

St Christopher's Inns Limited

ABBREVIATED ACCOUNTS

for the year ended

31 March 2012

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21/12/2012

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COMPANIES HOUSE

Company Registration No 04707338

St Christopher's Inns Limited

INDEPENDENT AUDITORS' REPORT TO ST CHRISTOPHER'S INNS LIMITED

Under Section 449 Of The Companies Act 2006

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of St Christopher's Inns Limited for the year ended 31 March 2012 prepared under section 396 of the Companies Act 2006

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITOR

The directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

This report, including the opinion, has been prepared for and only for the company for the purpose of section 449 of the Companies Act 2006 and for no other purpose. To the fullest extent permitted by law, we do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

BASIS OF OPINION

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

OPINION

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.

Baker Tilly UK Audit LLP

PAUL NEWMAN (SENIOR STATUTORY AUDITOR)

FOR AND ON BEHALF OF BAKER TILLY UK AUDIT LLP, STATUTORY AUDITOR

Chartered Accountants

25 Farringdon Street

London

EC4B 4AB

21/12/2012

St Christopher's Inns Limited

ABBREVIATED BALANCE SHEET

As at 31 March 2012

	Notes	2012 £	2011 £
FIXED ASSETS			
Tangible assets	1	13,318,450	9,765,321
CURRENT ASSETS			
Debtors	2	318,439	220,553
Cash at bank and in hand		73,565	-
		<u>392,004</u>	<u>220,553</u>
CREDITORS AMOUNTS FALLING DUE WITHIN ONE YEAR		<u>(526,680)</u>	<u>(497,447)</u>
NET CURRENT LIABILITIES		<u>(134,676)</u>	<u>(276,894)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>13,183,774</u>	<u>9,488,427</u>
CREDITORS AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	3	<u>(9,616,934)</u>	<u>(9,461,902)</u>
		<u>3,566,840</u>	<u>26,525</u>
CAPITAL AND RESERVES			
Called up share capital	4	1	1
Revaluation reserve		3,523,129	-
Profit and loss account		43,710	26,524
SHAREHOLDERS' FUNDS		<u>3,566,840</u>	<u>26,525</u>

These abbreviated financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime

The abbreviated financial statements on pages 2 to 4 were approved by the board of directors and authorised for issue on 21-12-12, and are signed on its behalf by

Mr T R S...
Director

St Christopher's Inns Limited

ACCOUNTING POLICIES

BASIS OF ACCOUNTING

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and leasehold properties

GOING CONCERN

The company meets its day to day working capital requirements through loans from Bed & Bars Limited, the parent company, and Interpub Limited, a fellow subsidiary undertaking. The companies give no guarantee that the loans are not expected to be repaid within the next financial year, however, continued support is expected and therefore, the accounts have been prepared on a going concern basis.

TURNOVER

Turnover represents the rental income from the letting of the company's freehold property and is recognised on a receivable basis.

TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets other than freehold land are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Land and buildings freehold	50 years
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DEFERRED TAXATION

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements. Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

St Christopher's Inns Limited

NOTES TO THE ABBREVIATED ACCOUNTS

For the year ended 31 March 2012

1 FIXED ASSETS

	Tangible assets
	£
COST OR VALUATION	
At 27 March 2011	9,765,321
Additions	30,000
Revaluation	3,523,129
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At 31 March 2012	13,318,450
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At 26 March 2011	9,765,321
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2 DEBTORS

Debtors include an amount of £82,480 (2011 - £28,711) which is due after more than one year

3 CREDITORS AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	2012 £	2011 £
ANALYSIS OF LOANS REPAYABLE IN MORE THAN FIVE YEARS		
Total amounts repayable by instalments which are due in more than five years	<u>4,748,863</u>	<u>4,529,938</u>

The aggregate amount of creditors for which security has been given amounted to £6,358,203 (2011 - £6,720,071)

4 SHARE CAPITAL	2012 £	2011 £
ALLOTTED, CALLED UP AND FULLY PAID		
1 Ordinary shares of £1 each	<u>1</u>	<u>1</u>

5 ULTIMATE PARENT COMPANY

The immediate parent company is St Christopher's Holdings Limited, a company registered in England and Wales

The ultimate parent company is Beds & Bars Limited, a company registered in England & Wales, and are the smallest and largest group for which consolidated accounts including St Christopher's Inns Limited are prepared

Beds & Bars Limited prepares group financial statements and copies can be obtained from - 1D Colet Gardens, Hammersmith, London, W14 9DH