

Company Registration No. 08802051 (England and Wales)

**WHITWORTH HALL DEVELOPMENTS LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE PERIOD ENDED 6 SEPTEMBER 2020**  
**PAGES FOR FILING WITH REGISTRAR**

# WHITWORTH HALL DEVELOPMENTS LIMITED

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# WHITWORTH HALL DEVELOPMENTS LIMITED

## BALANCE SHEET

AS AT 6 SEPTEMBER 2020

	Notes	2020 £	£	2019 £	£
<b>Fixed assets</b>					
Tangible assets	3	1,538,557		1,561,003	
Investment properties	4	350,000		350,000	
		<u>1,888,557</u>		<u>1,911,003</u>	
<b>Current assets</b>					
Stocks		6,634		8,860	
Debtors	5	24,198		84,450	
Cash at bank and in hand		14,541		38,284	
		<u>45,373</u>		<u>131,594</u>	
<b>Creditors: amounts falling due within one year</b>	6	<u>(2,110,727)</u>		<u>(3,955,193)</u>	
<b>Net current liabilities</b>			<u>(2,065,354)</u>		<u>(3,823,599)</u>
<b>Total assets less current liabilities</b>			<u>(176,797)</u>		<u>(1,912,596)</u>
<b>Creditors: amounts falling due after more than one year</b>	7		-		(3,708)
<b>Net liabilities</b>			<u>(176,797)</u>		<u>(1,916,304)</u>
<b>Capital and reserves</b>					
Called up share capital			1		1
Profit and loss reserves			<u>(176,798)</u>		<u>(1,916,305)</u>
<b>Total equity</b>			<u>(176,797)</u>		<u>(1,916,304)</u>

The director of the company has 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 22 September 2021 and are signed on its behalf by:

**D Fisher**  
**Director**

**Company Registration No. 08802051**

# WHITWORTH HALL DEVELOPMENTS LIMITED

## STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 6 SEPTEMBER 2020

	Share capital	Profit and loss reserves	Total
	£	£	£
<b>Balance at 1 October 2018</b>	1	(1,641,755)	(1,641,754)
<b>Year ended 30 September 2019:</b>			
Loss and total comprehensive income for the year	-	(274,550)	(274,550)
<b>Balance at 30 September 2019</b>	1	(1,916,305)	(1,916,304)
<b>Period ended 6 September 2020:</b>			
Profit and total comprehensive income for the period	-	1,739,507	1,739,507
<b>Balance at 6 September 2020</b>	1	(176,798)	(176,797)

# WHITWORTH HALL DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE PERIOD ENDED 6 SEPTEMBER 2020

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#### 1 Accounting policies

##### Company information

Whitworth Hall Developments Limited is a private company limited by shares incorporated in England and Wales. The registered office is 1st Floor, Two Jesmond Three Sixty, Newcastle Upon Tyne, Tyne And Wear, England, NE2 1DB. The principal place of business is Stanner's Lane, Spennymoor, County Durham, DL16 7QX.

#### 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 £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

The director has adopted the going concern basis in preparing these financial statements after assessing the principal risks and having considered the impact of COVID-19.

The hotel is undergoing a complete refurbishment therefore it has been closed since October 2020. Additionally, due to COVID-19 and periods of lockdown in the UK, the company has traded at a significantly reduced capacity since March 2020.

The director considered the impact of the current environment on the business for the next 12 months from the approval of the balance sheet date and concluded the business has access to adequate financial resources through the support of its bankers and related companies to enable it to continue for the foreseeable future.

#### 1.3 Reporting period

Due to a change in ownership, the company changed its year end to 6 September 2020. Therefore the comparative amounts presented in the financial statements, including related notes, are not entirely comparable.

#### 1.4 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebate.

The turnover of the hotel is derived primarily from the hire of rooms, weddings and functions, and food and beverage sales. Turnover is recognised when services have been rendered.

# WHITWORTH HALL DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 6 SEPTEMBER 2020

### 1 Accounting policies

(Continued)

#### 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.

Depreciation 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:

Freehold land and buildings	Nil
Property improvements	2-5% Straight Line
Plant and equipment	10% Reducing balance
Fixtures and fittings	10% Reducing balance
Computers	20% Reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

#### 1.6 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. Changes in fair value are recognised in profit or loss.

#### 1.7 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.

Recoverable amount is the higher of fair value less costs to sell and value in use.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

# WHITWORTH HALL DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 6 SEPTEMBER 2020

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### 1 Accounting policies

(Continued)

#### 1.8 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell.

Cost is accounted for using a first-in, first-out basis.

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

#### 1.9 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.10 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.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally 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.

##### **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.

##### **Classification of financial liabilities**

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

##### **Basic financial liabilities**

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

# WHITWORTH HALL DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 6 SEPTEMBER 2020

### 1 Accounting policies

(Continued)

#### 1.11 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

#### 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.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 1.13 Retirement benefits

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

#### 1.14 Leases

Rental income from operating leases is recognised on a straight line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight line basis over the lease term.

#### 1.15 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

The current year income statement includes amounts of £64,985 (2019 - £nil) received in relation to the government Coronavirus Job Retention Scheme and £2,375 (2019 - £nil) in relation to the Eat Out to Help Out Scheme.

### 2 Employees

The average monthly number of persons (including directors) employed by the company during the period was:

	2020 Number	2019 Number
Total	27	47

# WHITWORTH HALL DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 6 SEPTEMBER 2020

### 3 Tangible fixed assets

	Land and buildings	Plant and machinery etc	Total
	£	£	£
<b>Cost</b>			
At 1 October 2019	1,431,874	301,519	1,733,393
Additions	-	6,591	6,591
	<hr/>	<hr/>	<hr/>
At 6 September 2020	1,431,874	308,110	1,739,984
	<hr/>	<hr/>	<hr/>
<b>Depreciation and impairment</b>			
At 1 October 2019	46,843	125,547	172,390
Depreciation charged in the period	9,870	19,167	29,037
	<hr/>	<hr/>	<hr/>
At 6 September 2020	56,713	144,714	201,427
	<hr/>	<hr/>	<hr/>
<b>Carrying amount</b>			
At 6 September 2020	1,375,161	163,396	1,538,557
	<hr/>	<hr/>	<hr/>
At 30 September 2019	1,385,031	175,972	1,561,003
	<hr/>	<hr/>	<hr/>

### 4 Investment property

	2020 £
<b>Fair value</b>	
At 1 October 2019 and 6 September 2020	350,000
	<hr/>

The director considers the fair value of investment property held in the accounts remains appropriate.

### 5 Debtors

	2020 £	2019 £
<b>Amounts falling due within one year:</b>		
Trade debtors	3,625	51,228
Other debtors	20,573	33,222
	<hr/>	<hr/>
	24,198	84,450
	<hr/>	<hr/>

# WHITWORTH HALL DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 6 SEPTEMBER 2020

**6 Creditors: amounts falling due within one year**

	2020	2019
	£	£
Trade creditors	39,916	51,276
Amounts owed to group undertakings	1,975,000	3,793,222
Taxation and social security	922	42,578
Other creditors	94,889	68,117
	<u>2,110,727</u>	<u>3,955,193</u>

**7 Creditors: amounts falling due after more than one year**

	2020	2019
	£	£
Other creditors	-	3,708
	<u>-</u>	<u>3,708</u>

**8 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 Paul Gainford and the auditor was RMT Accountants & Business Advisors Ltd.

**9 Parent company**

The parent company of Whitworth Hall Developments Ltd is Modnarway Ltd following the purchase of the entire share capital from Derek Parnaby Cyclones International Ltd on 6 September 2020. The registered office of Modnarway is 1st Floor, Two Jesmond Three Sixty, Newcastle Upon Tyne, NE12 1DB.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.