

REGISTERED NUMBER: 04098338 (England and Wales)

**Report of the Director and  
Financial Statements  
for the Year Ended 31 December 2009  
for  
ICKWORTH HOTEL LIMITED**

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**ICKWORTH HOTEL LIMITED (REGISTERED NUMBER: 04098338)**

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for the Year Ended 31 December 2009**

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**ICKWORTH HOTEL LIMITED**  
**Company Information**  
**for the Year Ended 31 December 2009**

<b>DIRECTOR:</b>	A Davis
<b>SECRETARY:</b>	G D Secretarial Services Limited
<b>REGISTERED OFFICE:</b>	Sixth Floor 90 Fetter Lane London EC4A 1PT
<b>REGISTERED NUMBER:</b>	04098338 (England and Wales)
<b>AUDITORS:</b>	Grant Thornton UK LLP Statutory Auditor Chartered Accountants Grant Thornton House, Melton Street Euston Square London NW1 2EP

**ICKWORTH HOTEL LIMITED (REGISTERED NUMBER: 04098338)**

**Report of the Director  
for the Year Ended 31 December 2009**

The director presents his report with the financial statements of the company for the year ended 31 December 2009

**PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was that of a hotel operator

**REVIEW OF BUSINESS**

There was a loss, after taxation, amounting to £668,020 (2008 £530,863) The director does not recommend the payment of a dividend

**DIVIDENDS**

No dividends will be distributed for the year ended 31 December 2009

**DIRECTOR**

A Davis held office during the whole of the period from 1 January 2009 to the date of this report

**FINANCIAL INSTRUMENTS**

The company uses various financial instruments These include loans to and from group undertakings, cash, loans and various items, such as trade debtors and trade creditors, which arise directly from its operations The main purposes of these financial instruments is to raise finance for the company's operations

The existence of these financial instruments exposes the company to a number of financial risks, the principal ones of which are liquidity risk and credit risk.

**Interest rate risk**

The company finances its operations through a mixture of retained profits and bank borrowings The company's exposure to interest rate fluctuations on its borrowings are managed through a group treasury function that ensures that competitive rates are obtained and matched to the company's long term funding requirements

**Liquidity risk**

The company seeks to manage financial risk by ensuring sufficient liquidity is available to meet foreseeable need and to invest cash assets safely and profitably The company finances its operations primarily from retained profits and bank borrowings

**Credit risk**

The company's principal credit risk relates to the recovery of trade debtors, although it is not considered significant due to the nature of the business Amounts owing from credit card companies represent a proportion of the group's trade debtors However, the director considers credit risk to be limited due to the terms of contract the group has with the credit card companies In order to manage credit risk relating to other trade debtors, subsidiary credit controllers and directors review the aged debtors and collection history on a regular basis

**ICKWORTH HOTEL LIMITED (REGISTERED NUMBER: 04098338)**

**Report of the Director  
for the Year Ended 31 December 2009**

**STATEMENT OF DIRECTOR'S RESPONSIBILITIES**

The director is responsible for preparing the Report of the Director and the financial statements in accordance with applicable law and regulations

Company law requires the director to prepare financial statements for each financial year. Under that law the director has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the director must not approve the financial statements unless he is 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 director is required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is 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 him to ensure that the financial statements comply with the Companies Act 2006. He is 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.

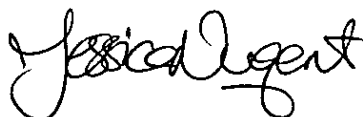
**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the director is aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**AUDITORS**

The auditors, Grant Thornton UK LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

**BY ORDER OF THE BOARD:**



G D Secretarial Services Limited - Secretary

5 August 2010

**Independent auditor's report to the members of  
Ickworth Hotel Limited**

We have audited the financial statements of Ickworth Hotel Limited for the year ended 31 December 2009 which comprise the profit and loss account, the balance sheet, the statement of total recognised gains and losses, the reconciliation of movement in shareholders' funds and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

**Respective responsibilities of director and auditors**

As explained more fully in the Statement of Director's Responsibilities set out on page three, the director is 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 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 (APB's) Ethical Standards for Auditors.

**Scope of the audit of the financial statements**

A description of the scope of an audit of financial statements is provided on the APB's website at [www.frc.org.uk/apb/scope/UKNP](http://www.frc.org.uk/apb/scope/UKNP).

**Opinion on 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 2009 and of its loss for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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

In our opinion the information given in the Report of the Director for the financial year for which the financial statements are prepared is consistent with the financial statements.

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

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of director's remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit.



Charles Hutton-Potts BSc, FCA (Senior Statutory Auditor)  
for and on behalf of Grant Thornton UK LLP  
Statutory Auditor  
Chartered Accountants  
London

5 August 2010

**ICKWORTH HOTEL LIMITED (REGISTERED NUMBER: 04098338)**

**Profit and Loss Account  
for the Year Ended 31 December 2009**

	Notes	2009 £	2008 £
<b>TURNOVER</b>		3,052,501	3,055,110
Cost of sales		<u>597,739</u>	<u>465,329</u>
<b>GROSS PROFIT</b>		2,454,762	2,589,781
Administrative expenses		<u>3,120,413</u>	<u>3,090,235</u>
<b>OPERATING LOSS</b>	3	(665,651)	(500,454)
Interest payable and similar charges	4	<u>2,369</u>	<u>30,409</u>
<b>LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		(668,020)	(530,863)
Tax on loss on ordinary activities	5	<u>-</u>	<u>-</u>
<b>LOSS FOR THE FINANCIAL YEAR AFTER TAXATION</b>		<u>(668,020)</u>	<u>(530,863)</u>

**CONTINUING OPERATIONS**

None of the company's activities were acquired or discontinued during the current year or previous year

**TOTAL RECOGNISED GAINS AND LOSSES**

The company has no recognised gains or losses other than the losses for the current year or previous year.

The notes form part of these financial statements

**ICKWORTH HOTEL LIMITED (REGISTERED NUMBER: 04098338)**

**Note of Historical Cost Profits and Losses  
for the Year Ended 31 December 2009**

	2009 £	2008 £
<b>REPORTED LOSS</b>		
<b>ON ORDINARY ACTIVITIES BEFORE TAXATION</b>	<b>(668,020)</b>	<b>(530,863)</b>
Difference between actual and historical cost depreciation	208,191	1,213
	<hr/>	<hr/>
<b>HISTORICAL COST LOSS</b>		
<b>ON ORDINARY ACTIVITIES BEFORE TAXATION</b>	<b><u>(459,829)</u></b>	<b><u>(529,650)</u></b>
 <b>HISTORICAL COST LOSS</b>		
<b>FOR THE YEAR RETAINED AFTER TAXATION</b>	<b><u>(459,829)</u></b>	<b><u>(529,650)</u></b>

The notes form part of these financial statements



**ICKWORTH HOTEL LIMITED (REGISTERED NUMBER: 04098338)**

**Balance Sheet  
31 December 2009**

	Notes	2009		2008	
		£	£	£	£
<b>FIXED ASSETS</b>					
Intangible assets	6		23,100		26,950
Tangible assets	7		9,455,369		9,882,688
			<u>9,478,469</u>		<u>9,909,638</u>
<b>CURRENT ASSETS</b>					
Stocks	8	43,662		39,777	
Debtors	9	131,745		475,869	
Cash in hand		627		50,923	
		<u>176,034</u>		<u>566,569</u>	
<b>CREDITORS</b>					
Amounts falling due within one year	10	5,653,190		5,810,212	
<b>NET CURRENT LIABILITIES</b>			<u>(5,477,156)</u>		<u>(5,243,643)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			4,001,313		4,665,995
<b>CREDITORS</b>					
Amounts falling due after more than one year	11		3,338		-
<b>NET ASSETS</b>			<u>3,997,975</u>		<u>4,665,995</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	14		5,000,000		5,000,000
Share premium	15		385,788		385,788
Revaluation reserve	15		1,633,954		1,633,954
Profit and loss account	15		(3,021,767)		(2,353,747)
<b>SHAREHOLDERS' FUNDS</b>	19		<u>3,997,975</u>		<u>4,665,995</u>

The financial statements were approved by the director on 5 August 2010 and were signed by

A Davis - Director

*For GD Secretarial Services Ltd.*

The notes form part of these financial statements

**ICKWORTH HOTEL LIMITED (REGISTERED NUMBER: 04098338)**

**Notes to the Financial Statements  
for the Year Ended 31 December 2009**

**1 ACCOUNTING POLICIES**

**Accounting convention**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets and in accordance with UK applicable accounting standards

**Financial Reporting Standard Number 1**

Exemption has been taken from preparing a cash flow statement on the grounds that the parent company includes the subsidiary in its published financial statements

**Turnover**

Turnover represents amounts receivable for goods and services net of VAT and trade discounts

**Goodwill**

Goodwill, being the amount paid in connection with the acquisition of a business in 2006, is being amortised evenly over its estimated useful life of ten years

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life

Leasehold property	- over the term of the lease
Fixtures, fittings & equipment	- 10% - 25% on cost

**Stocks**

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

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date

**2 STAFF COSTS**

	2009 £	2008 £
Wages and salaries	1,023,640	1,030,886
Social security costs	69,443	80,512
	<u>1,093,083</u>	<u>1,111,398</u>

The average monthly number of employees during the year was as follows

	2009	2008
Hotel operations	<u>66</u>	<u>68</u>

**ICKWORTH HOTEL LIMITED (REGISTERED NUMBER: 04098338)**

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2009**

**3 OPERATING LOSS**

The operating loss is stated after charging

	2009	2008
	£	£
Depreciation - owned assets	436,099	232,820
Goodwill amortisation	3,850	3,850
Auditors' remuneration	6,102	7,899
Operating lease - land and buildings	196,388	196,388
	<u>          </u>	<u>          </u>
Director's remuneration	-	-
	<u>          </u>	<u>          </u>

**4 INTEREST PAYABLE AND SIMILAR CHARGES**

	2009	2008
	£	£
Bank interest	2,006	30,409
Leasing	363	-
	<u>          </u>	<u>          </u>
	2,369	30,409
	<u>          </u>	<u>          </u>

**5 TAXATION**

**Analysis of the tax charge**

No liability to UK corporation tax arose on ordinary activities for the year ended 31 December 2009 nor for the year ended 31 December 2008

**Factors affecting the tax charge**

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below

	2009	2008
	£	£
Loss on ordinary activities before tax	(668,020)	(530,863)
	<u>          </u>	<u>          </u>
Loss on ordinary activities multiplied by the standard rate of corporation tax in the UK of 28% (2008 - 28.500%)	(187,046)	(151,296)
Effects of		
Depreciation in excess of capital allowances	145,032	4,622
Unrelieved tax losses and other deductions arising in the period	126,787	-
Other tax adjustments	(84,773)	-
Losses surrendered to other group companies	-	140,047
Expenses not deductible for tax purposes	-	6,627
	<u>          </u>	<u>          </u>
Current tax charge	-	-
	<u>          </u>	<u>          </u>

**ICKWORTH HOTEL LIMITED (REGISTERED NUMBER: 04098338)**

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2009**

**5 TAXATION - continued**

**Factors that may affect future tax charges**

No provision has been made for the deferred tax on gains recognised on revaluing property to its open market value. Such tax would become payable only if the property were sold without it being possible to claim any rollover reliefs. The total amount unprovided for is £525,000.

**6 INTANGIBLE FIXED ASSETS**

	Goodwill £
<b>COST</b>	
At 1 January 2009	
and 31 December 2009	<u>38,500</u>
<b>AMORTISATION</b>	
At 1 January 2009	11,550
Amortisation for year	<u>3,850</u>
At 31 December 2009	<u>15,400</u>
<b>NET BOOK VALUE</b>	
At 31 December 2009	<u><u>23,100</u></u>
At 31 December 2008	<u><u>26,950</u></u>

**7 TANGIBLE FIXED ASSETS**

	Leasehold property £	Fixtures, fittings & equipment £	Totals £
<b>COST OR VALUATION</b>			
At 1 January 2009	7,088,384	4,045,722	11,134,106
Additions	-	8,780	8,780
Disposals	-	(5,853)	(5,853)
At 31 December 2009	<u>7,088,384</u>	<u>4,048,649</u>	<u>11,137,033</u>
<b>DEPRECIATION</b>			
At 1 January 2009	144,271	1,107,147	1,251,418
Charge for year	204,686	231,413	436,099
Eliminated on disposal	-	(5,853)	(5,853)
At 31 December 2009	<u>348,957</u>	<u>1,332,707</u>	<u>1,681,664</u>
<b>NET BOOK VALUE</b>			
At 31 December 2009	<u><u>6,739,427</u></u>	<u><u>2,715,942</u></u>	<u><u>9,455,369</u></u>
At 31 December 2008	<u><u>6,944,113</u></u>	<u><u>2,938,575</u></u>	<u><u>9,882,688</u></u>

**ICKWORTH HOTEL LIMITED (REGISTERED NUMBER: 04098338)**

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2009**

**7 TANGIBLE FIXED ASSETS - continued**

The comparative figures have been restated to reflect a change in the presentation of property within tangible fixed assets. All property is now correctly classified as leasehold property. There is no effect on the taxation charge as a result of this adjustment.

Fixtures, fittings and equipment with a net book value of £8,561 is held under finance lease contracts. The amount of depreciation allocated for the year relating to finance lease assets is £219.

Leasehold properties were valued at 31 December 2007 by an external valuer, Messrs Knight Frank LLP, Chartered Surveyors. In addition, certain individual properties have been revalued during the year upon completion of significant refurbishment programmes, also by Knight Frank LLP. The valuations were in accordance with the requirements of the RICS Appraisal and Valuation Standard and FRS 15. The valuation of each property was on the basis of the open market value based on existing use.

The director is not aware of any material change in this valuation at the balance sheet date.

Comparable historical cost for the leasehold property included at valuation

	£
<b>Cost</b>	
At 1 January 2009	5,998,767
Additions	4,813
	<u>6,003,580</u>
 <b>Depreciation</b>	
At 1 January 2009	1,231,325
Charge for year	222,054
	<u>1,453,379</u>
 At 31 December 2009	<u>4,550,201</u>
 <b>Net book value</b>	
At 31 December 2009	<u>4,550,201</u>
 At 31 December 2008	<u>4,767,442</u>

**8 STOCKS**

	2009	2008
	£	£
Stocks	<u>43,662</u>	<u>39,777</u>

**ICKWORTH HOTEL LIMITED (REGISTERED NUMBER: 04098338)**

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2009**

**9 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2009	2008
	£	£
Trade debtors	50,064	25,296
Amounts owed by group undertakings	523	417,622
Other debtors	-	2,690
Prepayments and accrued income	<u>81,158</u>	<u>30,261</u>
	<u><b>131,745</b></u>	<u><b>475,869</b></u>

**10 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2009	2008
	£	£
Finance leases (see note 12)	2,851	-
Bank overdrafts	324,814	154,608
Trade creditors	297,373	216,495
Amounts owed to group undertakings	4,744,884	5,000,000
Social security and other taxes	17,353	25,569
VAT	9,784	28,410
Other creditors	223,801	269,612
Accrued expenses	<u>32,330</u>	<u>115,518</u>
	<u><b>5,653,190</b></u>	<u><b>5,810,212</b></u>

**11 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2009	2008
	£	£
Finance leases (see note 12)	<u>3,338</u>	<u>-</u>

**12 OBLIGATIONS UNDER LEASING AGREEMENTS**

	2009	2008
	£	£
Net obligations repayable		
Within one year	2,851	-
Between one and five years	<u>3,338</u>	<u>-</u>
	<u><b>6,189</b></u>	<u><b>-</b></u>

At 31 December 2009 the company had annual commitments under non-cancellable operating leases expiring beyond five years in respect of land & buildings amount to £196,388 (2008 £196,388)

**13 SECURED DEBTS**

Bank facilities have been put in place in the sub-group holding company, von Essen Hotels Limited, with charges over the assets in this company as part of the overall security to the sub-group's bankers

**ICKWORTH HOTEL LIMITED (REGISTERED NUMBER: 04098338)**

**Notes to the Financial Statements - continued  
for the Year Ended 31 December 2009**

**14 CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid Number	Class	Nominal value	2009 £	2008 £
9,500,000	Ordinary	50p	4,750,000	4,750,000
500,000	Founder	50p	250,000	250,000
			<u>5,000,000</u>	<u>5,000,000</u>

**15 RESERVES**

	Profit and loss account £	Share premium £	Revaluation reserve £	Totals £
At 1 January 2009	(2,353,747)	385,788	1,633,954	(334,005)
Deficit for the year	(668,020)			(668,020)
At 31 December 2009	<u>(3,021,767)</u>	<u>385,788</u>	<u>1,633,954</u>	<u>(1,002,025)</u>

**16 ULTIMATE PARENT COMPANY**

The immediate parent undertaking is von Essen Hotels 4 Limited and the ultimate parent undertaking is von Essen Mining and Development Corporation (UK) Limited, both companies being registered in England and Wales. The registered office is situated at 90 Fetter Lane, London EC4A 1PT.

**17 RELATED PARTY DISCLOSURES**

The company has taken advantage of the exemption of Financial Reporting Standard 8 "Related party disclosures" and has not disclosed transactions with group undertakings.

There are no other related party transactions.

**18 ULTIMATE CONTROLLING PARTY**

The ultimate controlling party is Mr A Davis by virtue of his 100% holding of the parent company's issued share capital.

**19 RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS**

	2009 £	2008 £
Loss for the financial year	(668,020)	(530,863)
<b>Net reduction of shareholders' funds</b>	<b>(668,020)</b>	<b>(530,863)</b>
Opening shareholders' funds	4,665,995	5,196,858
<b>Closing shareholders' funds</b>	<b><u>3,997,975</u></b>	<b><u>4,665,995</u></b>