restrictions of the hotel in line with UK government guidelines, the Company expects 2021 to be an extremely challenging year. This is beyond the Company's control and management have put in measures to help control the impact on the Company.

RESULTS AND DIVIDENDS

The loss for the year, after taxation, amounted to £589,762 (2019: loss of £87,312). The directors do not recommend the payment of a dividend (2019: £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.

STRATEGIC REPORT**YEAR ENDED 31 DECEMBER 2020**

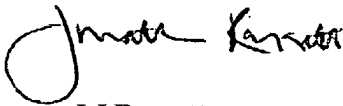
PRINCIPAL RISKS AND UNCERTAINTIES (continued)

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

New trading arrangements between the United Kingdom and the European Union took effect on 31 December 2020. In general, tariffs and quotas on trade have not been introduced, although administrative complications and regulatory restrictions have reduced the freedom of cross-border trade. The company is carefully monitoring the practical application of the new trading arrangements by regulatory authorities, to better understand what the eventual impact on its business will be. The process of determining these effects is ongoing, and has also been delayed by the suspension of certain sectors of economic activity in response to the COVID-19 pandemic.

Due to the global COVID-19 coronavirus pandemic the Company is monitoring the current situation and assessing the impact on a daily basis as the situation evolves.

Signed by order of the Board of Directors



J J Raggett
Director

Date: 18.06.2021

DIRECTORS' REPORT (continued)

YEAR ENDED 31 DECEMBER 2020

The Directors present their report and the audited financial statements of the company for the year ended 31 December 2020.

MATTERS COVERED IN THE STRATEGIC REPORT

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 and 2. These matters relate to future developments.

FINANCIAL INSTRUMENTS

Details of the company's financial risk management objectives and policies are included in note 18 to the accounts.

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's Articles of Association include provisions indemnifying the directors for all liabilities incurred in the performance of their duties.

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.

The directors have considered the ongoing impact of COVID-19 in making their going concern assessment based on the current situation and the impact on the Company and consider the going concern assessment to be appropriate. The Company is in a net liability position at the year end and 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.

POLITICAL DONATIONS

The company made no political donations during the financial year (2019: £nil).

EVENTS AFTER THE REPORTING DATE

Since the year end, the company has continued to be faced by the challenges of Covid-19 which is impacting the business and trade in 2021, due to the government imposed restrictions on the industry enforced from the end of 2020 until May 2021. The company expects to see improved performance from May 2021 with gradual improvements throughout the rest of 2021. There were no events subsequent to the balance sheet date that require adjustment or further disclosure within the financial statements.

DIRECTORS' REPORT (continued)

YEAR ENDED 31 DECEMBER 2020

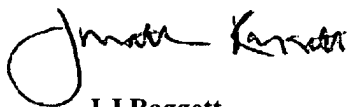
DISCLOSURE OF INFORMATION TO THE AUDITOR

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.

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: 18.06.2021

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

YEAR ENDED 31 DECEMBER 2020

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 judgements 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.

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

YEAR ENDED 31 DECEMBER 2020

Opinion

We have audited the financial statements of 41 Buckingham Palace Road Limited (the 'company') for the year ended 31 December 2020 which comprise the Statement of comprehensive income, the Statement of financial position, the Statement of changes in equity, the Statement of cash flows 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 international accounting standards in conformity with the requirements of the Companies Act 2006.

In our opinion, the financial statements have been prepared in accordance with the requirements of the Companies Act 2006 and:

- give a true and fair view of the state of the company's affairs as at 31 December 2020 and of its loss for the year then ended; and
- have been properly prepared in accordance with international accounting standards in conformity 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

In auditing the financial statements, we have concluded that the director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on 41 Buckingham Palace Road Limited's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. 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.

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

YEAR ENDED 31 DECEMBER 2020

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 course of 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.

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 Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Directors' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In 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 Strategic Report or 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.

Responsibilities of Directors

As explained more fully in the Directors' Responsibilities Statement set out on page 5, 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.

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

YEAR ENDED 31 DECEMBER 2020

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 the financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. Based on our understanding of the company and its industry, we identified that the principal risks of non-compliance with laws and regulations related to the UK tax legislation, pensions legislation, employment regulation and health and safety regulation, anti-bribery, corruption and fraud, money laundering, non-compliance with implementation of government support schemes relating to COVID-19, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements, such as the Companies Act 2006.

We evaluated the directors' and management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in significant accounting estimates, in particular in relation to loss reserves, and significant one-off or unusual transactions.

Our audit procedures were designed to respond to those identified risks, including non-compliance with laws and regulations (irregularities) and fraud that are material to the financial statements. Our audit procedures included but were not limited to:

- Discussing with the directors and management their policies and procedures regarding compliance with laws and regulations;
- Communicating identified laws and regulations throughout our engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- Considering the risk of acts by the company which were contrary to applicable laws and regulations, including fraud.

Our audit procedures in relation to fraud included but were not limited to:

- Making enquiries of the directors and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud; and
- Addressing the risks of fraud through management override of controls by performing journal entry testing.

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

YEAR ENDED 31 DECEMBER 2020

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

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.

Use of the audit 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.



Rachel Lawton (Senior Statutory Auditor)
for and on behalf of Mazars LLP
Chartered Accountants and Statutory Auditor
Tower Bridge House
St Katharine's Way
London
E1W 1DD
Date: 1 July 2021

STATEMENT OF COMPREHENSIVE INCOME**FOR THE YEAR ENDED 31 DECEMBER 2020**

	Note	2020 £	2019 £
Revenue	2	1,211,563	3,430,972
Cost of sales		(1,415,392)	(2,598,096)
Gross (loss)/profit		(203,829)	832,876
Administrative expenses		(540,921)	(822,145)
Other operating income	3	225,512	-
(Loss)/profit from operations	4	(519,238)	10,731
Finance costs	6	(147,603)	(177,328)
Loss before tax		(666,841)	(166,597)
Taxation	7	77,079	79,285
Loss for the year		(589,762)	(87,312)
Other comprehensive income		-	-
Total comprehensive loss for the year		(589,762)	(87,312)

The notes on pages 15 to 31 form part of these financial statements.

All results relate to continuing operations.

STATEMENT OF FINANCIAL POSITION
AT 31 DECEMBER 2020

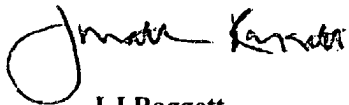
	Note	2020 £	2019 £
Non-current assets			
Property, plant and equipment	8	438,807	452,564
Right-of-use asset	9	1,623,744	1,804,160
		<u>2,062,551</u>	<u>2,256,724</u>
Current assets			
Inventories	10	102,167	107,972
Trade and other receivables	11	8,135	115,650
Amounts owed from related parties	12	3,836,774	4,170,960
		<u>3,947,076</u>	<u>4,394,582</u>
Total assets		<u><u>6,009,627</u></u>	<u><u>6,651,306</u></u>
Non-current liabilities			
Amounts due to related parties	13	1,298,169	1,182,104
Obligations under leases	16	1,479,139	1,650,549
		<u>2,777,308</u>	<u>2,832,653</u>
Current liabilities			
Trade and other payables	14	154,209	153,729
Obligations under leases	16	171,410	168,462
Amounts due to related parties	15	11,251,244	11,251,244
		<u>11,576,863</u>	<u>11,573,435</u>
Total liabilities		<u><u>14,354,171</u></u>	<u><u>14,406,088</u></u>
Equity			
Share capital	20	650,000	650,000
Retained earnings		<u>(8,994,544)</u>	<u>(8,404,782)</u>
Total equity		<u><u>(8,344,544)</u></u>	<u><u>(7,754,782)</u></u>
Total liabilities and equity		<u><u>6,009,627</u></u>	<u><u>6,651,306</u></u>

STATEMENT OF FINANCIAL POSITION (continued)

AT 31 DECEMBER 2020

The notes on pages 15 to 31 form part of these financial statements.

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



J J Raggett
Director

Date: 18.06.2021

STATEMENT OF CHANGES IN EQUITY**FOR THE YEAR ENDED 31 DECEMBER 2020**

	Note	Share capital £	Retained earnings £	Total £
At 1 January 2019		650,000	(8,317,470)	(7,667,470)
Total comprehensive income for the year		-	(87,312)	(87,312)
At 1 January 2020		650,000	(8,404,782)	(7,754,782)
Total comprehensive income for the year		-	(589,762)	(589,762)
At 31 December 2020	20	650,000	(8,994,544)	(8,344,544)

The notes on pages 15 to 31 form part of these financial statements.

41 BUCKINGHAM PALACE ROAD LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2020

Company Registration No. 03997212

	Note	2020 £	2019 £
Cash flows from operating activities			
Loss after taxation		(589,762)	(87,312)
<i>Adjustments for:</i>			
Depreciation		85,523	74,292
Depreciation on right-of-use-asset		180,416	180,416
Finance costs		147,603	177,328
Taxation		(77,079)	(79,285)
Cash flows (used in)/ generated from operations before changes in working capital		(253,299)	265,439
Decrease in inventories		107,515	10,492
Decrease in trade and other receivables		480	15,332
Increase in trade and other payables		5,805	43,499
Cash (used in)/generated from operations		(139,499)	334,762
Interest paid		(116,065)	(142,893)
Tax received		77,079	100,703
Net cash (used in)/generated from operating activities		(178,485)	292,572
Cash flows used in investing activities			
Purchase of property, plant and equipment		(71,766)	(130,792)
Purchase of right-of-use-asset		-	(1,984,576)
Net cash used in investing activities		(71,766)	(2,115,368)
Cash flows from financing activities			
Decrease/(increase) in amounts due from related parties		116,065	(104,673)
Increase in amounts due to related parties		334,186	142,893
Interest on lease liability		(31,538)	(34,435)
(Decrease)/increase in lease liability		(168,462)	1,819,011
Net cash generated from financing activities		250,251	1,822,796
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 company's transactions passed through the bank accounts of fellow subsidiary undertakings.

The notes on pages 15 to 31 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1. ACCOUNTING POLICIES

General information

41 Buckingham Palace Road Limited is a private company limited by shares incorporated and domiciled in England and Wales. 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.

The financial statements have been presented in Pounds Sterling as this is currency of the primary economic environment in which the company operates and is rounded to the nearest pound.

Basis of preparation

The financial statements have been prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006. 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.

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. The directors have considered the ongoing impact of COVID-19 in making their going concern assessment based on the current situation and the impact on the Company and consider the going concern assessment to be appropriate.

As shown in the accompanying financial statements, the company's total liabilities exceed its total assets by £8,344,544 at 31 December 2020. 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.

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

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1. ACCOUNTING POLICIES (continued)

Inventories

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

Impairment

Individual items of tangible fixed assets are reviewed for impairment annually and tested for impairment when events or changes in circumstances indicate that the carrying amount may not be recoverable. Assets that do not generate independent cash flows are combined into cash generating units. If carrying amounts exceed estimated recoverable amount, the assets or cash generating units are written down to their recoverable amount. Recoverable amount is the higher of fair value less cost to sell and value in use. Value in use is assessed based on estimated future cash flows discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to the asset.

Government grants

Government grants relate to the Coronavirus Job Retention Scheme ("CJRS"). Government grants are not recognised until there is reasonable assurance that the Company will comply the conditions attaching to them and that the grants will be received. Government grants are recognised in profit and loss on a systematic basis over the periods in which the Company recognises as expenses the related costs for which the grants are intended to compensate.

Government grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Company with no future related costs are recognised in the profit or loss in the period in which they become receivable.

Government grants relating to income are presented separately in the statement of comprehensive income within 'other operating income'.

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.

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.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1. ACCOUNTING POLICIES (continued)

Deferred tax (continued)

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 a 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.

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.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1. ACCOUNTING POLICIES (continued)

Financial liabilities (continued)

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.

Leases

The company leases land and buildings. Rental contracts are typically made for fixed periods of 10 years but may have extension options.

Contracts may contain both lease and non-lease components. The company allocates the consideration in the contract to the lease and non-lease components based on their relative standalone prices. However, for leases of real estate for which the company is a lessee, it has elected not to separate lease and non-lease components and instead accounts for these as a single lease component.

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1. ACCOUNTING POLICIES (continued)

Standards, amendments and interpretations adopted in the current financial year ended 31 December 2020

The adoption of the following mentioned standards, amendments and interpretations in the current year have not had a material impact on the Company's financial statements.

	EU effective date – periods beginning on or after	Non-EU effective date – periods beginning on or after
IAS 1 Presentation of Financial Statements and IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors (Amendment): Definition of Material	1 January 2020	1 January 2020
IFRS 3 Business Combinations (Amendment): Definition of a Business	1 January 2020	1 January 2020
IFRS 9 Financial Instruments, IAS 39 Financial Instruments: Recognition and Measurement and IFRS 7 Financial Instruments: Disclosures (Amendments): Interest Rate Benchmark Reform	1 January 2020	1 January 2020
Conceptual Framework (Amendment): Amendments to References to the Conceptual Framework in IFRS Standards	1 January 2020	1 January 2020
IFRS 16 Leases (Amendment): Covid-19-related Rent Concessions	1 June 2020	1 June 2020

IFRS 16 COVID-19-Related Rent Concessions Amendment

The adoption of the IFRS 16 COVID-19-Related Rent Concessions Amendment in the current year has had a material impact on the Company's financial statements.

The Company has applied the practical expedient in paragraph 46A of the Covid-19-Related Rent Concessions Amendment to IFRS 16. A lessee that makes this election shall account for any change in lease payments resulting from the rent concession the same way it would account for the change applying this Standard if the change were not a lease modification. The practical expedient has been applied to all rent concessions that meet the conditions of the amendment.

The Company has recognised a credit of £200,000 in profit or loss for the reporting period to reflect changes in lease payments that arise from rent concessions to which they have applied the practical expedient.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1. ACCOUNTING POLICIES (continued)

Standards, amendments and interpretations in issue but not yet effective

The adoption of the following standards, amendments and interpretations in future years are not expected to have a material impact on the company's financial statements.

The company is however continuing to assess the full impact that adopting the standards will have on future financial statements, and therefore the full effect is yet to be determined.

	EU effective date – periods beginning on or after	Non-EU effective date – periods beginning on or after
IFRS 9 Financial Instruments, IAS 39 Financial Instruments: Recognition and Measurement, IFRS 7 Financial Instruments: Disclosures, IFRS 4 Insurance Contracts and IFRS 16 Leases (Amendments): Interest Rate Benchmark Reform – Phase 2	1 January 2021	1 January 2021
IAS 16 Property, Plant and Equipment (Amendment): Proceeds before Intended Use	1 January 2022	1 January 2022
IAS 37 Provisions, Contingent Liabilities and Contingent Assets: (Amendment): Onerous Contracts – Cost of Fulfilling a Contract	1 January 2022	1 January 2022
IFRS 3 Business Combinations (Amendment): Reference to the Conceptual Framework	1 January 2022	1 January 2022
Annual Improvements to IFRSs (2018 – 2020 cycle)	1 January 2022	1 January 2022
IAS 1 Presentation of Financial Statements (Amendment): Classification of Liabilities as Current or Non-current and Classification of Liabilities as Current or Non-current - Deferral of Effective Date	1 January 2023	1 January 2023

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.

Critical judgement in applying the company's accounting policies

Assessing indicators of impairment

In assessing whether there have been any indicators of impairment of assets, the directors have considered both external and internal sources of information such as market conditions, counterparty credit ratings and experience of recoverability. An impairment of £8,056 was identified during the current financial year.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1. ACCOUNTING POLICIES (continued)

Key sources of estimation uncertainty

Right-of-use assets

The interest rate used to calculate the finance charge on a right-of-use asset is the same as the interest rate used by the parent company on loans to the company. This being the cost of money to the company if it were to borrow funds to satisfy the lease obligation.

2. REVENUE

The revenue and loss before tax are attributable to the one principal activity of the company. An analysis of turnover is given below:

	2020	2019
	£	£
United Kingdom	1,211,563	3,430,972
	<u> </u>	<u> </u>

Due to the nature of the business the turnover is recognised when the service is provided and revenue is recognised on a daily basis.

3. OTHER OPERATING INCOME

	2020	2019
	£	£
Government grants receivable	225,512	-
	<u> </u>	<u> </u>

Government grants receivable relate to the Coronavirus Job Retention Scheme (CJRS).

4. (LOSS)/PROFIT FROM OPERATIONS

Operating (loss)/profit for the year is stated after charging/(crediting):

	2020	2019
	£	£
Depreciation of property, plant and equipment	85,523	74,292
Depreciation of right-of-use-asset	180,416	180,416
Auditor's remuneration - as auditor	5,879	6,175
- taxation services	1,614	1,700
- other services	750	400
	<u> </u>	<u> </u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

5. STAFF NUMBERS AND COSTS

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

	2020 Number	2019 Number
Management staff	1	1
Other staff – service	24	29
	<u>25</u>	<u>30</u>

The aggregate payroll costs of the above were:

	2020 £	2019 £
Wages and salaries	894,363	1,092,779
Social security costs	74,577	93,918
Other pension costs (note 17)	12,666	13,252
	<u>981,606</u>	<u>1,199,949</u>

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 (2019: £nil).

The directors of the company are also the key management personnel.

6. FINANCE COSTS

	2020 £	2019 £
Interest expense on lease liabilities	31,538	34,435
Interest payable on loans from related parties (note 19)	116,065	142,893
	<u>147,603</u>	<u>177,328</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020
7. TAXATION

(a) Analysis of current tax credit in the year	2020	2019
	£	£
Current tax:		
In respect of prior years	(77,079)	(79,285)
Total tax credit	<u>(77,079)</u>	<u>(79,285)</u>

(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 19% (2019: 19%).

	2020	2019
	£	£
Loss before taxation	<u>(666,841)</u>	<u>(166,597)</u>
Loss at effective rate of 19% (2019: 19%)	(126,700)	(31,653)
Fixed asset differences	5,362	5,628
Group relief surrendered/(claimed)	155,037	-
Adjustment to deferred tax	(56,939)	(62,234)
Deferred tax not recognised	23,240	88,250
Adjustments in respect of prior periods	<u>(77,079)</u>	<u>(79,285)</u>
Total current tax (note 7a)	<u>(77,079)</u>	<u>(79,285)</u>

(c) Factors that may affect future tax charges

No provision has been made for the deferred tax asset of £504,950 calculated at 19% (2019: £617,245 calculated at 17%) 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.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

8. PROPERTY, PLANT AND EQUIPMENT	Fixtures & fittings £	Equipment £	Total £
Cost			
At 1 January 2019	593,065	20,468	613,533
Additions	130,792	-	130,792
Disposals	(71,855)	(18,984)	(90,839)
At 31 December 2019	652,002	1,484	653,486
Additions	71,766	-	71,766
Impairment	(6,572)	(1,484)	(8,056)
At 31 December 2020	717,196	-	717,196
Depreciation and impairment			
At 1 January 2019	197,893	19,576	217,469
Charge for the year	73,423	869	74,292
Eliminated on disposal	(71,855)	(18,984)	(90,839)
At 31 December 2019	199,461	1,461	200,922
Charge for the year	85,500	23	85,523
Impairment	(6,572)	(1,484)	(8,056)
At 31 December 2020	278,389	-	278,389
Net book value			
At 31 December 2020	438,807	-	438,807
At 31 December 2019	452,541	23	452,564

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

9. RIGHT-OF-USE ASSET	Land & Buildings £	Total £
Cost		
At 1 January 2019	-	-
Additions	1,984,576	1,984,576
	<hr/>	<hr/>
At 1 January 2020	1,984,576	1,984,576
Additions	-	-
	<hr/>	<hr/>
At 31 December 2020	1,984,576	1,984,576
	<hr/> <hr/>	<hr/> <hr/>
Depreciation		
At 1 January 2019	-	-
Charge for the year	180,416	180,416
	<hr/>	<hr/>
At 1 January 2020	180,416	180,416
Charge for the year	180,416	180,416
	<hr/>	<hr/>
At 31 December 2020	360,832	360,832
	<hr/> <hr/>	<hr/> <hr/>
Net book value		
At 31 December 2020	1,623,744	1,623,744
	<hr/> <hr/>	<hr/> <hr/>
At 31 December 2019	1,804,160	1,804,160
	<hr/> <hr/>	<hr/> <hr/>

The Company leases two properties for which the average lease term is 10 years.

Amounts recognised in the statement of comprehensive income

The statement of comprehensive income shows the following amounts relating to leases:

	2020 £	2019 £
Depreciation expense on right of use asset	180,416	180,416
Interest expense on lease liabilities	31,538	34,435
Expense relating to variable lease payments not included in the measurement of the lease liability	-	77,011
Changes in lease payments that arise from rent concessions to which the lessee has applied the practical expedient	(200,000)	-

The property leases in which the Company is the lessee contain variable additional rentals linked to sales generated from the leased property.

NOTES TO THE FINANCIAL STATEMENTS**FOR THE YEAR ENDED 31 DECEMBER 2020**

10. INVENTORIES	2020	2019
	£	£
Goods for resale	102,167	107,972

11. TRADE AND OTHER RECEIVABLES	2020	2019
	£	£
Trade receivables	-	41,506
Other receivables	-	1,126
Prepayments and accrued income	8,135	73,018
	<u>8,135</u>	<u>115,650</u>

The ageing analysis of trade receivables is as follows:	2020	2019
	£	£
Neither past due nor impaired	-	39,573
Between 31 and 60 days	-	1,933
Over 61 days	-	-
	<u>-</u>	<u>41,506</u>

There is no provision for impairment of trade receivables as the directors believe all balances to be recoverable.

12. AMOUNTS DUE FROM RELATED PARTIES	2020	2019
	£	£
Due in less than one year		
Red Carnation (UK) Limited	3,813,214	4,170,960
Trafalgar Management Services	21,090	-
TTC Group Services	2,470	-
Amounts due from related parties (note 19)	<u>3,836,774</u>	<u>4,170,960</u>

13. AMOUNTS DUE TO RELATED PARTIES	2020	2019
	£	£
Due in greater than one year		
Amounts owed to related parties (note 19)	<u>1,298,169</u>	<u>1,182,104</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

14. TRADE AND OTHER PAYABLES	2020	2019
	£	£
Social security and other taxes	49,608	15,735
Other payables	1,156	-
Accruals	97,900	137,854
Deferred income	5,545	140
	<u>154,209</u>	<u>153,729</u>

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

15. AMOUNTS DUE TO RELATED PARTIES	2020	2019
	£	£
Due in less than one year		
Amounts owed to related parties (note 19)	11,251,244	11,251,244
	<u>11,251,244</u>	<u>11,251,244</u>

16. LEASE LIABILITIES	2020	2019
	£	£
Analysed as:		
Current	171,410	168,462
Non-current	1,479,139	1,650,549
	<u>1,650,549</u>	<u>1,819,011</u>

Maturity Analysis

Current	171,410	168,462
Non-current	1,479,139	1,650,549
	<u>1,650,549</u>	<u>1,819,011</u>

The Company does not face a significant liquidity risk with regards to its lease liabilities. Lease liabilities are monitored within the Company's treasury function.

17. 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 £12,666 (2019: £13,252) was paid to these funds. There were no outstanding contributions at the year-end (2019: £nil).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

18. 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 materially different from the fair value.

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.

41 BUCKINGHAM PALACE ROAD LIMITED Company Registration No. 03997212

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

18. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

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.

19. RELATED PARTY TRANSACTIONS

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

	2020	2019
	£	£
Brandon Vacations	-	6,146
	<u> </u>	<u> </u>

During the year the company incurred expenses from related parties as follows:

		2020	2019
		£	£
Red Carnation Hotels (U.K.) Limited	Management charges and recharges	353,664	388,284
Rubens Travcorp Limited	Rent	-	277,011
Travcorp Financial Services Limited	Loan interest	116,065	142,893
		<u> </u>	<u> </u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020
19. RELATED PARTY TRANSACTIONS (CONTINUED)

Amounts owing to related parties, which are unsecured and payable after more than one year were:

	2020 £	2019 £
Chesterfield (Mayfair) Limited	913	913
Travcorp Financial Services Limited	1,297,256	1,181,191
	<u>1,298,169</u>	<u>1,182,104</u>

The loan bears interest at 2% above the bank base rate (see note 13).

Amount due from related parties, which are unsecured, interest free and payable within one year:

	2020 £	2019 £
Red Carnation (UK) Limited	3,813,214	4,170,960
Trafalgar Management Services	21,090	-
TTC Group Services	2,470	-
	<u>3,836,774</u>	<u>4,170,960</u>

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

	2020 £	2019 £
Due in less than one year		
Red Carnation Hotels (U.K.) Limited	17,066	17,066
Rubens Management Services Limited	8,422,719	8,422,719
Red Carnation Hotel Group Limited (previously Mountbatten Limited)	194,535	194,535
Rubens Travcorp Limited	2,716,555	2,716,555
Montague Hotel Management Services Limited	(99,631)	(99,631)
	<u>11,251,244</u>	<u>11,251,244</u>

Details of the company's immediate parent and of the ultimate controlling party are included at note 22.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

20. SHARE CAPITAL

	2020		2019	
	Number	£	Number	£
Allotted, called up and fully paid				
Ordinary shares of £1 each	650,000	650,000	650,000	650,000
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Equity shares				
Ordinary shares of £1 each	650,000	650,000	650,000	650,000
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

21. EVENTS AFTER THE REPORTING DATE

Since the year end, the company has continued to be faced by the challenges of Covid-19 which is impacting the business and trade in 2021, due to the government imposed restrictions on the industry enforced from the end of 2020 until May 2021. The company expects to see improved performance from May 2021 with gradual improvements throughout the rest of 2021. There were no events subsequent to the balance sheet date that require adjustment or further disclosure within the financial statements.

22. 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.