

Directors' Report and
Financial Statements for the Year Ended 31 December 2019
for
City Suites Holdco Limited

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for the Year Ended 31 December 2019

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City Suites Holdco Limited

Company Information
for the Year Ended 31 December 2019

Directors:

Mr G P Beswick
Mr M C Dawson
Mr M D Stott
Mr T P Moore

Secretary:

Mr G P Beswick

Registered office:

Horseshoe Farm
Elkington Way
Alderley Edge
Cheshire
SK9 7GU

Registered number:

09421066 (England and Wales)

Independent auditor:

Ernst & Young LLP, Statutory Auditor
2 St Peter's Square
Manchester
M2 3EY

Solicitors:

Shoosmiths LLP
The XYZ Building
2 Hardman Boulevard
Spinningfields
Manchester
M3 3AZ

City Suites Holdco Limited

Directors' Report **for the Year Ended 31 December 2019**

The directors present their report with the financial statements of the Company for the year ended 31 December 2019.

In accordance with section 414B of the Companies Act 2006, the Company has taken advantage of the small companies' exemption in relation to the strategic report.

The Company is based in England, and is a wholly owned subsidiary of City Suites Limited. City Suites Limited was a wholly owned subsidiary of Select Property Group (Holdings) Limited, which is a wholly owned subsidiary of Vita Group Holdings Limited. On 10 March 2020, Select Property Group (Holdings) Limited transferred its investment in City Suites Limited to Delta Newco CS Limited.

City Suites Holdco Limited is a private company, limited by shares.

Principal activity

The principal activity of the Company in the year under review was that of property development.

Dividends

No interim or final dividend has been paid or proposed for the year ended 31 December 2019. During the prior year the company paid an interim dividend to City Suites Limited of £4,100,000.

Events since the end of the year

Information relating to events since the end of the year is given in the notes to the financial statements.

Directors

The directors shown below have held office during the whole of the period from 1 January 2019 to the date of this report.

Mr G P Beswick
Mr M C Dawson
Mr M D Stott

Other changes in directors holding office are as follows:

Mr T P Moore - appointed 24 September 2019

Statement as to disclosure of information to auditor

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the Company's auditor is unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

City Suites Holdco Limited

Directors' Report
for the Year Ended 31 December 2019

Auditor

The auditor, Ernst & Young LLP, Statutory Auditor will be proposed for re-appointment at the forthcoming Annual General Meeting.

By order of the board :

A handwritten signature in black ink, appearing to be 'G P Beswick', with a large, stylized initial 'G' and a long, wavy line extending to the right.

Mr G P Beswick - Director

15 January 2021

City Suites Holdco Limited

Statement of Directors' Responsibilities
for the Year Ended 31 December 2019

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 International Financial Reporting Standards as adopted by the European Union. 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 international financial reporting standards as adopted by the European Union 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.

**Independent Auditor's Report to the Members of
City Suites Holdco Limited**

Opinion

We have audited the financial statements of City Suites Holdco Limited (the 'Company') for the year ended 31 December 2019 which comprise the Statement of Profit or Loss and Other Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flows 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 International Financial Reporting Standards (IFRSs) as adopted by the European Union.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2019 and of its loss for the period then ended;
- have been properly prepared in accordance with IFRSs as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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 responsibilities for the audit of the financial statements section of our report. We are 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information in the Directors' report and the Statement of directors' responsibilities, but does not include 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.

In connection with our audit of the financial statements, 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 audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

**Independent Auditor's Report to the Members of
City Suites Holdco Limited**

Opinions on other matters prescribed by the Companies Act 2006

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.

Matters on which we are required to report by exception

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 where 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 take advantage of the small companies exemption 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 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.

Auditors' 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. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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. This description forms part of our Auditor's report.

Independent Auditor's Report to the Members of
City Suites Holdco Limited

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.

Ernst & Young LLP

Tehseen Ali (Senior Statutory Auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
2 St Peter's Square
Manchester

Date: 15/1/2021

City Suites Holdco Limited

Statement of Profit or Loss and Other Comprehensive Income
for the Year Ended 31 December 2019

	Notes	2019 £'000	2018 £'000
Continuing operations			
Revenue		66	1,686
Cost of sales		(1,531)	(469)
Gross (loss)/profit		(1,465)	1,217
Administrative expenses		(51)	(66)
Other operating expenses		-	(52)
Operating (loss)/profit		(1,516)	1,099
Finance costs	3	-	(83)
(Loss)/profit before income tax	4	(1,516)	1,016
Income tax	5	(21)	(216)
(Loss)/profit for the year		(1,537)	800
Other comprehensive income		-	-
Total comprehensive (loss)/income for the year		(1,537)	800

The notes on pages 12 to 25 form part of these financial statements

City Suites Holdco Limited (Registered number: 09421066)

Statement of Financial Position
31 December 2019

	Notes	2019 £'000	2018 £'000
Assets			
Non-current assets			
Property, plant and equipment	7	<u>150</u>	<u>195</u>
Current assets			
Trade and other receivables	8	<u>9,763</u>	<u>9,831</u>
Total assets		<u><u>9,913</u></u>	<u><u>10,026</u></u>
Equity			
Shareholders' equity			
Called up share capital	9	-	-
Retained earnings	10	<u>(159)</u>	<u>1,378</u>
Total equity		<u><u>(159)</u></u>	<u><u>1,378</u></u>
Liabilities			
Non-current liabilities			
Deferred tax	14	<u>23</u>	<u>2</u>
Current liabilities			
Trade and other payables	11	<u>9,915</u>	<u>8,400</u>
Provisions	13	<u>134</u>	<u>246</u>
		<u><u>10,049</u></u>	<u><u>8,646</u></u>
Total liabilities		<u><u>10,072</u></u>	<u><u>8,648</u></u>
Total equity and liabilities		<u><u>9,913</u></u>	<u><u>10,026</u></u>

The financial statements were approved by the Board of Directors and authorised for issue on 15 January 2021 and were signed on its behalf by:



Mr G P Beswick - Director

The notes on pages 12 to 25 form part of these financial statements

City Suites Holdco Limited

Statement of Changes in Equity
for the Year Ended 31 December 2019

	Called up share capital £'000	Retained earnings £'000	Total equity £'000
Balance at 1 January 2018	-	4,678	4,678
Changes in equity			
Dividends	-	(4,100)	(4,100)
Total comprehensive income	-	800	800
Balance at 31 December 2018	-	1,378	1,378
Changes in equity			
Total comprehensive loss	-	(1,537)	(1,537)
Balance at 31 December 2019	-	(159)	(159)

The notes on pages 12 to 25 form part of these financial statements

City Suites Holdco Limited**Statement of Cash Flows
for the Year Ended 31 December 2019**

	Notes	2019 £'000	2018 £'000
Cash flows from operating activities			
Cash generated from operations	18	-	5,402
Interest paid		-	(83)
Net cash from operating activities		-	5,319
Cash flows from investing activities			
Purchase of tangible fixed assets		-	(225)
Net cash from investing activities		-	(225)
Cash flows from financing activities			
Loan repayments in year		-	(994)
Equity dividends paid		-	(4,100)
Net cash from financing activities		-	(5,094)
Increase in cash and cash equivalents		-	-
Cash and cash equivalents at beginning of year		-	-
Cash and cash equivalents at end of year		-	-

The notes on pages 12 to 25 form part of these financial statements

Notes to the Financial Statements
for the Year Ended 31 December 2019

1. Accounting policies

Basis of preparation

These financial statements have been prepared in accordance with the International Financial Reporting Standards and IFRIC interpretations and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS. The financial statements have been prepared under the historical cost convention.

The Company is incorporated and domiciled in the UK

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Going concern

The Directors have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of the Company to continue as a going concern.

The Directors have considered the potential impact of the global pandemic relating to the Covid-19 virus announced in March 2020 on the Company and remain confident that adequate facilities are available to pay at least 12 months of forecast liabilities. The Directors therefore have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

The Company had net liabilities of £159k at 31 December 2019 (2018: net assets of £1,378k). The Directors have received a letter of support from Vita Group Holdings Limited (the former ultimate parent company) that it will continue to support the Company for a period of at least 12 months from the date of approval of the financial statements.

Basis of measurement

The financial statements have been prepared on the historical cost basis unless otherwise stated in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of IFRS 16 and measurements that have some similarities to fair value but are not fair value, such as net realisable value in IAS 2 or value in use in IAS 36.

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2019**

1. Accounting policies - continued

Functional and presentational currency

The Company's financial statements are presented in Sterling, which is the Company's functional currency.

Accounting standards update

A number of updates to standards or interpretations were in issue as at 31 December 2019.

The following new or amended standards and interpretations, are effective for the first time for the year ended 31 December 2019 and have been applied in preparing these financial statements. The Directors do not anticipate that the adoption of these standards and interpretations will have a material impact on the financial statements of the Company in the period of initial application.

Change in Standard or Interpretation	Effective date*
IFRS 16 Leases	01-Jan-19
IAS 19 amendments	01-Jan-19
IFRS 9 amendments	01-Jan-19
IAS 28 amendments	01-Jan-19
2015-2017 annual improvements cycle	01-Jan-19

*Effective for annual periods beginning on or after this date.

Use of estimates and judgements

The preparation of financial statements requires management to exercise judgement in applying the Company's accounting policies. There are no significant estimates or assumptions used in preparing these financial statements.

Revenue recognition

In accordance with IFRS 15 Revenue from contracts with customers, a 5-Step approach is applied to recognising revenue:

- Step 1: Identify the contracts with a customer
- Step 2: Identify the performance obligations in the contract
- Step 3: Determine the transaction price
- Step 4: Allocate the transaction price to the performance obligations in the contract
- Step 5: Recognise revenue when (or as) the Company satisfies performance obligations

A performance obligation represents a good or service that is distinct in the contract. Under IFRS 15, the Company recognises revenue when (or as) a performance obligation is satisfied (i.e. when control of the goods or services underlying the particular performance obligation is transferred to the customer). This can occur either at a point in time when the customer obtains control of the distinct good or service, or over a period of time when the customer simultaneously receives and consumes the benefit provided by the Company's performance as the Company performs.

All revenue is reported exclusive of any value-added tax or other sales taxes.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2019

1. Accounting policies - continued

Revenue recognition - continued

Revenue is analysed in the table below. Service charge income is recognised in the income statement on a straight-line basis over the length of the service period as the Company provides the services to its customers. Revenue from the sale of property is recognised at the point in time that legal completion occurs as this is the point in time when control passed to the customer.

	2019	2018
	£'000	£'000
Service charges received	66	36
Sale of property	-	1,650
	<u>66</u>	<u>1,686</u>

Property, plant and equipment

Property, plant and equipment is stated at cost less accumulated depreciation and any recognised impairment in value. Depreciation is charged to the statement of comprehensive income on a straight-line basis over the estimated useful lives of each part of an item of equipment. Plant and equipment is also tested for impairment whenever there is an indication of potential impairment. The depreciation rates applied are as follows:

Fixtures & Fittings 33%

Financial instruments

Financial assets (including receivables)

Financial assets are recognised at amortised cost. The impairment of these assets, including trade and other receivables is calculated using expected lifetime credit losses. Lifetime credit losses are a probability-weighted estimate of the present value of all cash shortfalls that may arise from all possible default events over the life of a financial asset. Expected credit losses are discounted at the effective interest rate of the financial asset.

Financial liabilities (including payables)

Financial liabilities (including borrowings and trade and other payables) are measured at amortised cost, using the effective interest method where applicable.

Notes to the Financial Statements - continued
for the Year Ended 31 December 2019

1. Accounting policies - continued

Taxation

Tax on the profit or loss for the period comprises current and deferred tax. Tax is recognised in the statement of comprehensive income except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax is the expected tax payable or receivable on the taxable income or loss for the period, using tax rates enacted or substantively enacted at the statement of financial position date, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised.

Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

2. Employees and directors

There were no staff costs for the year ended 31 December 2019 nor for the year ended 31 December 2018.

The company had no employees during the current or prior year.

	2019 £	2018 £
Directors' remuneration	-	-

The Directors received emoluments and accrued pension benefits from fellow subsidiaries of the Group headed by Vita Group Holdings Limited, for services rendered to all Group companies.

City Suites Holdco Limited**Notes to the Financial Statements - continued
for the Year Ended 31 December 2019****3. Net finance costs**

	2019	2018
	£'000	£'000
Finance costs:		
Loan interest	<u>-</u>	<u>83</u>

4. (Loss)/profit before income tax

The loss before income tax (2018 - profit before income tax) is stated after charging:

	2019	2018
	£'000	£'000
Cost of inventories recognised as expense	2	469
Depreciation - owned assets	45	30
Audit fees	<u>3</u>	<u>3</u>

There were no non audit services, performed by the Auditor, incurred by the entity in the current or prior year.

5. Income tax**Analysis of tax expense**

	2019	2018
	£'000	£'000
Deferred tax	<u>21</u>	<u>216</u>
Total tax expense in statement of profit or loss and other comprehensive income	<u>21</u>	<u>216</u>

Notes to the Financial Statements - continued
for the Year Ended 31 December 2019**5. Income tax - continued****Factors affecting the tax expense**

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	2019	2018
	£'000	£'000
(Loss)/profit before income tax	<u>(1,516)</u>	<u>1,016</u>
(Loss)/profit multiplied by the standard rate of corporation tax in the UK of 19 % (2018 - 19 %)	(288)	193
Effects of:		
Adjustments in respect of prior years	28	214
Tax rate changes	1	-
Effects of group relief/ other reliefs	280	(215)
Amounts not recognised	-	24
Tax expense	<u>21</u>	<u>216</u>

A reduction in the UK corporation tax rate from 19% to 17% (effective 1 April 2020) was substantively enacted on 6 September 2016. Although the 2020 Finance Act includes measures to reverse this decrease, legislation was not enacted as at 31 December 2019 therefore the deferred tax asset at 31 December 2019 has been calculated using 17%. However, the Company's tax charge may increase in future years.

6. Dividends

	2019	2018
	£'000	£'000
Interim dividend paid	<u>-</u>	<u>4,100</u>

No interim final dividend has been paid or proposed for the year ended 31 December 2019. During the prior year the company paid an interim dividend to City Suites Limited of £4,100,000.

City Suites Holdco Limited

Notes to the Financial Statements - continued
for the Year Ended 31 December 2019

7. Property, plant and equipment

	Fixtures and fittings £'000
Cost	
At 1 January 2019	
and 31 December 2019	225
Depreciation	
At 1 January 2019	30
Charge for year	45
At 31 December 2019	75
Net book value	
At 31 December 2019	150
	Fixtures and fittings £'000
Cost	
Additions	225
At 31 December 2018	225
Depreciation	
Charge for year	30
At 31 December 2018	30
Net book value	
At 31 December 2018	195

8. Trade and other receivables

	2019 £'000	2018 £'000
Current:		
Amounts owed by group undertakings	9,763	9,698
VAT	-	133
	9,763	9,831

City Suites Holdco Limited

Notes to the Financial Statements - continued
for the Year Ended 31 December 2019

9. Called up share capital

Allotted, issued and fully paid:

Number: Class:

100 A Ordinary

**Nominal
value:
£1**

**2019
£
100**

**2018
£
100**

10. Reserves

**Retained
earnings
£'000**

At 1 January 2019
Deficit for the year
At 31 December 2019

**1,378
(1,537)
(159)**

11. Trade and other payables

Current:

Trade payables

Amounts owed to group undertakings

Deferred income

Accruals

**2019
£'000**

**2018
£'000**

**-
9,896
15
4
9,915**

**2
8,300
-
98
8,400**

Notes to the Financial Statements - continued
for the Year Ended 31 December 2019

12. Financial instruments

Financial risk management

The Company has exposure to the following risks from its use of financial instruments:

Credit risk

Liquidity risk

The Board has overall responsibility for establishing appropriate management of exposure to risk.

Capital management

The Company's objectives in managing its capital are to provide adequate returns to the shareholders by operating the business at a predetermined optimal level, by ensuring the present revenue stream from operations continues to increase and by effectively collecting its receivables as agreed with debtors.

At a subsidiary level capital is defined as Equity as shown in the balance sheet. Dividends are paid provided adequate resources remain to sustain the Company's development.

Financial instruments policy

All instruments utilised by the Company are for financing purposes. The day-to-day financial management and treasury are controlled centrally for all operations.

Fair value of financial instruments

As at 31 December 2019, the Company had no other financial instruments other than those disclosed below (2018: £nil). The carrying value of all financial instruments in these financial statements is considered to approximate to their fair value.

	2019	2018
	£'000	£'000
Financial Assets		
Trade and other receivables	<u>9,763</u>	<u>9,831</u>
Financial Liabilities		
Trade and other payables	<u>9,900</u>	<u>8,400</u>

Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations and arises principally from the Company's receivables from intra-group companies. Due to the nature of these receivables, management does not consider the credit risk on these receivables to be high.

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2019**

12. Financial instruments - continued

Exposure to credit risk

The carrying value of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	2019 £'000	2018 £'000
Trade and other receivables	<u>9,763</u>	<u>9,831</u>

The Company applies the expected credit loss approach to establish an allowance for impairment that represents its estimate of expected credit loss in respect of trade and other receivables. The Company applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected credit loss allowance for all trade receivables. To measure expected credit losses trade receivables have been grouped based on shared credit characteristics and the days past due.

No financial assets were considered impaired or overdue as at 31 December 2019 (2018: £nil). Trade receivables are written off where there is no reasonable expectation of recovery. Impairment losses on trade receivables are presented as net impairment losses within operating profit, any subsequent recoveries are credited against the same line.

Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due. The Company manages liquidity risks by regular reviews of forecast cash flows in line with contractual maturities of financial liabilities and credit facilities available. Forecast cash flows are reported to the Board on a regular basis. The following are the contractual maturities of financial liabilities of the Company:

	Carrying amount £'000	Contractual cash flows £'000	3 months or less £'000	3-12 months £'000	1-2 years £'000	2-5 years £'000
At 31 December 2019						
Other payables	9,900	9,900	-	9,900	-	-
At 31 December 2018						
Other payables	8,400	8,400	100	5,988	2,312	-

Sensitivity analysis

The Company does not have any liabilities which are exposed to external risk factors, such as interest rate movements, for this reason, the Directors do not feel that it is appropriate to complete sensitivity analysis.

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2019**

13. Provisions

	2019	2018
	£'000	£'000
Other provisions	<u>134</u>	<u>246</u>
Analysed as follows:		
Current	<u>134</u>	<u>246</u>
	2019	2018
	£'000	£'000
Rental Guarantee Provision		
At the start of the year	246	2,619
Utilised	(1,577)	(3,108)
Provided for	<u>1,465</u>	<u>735</u>
At the end of the year	<u>134</u>	<u>246</u>

The Company is party to agreements whereby any shortfall in rental returns, payable to investors relating to leases held, is guaranteed and payable by the Company. Therefore, the Company recognises a provision for any such shortfall, based on the estimated rental shortfall for the total period of the guaranteed rental return.

The provisions include assumptions on future rental income and future costs. The rental guarantee provision is expected to be fully utilised by December 2020.

14. Deferred tax

	2019	2018
	£'000	£'000
Balance at 1 January	2	(214)
Adjustment in respect of prior years	28	214
Deferred tax (credit)/charge	<u>(7)</u>	<u>2</u>
Balance at 31 December	<u>23</u>	<u>2</u>

The deferred tax balance relates to timing differences in respect of fixed assets and is expected to be recoverable in more than one year.

In addition to the above, as at 31 December 2019 there were unrecognised deferred tax assets of £133k in respect of loan relationships.

15. Ultimate parent company

As at 31 December 2019, the immediate parent undertaking was City Suites Limited and the ultimate parent undertaking was Vita Group Holdings Limited incorporated in the UK. On 10 March 2020 the shares of City Suites Limited were transferred to Delta Newco CS Limited. Therefore the ultimate parent undertaking from 10 March 2020 is Delta Newco CS Limited.

The largest and smallest Group in which the results of the Company are consolidated is that headed by Vita Group Holdings Limited, incorporated in the UK. The consolidated financial statements of this company are available to the public and may be obtained from The Registrar of Companies, Companies House, Cardiff, CF4 3UZ.

City Suites Holdco Limited**Notes to the Financial Statements - continued
for the Year Ended 31 December 2019****16. Related party disclosures**

The Directors consider Vita Group Holdings Limited and all of its subsidiaries and joint ventures to be related parties of the Company.

The following balances with related parties existed at the year end:

	Rental guarantee utilised £'000	Service charge £'000	Balance outstanding £'000
31 December 2019			
City Suites Limited			(4,216)
City Suites Management Limited			(5,680)
City Suites Manchester Limited			9,608
City Suites Operating Company Limited	(1,577)	(63)	155

	Rental guarantee utilised £'000	Service charge £'000	Balance outstanding £'000
31 December 2018			
City Suites Limited	-	-	(4,261)
City Suites Management Limited	-	-	86
City Suites Manchester Limited	-	-	9,612
City Suites Operating Company Limited	(1,638)	(52)	(4,039)

A negative balance indicates an amount payable by the Company. A positive balance indicates an amount receivable to the Company.

All related party balances are unsecured and all transactions are carried out on an arms-length basis.

All recharges are at cost and are apportioned in accordance with an agreed Group recharge methodology. The recharge methodology apportions costs on the basis of service usage.

17. Events after the reporting period

On 10 March 2020, the ultimate parent undertaking of the Company changed to Delta Newco CS Limited when Delta Newco CS Limited acquired the shares of City Suites Limited.

In March 2020 a global pandemic was declared by the World Health Organisation relating to the Covid-19 virus. The Directors do not believe the pandemic will have a material impact on the Company. Please see note 1 for more details regarding going concern.

City Suites Holdco Limited

Notes to the Financial Statements- continued
for the Year Ended 31 December 2019

18. Reconciliation of (loss)/profit before income tax to cash generated from operations

	2019	2018
	£'000	£'000
(Loss)/profit before income tax	(1,516)	1,016
Depreciation charges	45	30
Decrease in provisions	(112)	(2,373)
Finance costs	-	83
	(1,583)	(1,244)
Decrease in inventories	-	905
Decrease in trade and other receivables	68	229
Increase in trade and other payables	1,515	5,512
Cash generated from operations	-	5,402