

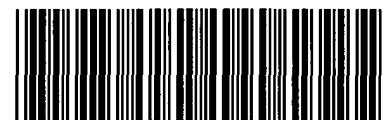
Registered number  
06456146

# HENDON HALL HOTEL LIMITED

## Report and Financial Statements

29 December 2022

THURSDAY



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A88 28/09/2023 #97  
COMPANIES HOUSE

**HENDON HALL HOTEL LIMITED**  
**Company Information**

**Directors**

P Herbert  
D Waddell

**Secretary**

Vistra Company Secretaries Limited

**Auditor**

BDO LLP  
55 Baker Street  
London  
W1U 7EU

**Registered office**

The Old Library  
The Drive  
Sevenoaks  
Kent  
TN13 3AB

**Registered number**

06456146

**HENDON HALL HOTEL LIMITED**  
**Report and Financial Statements**  
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## **HENDON HALL HOTEL LIMITED**

**Registered number:**

**06456146**

### **Directors' Report**

The directors present their report and the financial statements for the 52 week period ended 29 December 2022 (2021: 57 week period ended 30 December 2021).

#### **Principal activity**

The company did not trade during the period.

#### **Going concern**

The company reports net current liabilities and net liabilities for the period. The parent company, Hand Picked Hotels Limited, has indicated that it will continue to provide financial support in the form of non-recall of existing intercompany loans.

#### **Dividends**

No dividends were paid during the current or previous period.

#### **Directors**

The following persons served as directors during the period :

D Waddell	
P Herbert	(appointed on 21 October 2022)
H O'Connor	(resigned on 21 October 2022)

#### **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) including FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. 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 applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; 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.

**HENDON HALL HOTEL LIMITED**

**Registered number:**

**06456146**

**Directors' Report**

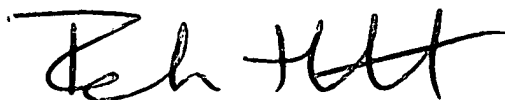
**Provision of information to auditor**

Each person who was a director at the time when this report was approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the company's auditor in connection with preparing their report and to establish that the company's auditor is aware of that information.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime.

This report was approved by the board on **27 September 2023** and signed on its behalf.

A handwritten signature in black ink, appearing to read 'P Herbert', written over a horizontal line.

**P Herbert**  
Director

**HENDON HALL HOTEL LIMITED**  
**Independent Auditor's Report**  
**to the members of HENDON HALL HOTEL LIMITED**

**Opinion on the financial statements**

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 29 December 2022 and of its result for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Hendon Hall Hotel Limited (the 'company') for the 52 week period ended 29 December 2022 which comprise Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity 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 United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

**Basis for opinion on the financial statements**

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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

*Independence*

We remain 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.

**Material uncertainty relating to going concern**

We draw attention to note 1 to the financial statements explains that the company remain reliant on the ongoing support of the ultimate shareholders, which is not legally binding, to enable them to continue as a going concern. As explained in note 1, these events, along with the other matters set out in note 1, indicate that a material uncertainty exists that may cast significant doubt over the company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

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

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 directors are responsible for the other information. The other information comprises the information include in the Directors' Report and Financial Statements, other than the financial statements and our Auditor's Report thereon. 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. 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 this gives rise to a material misstatement in the financial statements themselves. 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.

**HENDON HALL HOTEL LIMITED**  
**Independent Auditor's Report**  
**to the members of HENDON HALL HOTEL LIMITED**

**Other Companies Act 2006 reporting**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

In the 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 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

**Responsibilities of directors**

As explained more fully in the statement of directors' responsibilities, 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.

**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.

*Extent to which the audit was capable of detecting irregularities, including fraud*

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. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the Company. These include, but are not limited to, compliance with the Companies Act, United Kingdom Generally Accepted Accounting Practice and relevant tax legislation.
- We considered compliance with these laws and regulations through discussions with management and those charged with governance.
- We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur. We identified the potential for in the following areas and performed the following procedures:

**HENDON HALL HOTEL LIMITED**  
**Independent Auditor's Report**  
**to the members of HENDON HALL HOTEL LIMITED**

o management override of controls: we evaluated 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 inappropriate journal entries to manipulate financial results and management bias in accounting estimates and judgements. Audit procedures performed included:

o challenging assumptions made by management in their significant accounting estimates.

- We identified areas at risk of management bias and reviewed key estimates and judgements applied by Management in the financial statements to assess their appropriateness; and
- We remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Auditor's Report.

**Use of our 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.

DocuSigned by:

*Ian Clayden*

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Ian Clayden (Senior Statutory Auditor)  
For and on behalf of BDO LLP, Statutory Auditor  
London  
United Kingdom

Date: 27 September 2023

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).



**HENDON HALL HOTEL LIMITED**  
**Statement of Comprehensive Income**  
**for the period ended 29 December 2022**

	Notes	Period ended 29 December 2022 £	Period ended 30 December 2021 £
Administrative expenses		-	4,081
<b>Operating profit</b>	3	-	4,081
Tax on profit on ordinary activities	5	-	-
<b>Profit for the period</b>		-	4,081

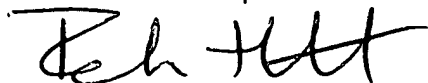
All amounts relate to discontinuing operations.

The notes on pages 9 to 14 form part of these financial statements.

**HENDON HALL HOTEL LIMITED**  
**Statement of Financial Position**  
**as at 29 December 2022**

	Notes	29 December 2022 £	30 December 2021 £
<b>Fixed assets</b>			
Intangible assets	6	8	8
Investments	7	6	6
		<u>14</u>	<u>14</u>
<b>Creditors: amounts falling due within one year</b>	8	(7,704,706)	(7,704,706)
<b>Net current liabilities</b>		<u>(7,704,706)</u>	<u>(7,704,706)</u>
<b>Net liabilities</b>		<u>(7,704,692)</u>	<u>(7,704,692)</u>
<b>Capital and reserves</b>			
Called up share capital	9	2	2
Profit and loss account	10	(7,704,694)	(7,704,694)
<b>Total equity</b>		<u>(7,704,692)</u>	<u>(7,704,692)</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 27 September 2023.



**P Herbert**  
Director

The notes on pages 9 to 14 form part of these financial statements.

**HENDON HALL HOTEL LIMITED**  
**Statement of Changes in Equity**  
**for the period ended 29 December 2022**

	<b>Share capital</b>	<b>Profit and loss account</b>	<b>Total equity</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>At 26 November 2020</b>	2	(7,708,775)	(7,708,773)
Profit for the period	-	4,081	4,081
<b>At 30 December 2021</b>	<u>2</u>	<u>(7,704,694)</u>	<u>(7,704,692)</u>
Profit for the period	-	-	-
<b>At 29 December 2022</b>	<u>2</u>	<u>(7,704,694)</u>	<u>(7,704,692)</u>

The notes on pages 9 to 14 form part of these financial statements.

# **HENDON HALL HOTEL LIMITED** **Notes to the Financial Statements** **for the period ended 29 December 2022**

## **1 Accounting policies**

### **General information**

Hendon Hall Hotel Limited is a private limited company incorporated in England & Wales under the Companies Act. The address of the registered office is given on the company information page and the nature of the company's operations and its principal activities are set out in the Directors' Report.

### **Basis of preparation**

The financial statements have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

The current period financial statements are prepared on a 52 week financial period to 29 December 2022 (2021: 57 week period).

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see note 2).

### **Going concern**

The Company reports net current liabilities and net liabilities for the period.

The directors are aware that Hand Picked Hotels Limited, its immediate parent company, and parent of the banking group in which the company participates, has identified a material uncertainty with regard to the need for ongoing shareholder financial support that is not formally committed and therefore not yet guaranteed. In this regard, the directors feel it is appropriate to also disclose a material uncertainty that may cast significant doubt in respect of the Company's own ability to continue as a going concern for the foreseeable future.

However, after reviewing forecasts for the business and having made appropriate enquiries of its ultimate parent company, including receipt of a non-binding letter of ongoing financial support, the directors have a reasonable expectation that the Company will have adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the Annual Report and Financial Statements.

### **Exemption from preparation of consolidated accounts**

The company has taken advantage of section 400 of the Companies Act 2006 and elected not to prepare consolidated accounts as it is included in the consolidated accounts of a larger group. Accordingly, these financial statements show company results and not group.

### **Financial reporting standard 102 - reduced disclosure exemptions**

The Company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.39 to 11.48A;
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.29;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Hand Picked Hotels Limited as at 29 December 2022 and these financial statements may be obtained from Companies House.

**Accounting policies (continued)**

**Investments**

Investments in subsidiaries are measured at cost less accumulated impairment.

**Interest**

Interest income and expense is recognised in the income statement using the effective interest method.

**Goodwill**

Positive goodwill arising on acquisition is capitalised, classified as an asset on the balance sheet and amortised on a straight line basis over its economic life.

**Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment.

**Creditors**

Short term creditors are measured at the transaction price. Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

**Current and deferred taxation**

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the country where the company operates and generates taxable income.

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

**Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

**Related party transactions**

The company has taken advantage of the exemption under paragraph 33.1A of the Financial Reporting Standard 102 not to disclose transactions with other wholly owned members of the group.

**HENDON HALL HOTEL LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

**Accounting policies (continued)**

**Financial instruments**

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an outright short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the group would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

**2 Judgements in applying accounting policies and key sources of estimation uncertainty**

In preparing these financial statements, the directors have not identified any material sources of estimation uncertainty.

**3 Operating profit**

The company's audit fees have been borne by another company in the group.

<b>4 Staff costs</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Wages and salaries	-	-
	-	-

None of the directors received any remuneration for the period (2021: £nil).

The average number of employees, including the directors, during the period was as follows:

	<b>2022</b>	<b>2021</b>
	<b>Number</b>	<b>Number</b>
Administration	2	2
	2	2

**HENDON HALL HOTEL LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

<b>5 Taxation</b>	<b>2022</b>	<b>2021</b>
<b>Current tax</b>		
UK corporation tax at 19% (2021: 19%)	-	-
<b>Deferred tax</b>		
Origination and reversal of timing differences	-	-
<b>Tax on loss on ordinary activities</b>	<u>-</u>	<u>-</u>
<b>Reconciliation of tax charge</b>		
Profit on ordinary activities before tax	-	4,081
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 19% (2021: 19%)	-	775
<b>Effects of:</b>		
Deferred tax not recognised	-	195,681
Difference in tax rates	<u>-</u>	<u>(196,456)</u>
<b>Current tax charge for the period</b>	<u>-</u>	<u>-</u>

Potential deferred tax assets of £551,430 (2021: £551,429) and £267,138 (2021: £267,913) have not been recognised in respect of depreciation charged in excess of capital allowances at the end of the period, and tax losses carried forward respectively.

**Factors affecting future tax charges**

The substantively enacted tax rate remained at 19% as at the Balance Sheet date.

It was announced on 3 March 2021 that the main rate of corporation tax will increase from 19% to 25% from 1 April 2023. For profits up to £50,000, the corporation tax rate will remain at 19% and for profits over £250,000, the corporation tax rate will be 25%. Marginal relief provisions will also be introduced for profits between the lower and upper limits.

The Government included the above changes in the Finance Bill 2021 that had its third reading on 24 May 2021 and is now (subsequent to the year end) considered substantively enacted.

**HENDON HALL HOTEL LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

**6 Intangible fixed assets**

	<b>Goodwill</b>
	<b>£</b>
<b>Cost</b>	
At 30 December 2021 and at 29 December 2022	<u>8</u>
<b>Net book value</b>	
At 30 December 2021 and 29 December 2022	<u>8</u>

**7 Investments**

	<b>Shares in subsidiary undertakings</b>
	<b>£</b>
<b>Cost</b>	
At 30 December 2021 and at 29 December 2022	<u>6</u>
<b>Net book value</b>	
At 30 December 2021 and 29 December 2022	<u>6</u>

The company has an investment in the following wholly owned subsidiary:

<b>Company</b>	<b>Country of incorporation</b>	<b>Shares held Class</b>	<b>%</b>
Hendon Hall Hotel (No.2) Limited	England and Wales	Ordinary	100

The registered office is The Old Library, The Drive, Sevenoaks, Kent, TN13 3AB.

The principal activity: non-trading company.

<b>8 Creditors: amounts falling due within one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Amounts due to parent undertaking	7,703,020	7,703,020
Amounts due to subsidiary undertaking	6	6
Other taxes and social security costs	<u>1,680</u>	<u>1,680</u>
	<u>7,704,706</u>	<u>7,704,706</u>

<b>9 Share capital</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Allotted, called up and fully paid:		
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>



**HENDON HALL HOTEL LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

**10 Reserves**

Profit & loss account

This is cumulative profits or losses, net of dividends paid and other adjustments.

**11 Controlling party**

The company's immediate parent undertaking is Hand Picked Hotels Limited. The largest and smallest group in whose financial statements the results of the company will be consolidated is Hand Picked Hotels Limited. The consolidated financial statements of Hand Picked Hotels Limited will be available to the public and will be obtainable in due course from the Registrar of Companies, Companies House, Crown Way, Cardiff.

The ultimate parent company is Julian Holdings Limited, and the ultimate controlling party is Mr G Hands.

Julian Holdings Limited is a company incorporated in Guernsey, whose registered office address is PO Box 286, Floor 2 Trafalgar Court, Les Banques, St Peter Port, Guernsey, GY1 4LY.