

Unaudited Financial Statements for the Year Ended 31 December 2020

for

Eccleston Square Hotel Limited

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for the Year Ended 31 December 2020

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Eccleston Square Hotel Limited

Company Information  
for the Year Ended 31 December 2020

|                           |  |
|---------------------------|--|
| <b>DIRECTOR:</b>          | Ms O J Byrne   |
| <b>SECRETARY:</b>         | JD Secretariat Limited   |
| <b>REGISTERED OFFICE:</b> | 37 Eccleston Square Hotel<br>London<br>SW1V 1PB                                  |
| <b>REGISTERED NUMBER:</b> | 07200166 (England and Wales)   |
| <b>ACCOUNTANTS:</b>       | Equiom (Scotland)<br>15a Harbour Road<br>Inverness<br>INVERNESS-SHIRE<br>IV1 1SY |

Balance Sheet  
31 December 2020

|  | Notes | 31/12/20<br>£      | 31/12/19<br>£      |
|--|-------|--------------------|--------------------|
| <b>FIXED ASSETS</b>                          |       |                    |                    |
| Tangible assets                              | 4     | 1,245,287          | 1,290,891          |
| <b>CURRENT ASSETS</b>                        |       |                    |                    |
| Stocks                                       |       | -                  | 500                |
| Debtors                                      | 5     | (34,445)           | 113,243            |
| Cash at bank and in hand                     |       | <u>7,398</u>       | <u>374,476</u>     |
|  |       | (27,047)           | 488,219            |
| <b>CREDITORS</b>                             |       |                    |                    |
| Amounts falling due within one year          | 6     | <u>(4,764,247)</u> | <u>(4,440,446)</u> |
| <b>NET CURRENT LIABILITIES</b>               |       | <u>(4,791,294)</u> | <u>(3,952,227)</u> |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       | (3,546,007)        | (2,661,336)        |
| <b>CREDITORS</b>                             |       |                    |                    |
| Amounts falling due after more than one year | 7     | <u>(1,860,145)</u> | <u>(1,785,621)</u> |
| <b>NET LIABILITIES</b>                       |       | <u>(5,406,152)</u> | <u>(4,446,957)</u> |
| <b>CAPITAL AND RESERVES</b>                  |       |                    |                    |
| Called up share capital                      |       | 1                  | 1                  |
| Retained earnings                            |       | <u>(5,406,153)</u> | <u>(4,446,958)</u> |
| <b>SHAREHOLDERS' FUNDS</b>                   |       | <u>(5,406,152)</u> | <u>(4,446,957)</u> |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2020 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 9 September 2021 and were signed by:

Ms O J Byrne - Director

Notes to the Financial Statements  
for the Year Ended 31 December 2020

1. **STATUTORY INFORMATION**

Eccleston Square Hotel Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. **ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

**Going concern**

Due to the unprecedented events surrounding the impact of CoronaVirus (COVID 19) on global economies and more specifically the worldwide travel industry, the Company is wholly reliant, for the foreseeable future, on the continued financial support from its ultimate parent company, Silver Maple Limited, in order to meet its obligations as and when they fall due for the foreseeable future. This support is in relation to both the provision of further funds in 2021 and potentially 2022 and that balances due to the wider Silver Maple group will not be called for repayment unless the Company has an ability to do so whilst maintaining sufficient funds to meet its other obligations.

Whilst cost reduction and cash conservation strategies have been deployed by management, the impact of COVID 19 on demand in 2021, up to the date of approval of these financial statements, has seen a significant decrease in revenues. The ongoing impact of COVID 19 on demand for the Company's services is also uncertain, as the timelines for the return to normality in the UK (and other economies) and the impact on the medium term demand for hotel rooms are as yet unclear.

Management have reforecasted the expected financial performance and cash flows for the period up to 31 December 2022 and performed additional sensitivity analysis in order to understand the level of support that may be required. This has been discussed with Silver Maple Limited.

The Director believes that the Company will be provided financial support from Silver Maple Limited in order for the Company to meet its obligations as and when they fall due until 31 December 2022.

Therefore on the basis of the above, the Director has approved the financial statements utilising the going concern basis of preparation.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**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   | - 26 years straight line  |
| Other Equipment      | - 3-5 years straight line |
| Furniture & Fittings | - 3-7 years straight line |
| IT Equipment         | - 3-5 years straight line |

**Stocks**

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

Notes to the Financial Statements - continued  
for the Year Ended 31 December 2020

2. **ACCOUNTING POLICIES - continued**

**Hire purchase and leasing commitments**

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

**Pension costs and other post-retirement benefits**

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

3. **EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 11 (2019 - 18) .

4. **TANGIBLE FIXED ASSETS**

|                       | <b>Improvements<br/>to<br/>property<br/>£</b> | <b>Plant and<br/>machinery<br/>£</b> | <b>Fixtures<br/>and<br/>fittings<br/>£</b> | <b>Computer<br/>equipment<br/>£</b> | <b>Totals<br/>£</b> |
|-----------------------|---|--------------------------------------|--|-------------------------------------|---------------------|
| <b>COST</b>           |   |                                      |  |                                     |                     |
| At 1 January 2020     | 1,798,410                                     | 182,313                              | 1,133,447                                  | 460,299                             | 3,574,469           |
| Additions             | 11,598  | -                                    | 42,031                                     | 833                                 | 54,462              |
| At 31 December 2020   | <u>1,810,008</u>                              | <u>182,313</u>                       | <u>1,175,478</u>                           | <u>461,132</u>                      | <u>3,628,931</u>    |
| <b>DEPRECIATION</b>   |   |                                      |  |                                     |                     |
| At 1 January 2020     | 559,191                                       | 182,313                              | 1,087,444                                  | 454,630                             | 2,283,578           |
| Charge for year       | 82,577  | -                                    | 15,465                                     | 2,024                               | 100,066             |
| At 31 December 2020   | <u>641,768</u>                                | <u>182,313</u>                       | <u>1,102,909</u>                           | <u>456,654</u>                      | <u>2,383,644</u>    |
| <b>NET BOOK VALUE</b> |   |                                      |  |                                     |                     |
| At 31 December 2020   | <u>1,168,240</u>                              | <u>-</u>                             | <u>72,569</u>                              | <u>4,478</u>                        | <u>1,245,287</u>    |
| At 31 December 2019   | <u>1,239,219</u>                              | <u>-</u>                             | <u>46,003</u>                              | <u>5,669</u>                        | <u>1,290,891</u>    |

5. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|               | <b>31/12/20<br/>£</b> | <b>31/12/19<br/>£</b> |
|---------------|-----------------------|-----------------------|
| Trade debtors | (59,748)              | 25,598                |
| Other debtors | (271)                 | 24,786                |
| Prepayments   | <u>25,574</u>         | <u>62,859</u>         |
|               | <u>(34,445)</u>       | <u>113,243</u>        |

Notes to the Financial Statements - continued  
for the Year Ended 31 December 2020

6. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

|                                 | 31/12/20         | 31/12/19         |
|---------------------------------|------------------|------------------|
|                                 | £                | £                |
| Trade creditors                 | 151,030          | 301,771          |
| Social security and other taxes | 1,280            | 4,738            |
| VAT                             | 5,334            | 71,401           |
| Other creditors                 | 5,432            | 44,483           |
| Accruals and deferred income    | 4,601,171        | 4,018,053        |
|                                 | <u>4,764,247</u> | <u>4,440,446</u> |

7. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

|                                    | 31/12/20         | 31/12/19         |
|------------------------------------|------------------|------------------|
|                                    | £                | £                |
| Amounts owed to group undertakings | <u>1,860,145</u> | <u>1,785,621</u> |

8. **SECURED DEBTS**

The company has given security by way of cross guarantees and legal charge over the assets owned by the company in respect of borrowings by Eccleston Square Hotel Holdings Limited, the parent company.

9. **RELATED PARTY DISCLOSURES**

In the opinion of the director the controlling parties of the company are the trustees of The Redwood Trust, who own the entire share capital of Silver Maple Limited, the ultimate parent company.

|  | 2020      | 2019      |
|--|-----------|-----------|
|  | £         | £         |
| <b><u>Ultimate Parent Company - Silver Maple Ltd</u></b>           |           |           |
| Included in Trade Creditors at year end                            | 96,333    | 117,333   |
| Included in Accruals & Deferred Income at year end                 | 40,000    | -         |
| <b><u>Parent Company - Eccleston Square Hotel Holdings Ltd</u></b> |           |           |
| Loan interest payable in the year                                  | 69,349    | 77,697    |
| Included in Accruals & Deferred Income at year end                 | 4,491,642 | 3,972,292 |
| Included in Creditors due after more than one year                 | 1,860,145 | 1,785,621 |
| <b><u>Other Related Parties</u></b>                                |           |           |
| <b><u>Tamia Ventures Ltd</u></b>                                   |           |           |
| Included in Trade Creditors at year end                            | 51,747    | 107,500   |
| Included in Accruals & Deferred Income at year end                 | 67,500    | 22,500    |

Tamia Ventures Ltd, a company registered in Switzerland is under common control.

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