

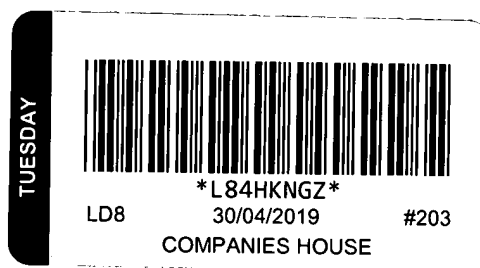
Company Registration No. 08565837 (England and Wales)

THAT BOURNEMOUTH LITTLE HOTEL LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JULY 2018

PAGES FOR FILING WITH REGISTRAR



THAT BOURNEMOUTH LITTLE HOTEL LIMITED

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THAT BOURNEMOUTH LITTLE HOTEL LIMITED

BALANCE SHEET

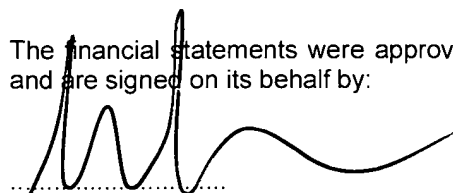
AS AT 31 JULY 2018

	Notes	2018 £	£	2017 £	£
Fixed assets					
Intangible assets	4	63,307		-	
Tangible assets	5	9,422,087		10,108,403	
Current assets					
Stocks		5,157		2,425	
Debtors	6	1,581,840		986,623	
Cash at bank and in hand		634,791		1,004,771	
		<u>2,221,788</u>		<u>1,993,819</u>	
Creditors: amounts falling due within one year	7	<u>(761,871)</u>		<u>(791,651)</u>	
Net current assets			1,459,917		1,202,168
Total assets less current liabilities			<u>10,945,311</u>		<u>11,310,571</u>
Creditors: amounts falling due after more than one year	8		(11,552,442)		(11,812,774)
Net liabilities			<u>(607,131)</u>		<u>(502,203)</u>
Capital and reserves					
Called up share capital	9		1		1
Profit and loss reserves			(607,132)		(502,204)
Total equity			<u>(607,131)</u>		<u>(502,203)</u>

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

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

The financial statements were approved by the board of directors and authorised for issue on 23-4-19 and are signed on its behalf by:



S A Brown
Director

Company Registration No. 08565837

THAT BOURNEMOUTH LITTLE HOTEL LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 JULY 2018

	Share capital £	Profit and loss reserves £	Total £
Balance at 1 August 2016	1	(476,992)	(476,991)
Year ended 31 July 2017:			
Loss and total comprehensive income for the year	-	(25,212)	(25,212)
Balance at 31 July 2017	1	(502,204)	(502,203)
Year ended 31 July 2018:			
Loss and total comprehensive income for the year	-	(104,928)	(104,928)
Balance at 31 July 2018	1	(607,132)	(607,131)

THAT BOURNEMOUTH LITTLE HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JULY 2018

1 Accounting policies

Company information

That Bournemouth Little 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 and the business address is Upper Terrace Road, Bournemouth, Dorset, BH2 5NW.

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.

1.2 Going concern

The company has net liabilities at the year 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. Further assurance for this support is given by a director's support confirmation to the ultimate parent company. This assessment has been made for a period of twelve months from the date of approving these financial statements.

1.3 Turnover

Turnover is recognised at the fair value of the consideration receivable for 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.

1.4 Intangible fixed assets

Intangible assets are recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses.

Amortisation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Intangible assets	12 years straight line
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1.5 Tangible fixed assets

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

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	125 years
Plant and machinery	10 years
Fixtures, fittings & equipment	7 years

THAT BOURNEMOUTH LITTLE HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2018

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 and intangible 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, which consist of food and beverages, are stated at the lower of cost and estimated selling price and are independently valued.

1.8 Cash at bank and in hand

Cash at bank and in hand 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. 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 payments 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 expense represents the sum of the tax currently payable and deferred tax.

Current tax

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.

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.

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 LITTLE HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2018

1 Accounting policies

(Continued)

1.13 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

The items in the financial statements where these judgments and estimates have been made include:

Depreciation

Due to the significance of the depreciation charged in the financial statements, the directors consider this to be a critical accounting estimate. The expected useful life of all fixed asset categories are reviewed annually by management based on industry experience and are considered reasonable.

Loan Interest

The company has incurred interest payable in relation to interest disbursed by other group members. The apportionment between group entities is based on the directors judgement to give a reasonable reflection of the cost of the debt facilities in place.

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was 24 (2017 - 24).

THAT BOURNEMOUTH LITTLE HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JULY 2018

4 Intangible fixed assets

	Intangible assets £
Cost	
At 1 August 2017	-
Additions	81,395
At 31 July 2018	81,395
Amortisation and impairment	
At 1 August 2017	-
Amortisation charged for the year	18,088
At 31 July 2018	18,088
Carrying amount	
At 31 July 2018	63,307
At 31 July 2017	-

Intangible assets are in respect of long term insurance cover, in connection with the tangible fixed assets of the company. The asset is accounted for separately as this is considered to be material component.

5 Tangible fixed assets

	Land and buildings £	Plant and machinery etc £	Total £
Cost			
At 1 August 2017 and 31 July 2018	6,360,545	5,280,827	11,641,372
Depreciation and impairment			
At 1 August 2017	129,787	1,403,182	1,532,969
Depreciation charged in the year	50,879	635,437	686,316
At 31 July 2018	180,666	2,038,619	2,219,285
Carrying amount			
At 31 July 2018	6,179,879	3,242,208	9,422,087
At 31 July 2017	6,230,758	3,877,645	10,108,403

Included within land and buildings are capitalised finance costs of £445,388 (2017 - £445,388).

THAT BOURNEMOUTH LITTLE HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JULY 2018

6 Debtors

	2018 £	2017 £
Amounts falling due within one year:		
Trade debtors	57,299	45,908
Amounts owed by group undertakings	1,336,744	836,728
Other debtors	136,179	16,447
Prepayments and accrued income	51,618	87,540
	<u>1,581,840</u>	<u>986,623</u>

Included within debtors is an amount of £1,336,744 (2017 - £836,728) owed by group undertakings. As there are no formal terms and conditions this is repayable on demand, however this is unlikely to be recovered within one year.

7 Creditors: amounts falling due within one year

	2018 £	2017 £
Trade creditors	1,392	120,129
Amounts due to group undertakings	125,688	125,687
Other taxation and social security	36,349	33,272
Other creditors	253,328	163,102
Accruals and deferred income	345,114	349,461
	<u>761,871</u>	<u>791,651</u>

8 Creditors: amounts falling due after more than one year

	2018 £	2017 £
Amounts due to group undertakings	<u>11,552,442</u>	<u>11,812,774</u>

9 Called up share capital

	2018 £	2017 £
Ordinary share capital		
Issued and fully paid		
100 Ordinary shares of 1p each	<u>1</u>	<u>1</u>
	<u>1</u>	<u>1</u>

THAT BOURNEMOUTH LITTLE HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 JULY 2018

10 Audit report information

As the income statement has been omitted from the filing copy of the financial statements the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditor's report was unqualified.

The senior statutory auditor was Roslyn McFarlane.

The auditor was Haines Watts Farnborough LLP.

11 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 against 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.

12 Related party transactions

The company has taken advantage of the exemption available in FRS102 whereby it has not disclosed transactions with the parent company or any wholly owned subsidiary undertaking of the group.

During the year management charges of £102,996 (2017 - £81,201) were payable by the company to That Topco Limited, a company under common control. Of this, £102,996 (2017 - £81,201) is included within administrative expenses and £152,424 (2017 - £49,428) was owed at the year end.

13 Parent company

The immediate parent company is That Bournemouth H2 Limited, a company whose registered office is 6a St Pancras Way, London, NW1 0TB.

At the year end, the ultimate parent company, which is also the parent for the largest and smallest group of undertakings for which the group financial statements are drawn up for and of which the company is a member is That Bournemouth Company Limited, a company whose registered office is 6a St Pancras Way, London, NW1 0TB.