

Company Registration No. 08565467 (England and Wales)

THAT BOURNEMOUTH BIG HOTEL LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 JULY 2016
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THAT BOURNEMOUTH BIG HOTEL LIMITED

COMPANY INFORMATION

Directors	R S Kelvin CBE L D Page S A Brown
Company number	08565467
Registered office	6a St Pancras Way London NW1 0TB
Accountants	Haines Watts Farnborough LLP 30 Camp Road Farnborough Hampshire GU14 6EW

THAT BOURNEMOUTH BIG HOTEL LIMITED

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THAT BOURNEMOUTH BIG HOTEL LIMITED

BALANCE SHEET

AS AT 31 JULY 2016

	Notes	2016 £	£	2015 £	£
Fixed assets					
Tangible assets	3	34,051,686		35,653,717	
Current assets					
Stocks		43,044		447,292	
Debtors	4	403,814		38,397	
Cash at bank and in hand		1,575,439		345,370	
		<u>2,022,297</u>		<u>831,059</u>	
Creditors: amounts falling due within one year	5	<u>(2,101,590)</u>		<u>(685,847)</u>	
Net current (liabilities)/assets			(79,293)		145,212
Total assets less current liabilities			<u>33,972,393</u>		<u>35,798,929</u>
Creditors: amounts falling due after more than one year	6		(37,626,706)		(36,818,163)
Net liabilities			<u>(3,654,313)</u>		<u>(1,019,234)</u>
Capital and reserves					
Called up share capital	7		1		1
Profit and loss reserves			<u>(3,654,314)</u>		<u>(1,019,235)</u>
Total equity			<u>(3,654,313)</u>		<u>(1,019,234)</u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial period ended 31 July 2016 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The member has not required the company to obtain an audit of its financial statements for the period in question in accordance with section 476.

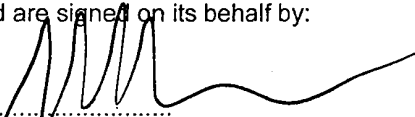
These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

THAT BOURNEMOUTH BIG HOTEL LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 JULY 2016

The financial statements were approved by the board of directors and authorised for issue on 30/11/17 and are signed on its behalf by:


.....
S A Brown
Director

Company Registration No. 08565467

THAT BOURNEMOUTH BIG HOTEL LIMITED

STATEMENT OF CHANGES IN EQUITY **FOR THE PERIOD ENDED 31 JULY 2016**

	Share capital	Profit and loss reserves	Total
	£	£	£
Balance at 1 July 2014	1	(1,167)	(1,166)
Period ended 30 November 2015:			
Loss and total comprehensive income for the period	-	(1,018,068)	(1,018,068)
Balance at 30 November 2015	1	(1,019,235)	(1,019,234)
Period ended 31 July 2016:			
Loss and total comprehensive income for the period	-	(2,635,079)	(2,635,079)
Balance at 31 July 2016	1	(3,654,314)	(3,654,313)

THAT BOURNEMOUTH BIG HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 JULY 2016

1 Accounting policies

Company information

That Bournemouth Big Hotel Limited is a private company limited by shares incorporated in England and Wales. The registered office is 6a St Pancras Way, London, NW1 0TB.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest pound.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

These financial statements for the period ended 31 July 2016 are the first financial statements of That Bournemouth Big Hotel Limited prepared in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1 July 2014. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102. There is however a reclassification on transition of intercompany loans as detailed in note 5.

1.2 Going concern

The company has net liabilities at the period end, however the directors consider the going concern basis appropriate due to the continuing support of the parent company and assurance that intercompany loans will not be called upon until there are sufficient funds to repay. This assessment has been made for a period of twelve months from the date of approving these financial statements.

1.3 Reporting period

The financial statements are presented for a period shorter than one year, from 1 December 2015 to 31 July 2016 to align the financial year end with that of the parent company. The comparative amounts relate to the period from 1 July 2014 to 30 November 2015.

1.4 Turnover

Turnover is recognised at the fair value of the consideration receivable for goods and services provided in the normal course of business, on the date when the service is provided and is shown net of VAT and trade discounts.

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses. Cost includes directly attributable finance costs incurred during the construction of new buildings.

Tangible fixed assets 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 Long Leasehold	125 years
Plant and machinery	10 years
Fixtures, fittings & equipment	7 years

THAT BOURNEMOUTH BIG HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 JULY 2016

1 Accounting policies

(Continued)

1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

1.7 Stocks

Stocks are stated at the lower of cost and estimated selling price. Stocks for comparatives included certain pre-trade costs, these have been expended in the period.

1.8 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks.

1.9 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and loans from fellow group companies, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

1.10 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs.

1.11 Taxation

The tax currently payable is based on taxable profit for the year. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date. Where tax losses arise, due consideration is given to the potential deferred tax asset as noted below.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits in the next twelve months.

1.12 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets. The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

THAT BOURNEMOUTH BIG HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 JULY 2016

2 Employees

The average monthly number of persons (including directors) employed by the company during the period was 123 (2015 - 6).

3 Tangible fixed assets

	Land and buildings	Plant and machinery etc	Total
	£	£	£
Cost			
At 1 December 2015	19,015,020	16,786,199	35,801,219
Additions	1,376,621	27,101	1,403,722
Revision on completion	(1,623,538)	-	(1,623,538)
At 31 July 2016	18,768,103	16,813,300	35,581,403
Depreciation and impairment			
At 1 December 2015	147,502	-	147,502
Depreciation charged in the period	101,192	1,281,023	1,382,215
At 31 July 2016	248,694	1,281,023	1,529,717
Carrying amount			
At 31 July 2016	18,519,409	15,532,277	34,051,686
At 30 November 2015	18,867,518	16,786,199	35,653,717

On 14 December 2015 the assets in the course of construction were completed, and are now classified as land and buildings (long leasehold).

Included within land and buildings are capitalised finance costs of £2,132,813 (2015 - £2,703,387). There has been a revision on completion by management in respect of the amount recharged within the group; to give a net reduction in cumulative finance costs in That Bournemouth Big Hotel Limited due to a reallocation between group companies.

4 Debtors

	2016	2015
	£	£
Amounts falling due within one year:		
Trade debtors	237,087	-
Amounts due from group undertakings	-	18,390
Other debtors	166,727	20,007
	403,814	38,397

THAT BOURNEMOUTH BIG HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 JULY 2016

5 Creditors: amounts falling due within one year

	2016	2015
	£	£
Trade creditors	166,328	171,955
Amounts due to group undertakings	510,009	210,599
Other taxation and social security	295,374	47,691
Other creditors	1,129,879	255,602
	<u>2,101,590</u>	<u>685,847</u>

As part of the considerations during the transition to FRS 102 certain amounts due to fellow group companies that are greater than one year have been reclassified to less than one year to better reflect the underlying arrangement in place. There are no formal repayment terms on the loan, however the parent company has confirmed that this will not be called on for repayment within the next twelve months of signing the financial statements.

6 Creditors: amounts falling due after more than one year

	2016	2015
	£	£
Amounts due to group undertakings	37,626,706	36,818,163
	<u>37,626,706</u>	<u>36,818,163</u>

7 Called up share capital

	2016	2015
	£	£
Ordinary share capital		
Issued and fully paid		
100 Ordinary shares of 1p each	1	1
	<u>1</u>	<u>1</u>

8 Financial commitments, guarantees and contingent liabilities

A legal charge dated 20 March 2015 secures all freehold and leasehold land comprised in the lease of 31 January 2015 in favour of RBS. RBS borrowings are also secured by a fixed and floating charge dated 30 December 2013 over the assets of the company.

There is a composite guarantee dated 30 December 2013 in favour of RBS between That Bournemouth Company Limited, That Bournemouth H1 Limited, That Bournemouth H2 Limited, That Bournemouth H3 Limited, That Bournemouth Car Park Limited, That Bournemouth Little Hotel Limited, That Bournemouth Big Hotel Limited, That Bournemouth Penthouses Limited and That Bournemouth Apartments Limited, with unlimited security.

THAT BOURNEMOUTH BIG HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 JULY 2016

9 Related party transactions

The company has taken advantage of the exemption available in FRS 102 section 1A whereby it has not disclosed transactions with the ultimate parent company or any wholly owned subsidiary undertaking of the group.

Included in creditors due within one year is £10,324 (2015 - £1,902) owed to That Topco Limited, a company under common control. Included in administrative expenses is £159,035 (2015 - £74,236) and fixed assets £nil (2015 - £156,305) in respect of management charges from That Topco Limited.

10 Parent company

The immediate parent undertaking is That Bournemouth H2 Limited and ultimate parent undertaking is That Bournemouth Company Limited.