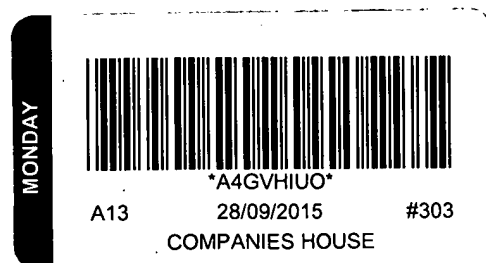


Company Registration No. 05319043 (England and Wales)

The County Hotel Canterbury Limited

**Annual report and financial statements
for the period ended 4 January 2015**

Saffery Champness
CHARTERED ACCOUNTANTS



The County Hotel Canterbury Limited

Company information

Directors

Jeremy Hancock
Andrew Brownsword
Jason Carruthers (Appointed 1 July 2014)
Alison Skedd (Appointed 26 March 2014)

Secretary

Alison Skedd

Company number

05319043

Registered office

4 Queen Square
Bath
BA1 2HA

Independent auditors

Saffery Champness
St Catherine's Court
Berkeley Place
Clifton
Bristol
BS8 1BQ

Business address

30-33 High Street
Canterbury
Kent
CT1 2RX

The County Hotel Canterbury Limited

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The County Hotel Canterbury Limited

Strategic report

For the period ended 4 January 2015

The directors present their strategic report for the period ended 4 January 2015.

Review of the business

The Board of Directors are pleased with the results for the year, sales continue to grow and the forecast is encouraging with occupancy and rate increasing both generally within the hotel industry and in our properties. Overall the results for the year as a whole are satisfactory and the directors expect an improved performance in 2015.

The loss for the year, after taxation, amounted to £69,919 (2013: £16,407) and will be transferred to reserves. No dividends were paid or proposed in the year.

Principal risks and uncertainties

The company manages competitive trading risk by providing high quality services and maintaining strong relationships with its customers.

In line with the hotel and restaurant industry generally, the business is exposed to normal economic and market factors which ultimately reflect the strength of the economy and the strength of local conditions. This is affected by business usage and tourism as well as normal seasonal factors and weather conditions.

The directors believe the company is well placed to compete in the market despite challenging market conditions.

Creditor payment policy

It is the company's policy that payments to suppliers are made in accordance with those terms and conditions agreed between the company and its suppliers, provided that all trading terms and conditions have been complied with.

On behalf of the board



Alison Skedd

Director

25/1/15

The County Hotel Canterbury Limited

Directors' report

For the period ended 4 January 2015

The directors present their report and financial statements for the period ended 4 January 2015.

Principal activities

The principal activity of the company during the year was the provision of accommodation and restaurant services.

Results and dividends

The results for the period are set out on page 6.

The Directors' Report does not include a fair review of the business, details of the risks and uncertainties and future developments, as this information is documented within the Strategic Report as required under s414C(11) of The Companies Act 2006.

Directors

The following directors have held office since 30 December 2013:

Jeremy Hancock

Andrew Brownsword

Michael Caines

(Resigned 1 July 2014)

Jason Carruthers

(Appointed 1 July 2014)

Nicholas Halliday

(Resigned 21 March 2014)

Alison Skedd

(Appointed 26 March 2014)

Auditors

Saffery Champness were appointed auditors to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

The County Hotel Canterbury Limited

Directors' report (continued)

For the period ended 4 January 2015

Statement of directors' responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

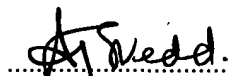
- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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.

Statement of disclosure to auditors

So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information.

On behalf of the board



Alison Skedd

Director

25/1/15

The County Hotel Canterbury Limited

Independent auditors' report

To the members of The County Hotel Canterbury Limited

We have audited the financial statements of The County Hotel Canterbury Limited for the period ended 4 January 2015 set out on pages 6 to 14. 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 auditors' 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 directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on pages 2 - 3, 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.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

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 4 January 2015 and of its loss for the period 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 Strategic Report and Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements.

The County Hotel Canterbury Limited

Independent auditors' report (continued)

To the members of The County Hotel Canterbury Limited

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.

Saffery Champness

David Lemon (Senior Statutory Auditor)
for and on behalf of Saffery Champness

28/9/15

Chartered Accountants
Statutory Auditors

St Catherine's Court
Berkeley Place
Clifton
Bristol
BS8 1BQ

The County Hotel Canterbury Limited

Profit and loss account

For the period ended 4 January 2015

		Period ended 4 January 2015 £	Period ended 29 December 2013 £
	Notes		
Turnover		4,818,099	4,439,170
Cost of sales		<u>(3,236,788)</u>	<u>(3,022,116)</u>
Gross profit		1,581,311	1,417,054
Administrative expenses		<u>(1,655,047)</u>	<u>(1,432,240)</u>
Operating loss	2	(73,736)	(15,186)
Other interest receivable and similar income	3	3,861	1,742
Interest payable and similar charges	4	<u>(44)</u>	<u>(2,963)</u>
Loss on ordinary activities before taxation		(69,919)	(16,407)
Tax on loss on ordinary activities	5	<u>-</u>	<u>-</u>
Loss for the period	11	<u><u>(69,919)</u></u>	<u><u>(16,407)</u></u>

The profit and loss account has been prepared on the basis that all operations are continuing operations.

There are no recognised gains and losses other than those passing through the profit and loss account.

The notes on pages 8 to 14 form part of these financial statements.

The County Hotel Canterbury Limited

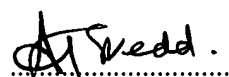
Balance sheet

As at 4 January 2015

	Notes	£	2015 £	£	2013 £
Fixed assets					
Tangible assets	6		10,491,154		10,871,550
Current assets					
Stocks	7	77,674		75,367	
Debtors	8	216,510		242,600	
Cash at bank and in hand		882,201		489,778	
			1,176,385	807,745	
Creditors: amounts falling due within one year	9	(656,068)		(597,905)	
Net current assets			520,317		209,840
Total assets less current liabilities			11,011,471		11,081,390
Capital and reserves					
Called up share capital	10		3,375,001		3,375,001
Share premium account	11		10,125,000		10,125,000
Profit and loss account	11		(2,488,530)		(2,418,611)
Shareholders' funds	12		11,011,471		11,081,390

The notes on pages 8 to 14 form part of these financial statements.

Approved by the Board and authorised for issue on 25/9/15



Alison Skedd
Director

Company Registration No. 05319043

The County Hotel Canterbury Limited

Notes to the financial statements For the period ended 4 January 2015

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention.

The company has taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from the requirement to produce a cash flow statement on the grounds that it is a subsidiary undertaking where 90 percent or more of the voting rights are controlled within the group.

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Turnover

Revenue is recognised to the extent that the company obtains the right to consideration in exchange for its performance. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, value added tax and other sales taxes or duty. The following criteria must be met before revenue is recognised:

Sales of goods and services - revenue from the sale of goods and services is recognised when a room is occupied and when food and beverages are sold.

1.4 Tangible fixed assets and depreciation

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

Land and buildings freehold	Nil - 10% straight line
Land and buildings leasehold	Nil - 10% straight line
Plant and machinery	10% straight line
Computer equipment	25% - 33% straight line
Fixtures, fittings & equipment	12.5% and 20% straight line

The County Hotel Canterbury Limited

Notes to the financial statements (continued) For the period ended 4 January 2015

1 Accounting policies

(continued)

In accordance with normal practice in the UK hotel industry, no depreciation is provided on the company's freehold property acquired at cost. It is the company's practice to maintain its property in a continual state of sound repair and to make improvements thereto from time to time. Accordingly, the directors consider that the life of the asset and residual value, based on the price prevailing at the time of acquisition, is such that its depreciation would be insignificant.

The company has undertaken a refurbishment to the property. This expenditure is split between work to the core of the building, with nil depreciation and work to building surfaces and services, with a finite useful economic life and depreciated at rates between 5% and 10% accordingly.

The carrying values of tangible assets are reviewed for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

1.5 Stock

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

1.6 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

2 Operating loss

	2015 £	2013 £
Operating loss is stated after charging:		
Depreciation of tangible assets	521,408	539,838
Operating lease rentals		
- Plant and machinery	5,516	5,672
Auditors' remuneration (including expenses and benefits in kind)	6,500	6,400

³No director received any remuneration during the period (2013 : Nil)

3 Investment income

	2015 £	2013 £
Bank interest	3,861	1,742
	<u>3,861</u>	<u>1,742</u>

The County Hotel Canterbury Limited

Notes to the financial statements (continued)
For the period ended 4 January 2015

4	Interest payable	2015	2013
		£	£
	Other interest	44	2,963
		<u> </u>	<u> </u>
5	Taxation	2015	2013
	Total current tax	-	-
		<u> </u>	<u> </u>
	Factors affecting the tax charge for the period		
	Loss on ordinary activities before taxation	(69,919)	(16,407)
		<u> </u>	<u> </u>
	Loss on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 21.49% (2013 - 23.25%)	(15,026)	(3,815)
		<u> </u>	<u> </u>
	Effects of:		
	Non deductible expenses	79,793	585
	Capital allowances	(147,701)	38,590
	Movements in respect of non-qualifying assets	-	86,923
	Group relief claimed	-	(122,283)
	Losses carried forwards	82,934	-
		<u> </u>	<u> </u>
		15,026	3,815
		<u> </u>	<u> </u>
	Current tax charge for the period	-	-
		<u> </u>	<u> </u>

The company has available trading losses carried forward of £385,871 (2013: £nil).

The County Hotel Canterbury Limited

Notes to the financial statements (continued)
For the period ended 4 January 2015

6 Tangible fixed assets

	Land and buildings freehold £	Land and buildings leasehold £	Plant and machinery £	Fixtures, fittings & equipment £	Computer equipment £	Total £
Cost						
At 30 December 2013	13,103,192	200,000	570,313	1,058,252	165,807	15,097,564
Additions	68,278	-	9,067	63,667	-	141,012
At 4 January 2015	13,171,470	200,000	579,380	1,121,919	165,807	15,238,576
Depreciation						
At 30 December 2013	2,727,459	-	420,399	923,845	154,311	4,226,014
Charge for the period	370,673	-	52,621	91,641	6,473	521,408
At 4 January 2015	3,098,132	-	473,020	1,015,486	160,784	4,747,422
Net book value						
At 4 January 2015	10,073,338	200,000	106,360	106,433	5,023	10,491,154
At 29 December 2013	10,375,733	200,000	149,914	134,407	11,496	10,871,550

7 Stocks

	2015 £	2013 £
Raw materials	4,566	5,673
Finished goods	73,108	69,694
	<u>77,674</u>	<u>75,367</u>

The County Hotel Canterbury Limited

Notes to the financial statements (continued)
For the period ended 4 January 2015

8 Debtors	2015	2013
	£	£
Trade debtors	97,579	122,990
Other debtors	1,437	9,686
Prepayments and accrued income	117,494	109,924
	<u>216,510</u>	<u>242,600</u>

9 Creditors: amounts falling due within one year	2015	2013
	£	£
Bank loans and overdrafts	-	29,510
Trade creditors	222,473	243,488
Taxes and social security costs	141,020	178,857
Other creditors	44,541	52,008
Accruals and deferred income	248,034	94,042
	<u>656,068</u>	<u>597,905</u>

10 Share capital	2015	2013
	£	£
Allotted, called up and fully paid		
13,500,004 Ordinary shares of 25p each	<u>3,375,001</u>	<u>3,375,001</u>

11 Statement of movements on reserves	Share premium account	Profit and loss account
	£	£
Balance at 30 December 2013	10,125,000	(2,418,611)
Loss for the period	-	(69,919)
	<u>10,125,000</u>	<u>(2,488,530)</u>

The County Hotel Canterbury Limited

Notes to the financial statements (continued) For the period ended 4 January 2015

12 Reconciliation of movements in shareholders' funds	2015	2013
	£	£
Loss for the financial period	(69,919)	(16,407)
Opening shareholders' funds	<u>11,081,390</u>	<u>11,097,797</u>
Closing shareholders' funds	<u><u>11,011,471</u></u>	<u><u>11,081,390</u></u>

13 Employees

Number of employees

The average monthly number of employees (including directors) during the period was:

	2015	2013
	Number	Number
Employees	<u>116</u>	<u>115</u>

Employment costs

	2015	2013
	£	£
Wages and salaries	1,654,835	1,547,222
Social security costs	<u>112,098</u>	<u>106,904</u>
	<u><u>1,766,933</u></u>	<u><u>1,654,126</u></u>

14 Control

The company's ultimate parent company is Andrew Brownsword Hotels Limited, which is incorporated in England and Wales. The company's ultimate controlling party is Andrew Brownsword, by virtue of his shareholding in the ultimate parent company.

The County Hotel Canterbury Limited

Notes to the financial statements (continued) For the period ended 4 January 2015

15 Related party relationships and transactions

The company has taken advantage of the exemption available in FRS 8 "Related party disclosures" whereby it has not disclosed transactions with the ultimate parent company or any wholly owned subsidiary undertaking of the group.

Andrew Brownsword owns and controls both the ultimate parent company and The Bath Priory Limited. During the year The Bath Priory Limited made purchases from The County Hotel Canterbury Limited totalling £674 (2013: £1,391) and sales to The County Hotel Canterbury Limited totalling £1,662 (2013: £463). A balance of £232 was due to The Bath Priory Limited (2013: £nil) and £nil (2013: £457) was owing from The Bath Priory Limited at the year end.

Andrew Brownsword also owns and controls both the ultimate parent company and Paxton & Whitfield Limited. During the year, Paxton & Whitfield Limited made sales of £3,737 (2013: £4,129) to The County Hotel Canterbury Limited. A balance of £191(2013: £526) was outstanding at the year end.