

DUNALASTAIR HOTEL LIMITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 DECEMBER 2021

DUNALASTAIR HOTEL LIMITED

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DUNALASTAIR HOTEL LIMITED
REGISTERED NUMBER: 10458462

BALANCE SHEET
AS AT 31 DECEMBER 2021

	Note	2021 £	2020 £
Fixed assets			
Investment property	4	7,674,265	4,952,455
		<u>7,674,265</u>	<u>4,952,455</u>
Current assets			
Debtors: amounts falling due within one year	5	48,281	37,587
Cash at bank and in hand	6	88,114	110,626
		<u>136,395</u>	<u>148,213</u>
Creditors: amounts falling due within one year	7	(4,619,277)	(3,636,660)
Net current liabilities		<u>(4,482,882)</u>	<u>(3,488,447)</u>
Total assets less current liabilities		3,191,383	1,464,008
Creditors: amounts falling due after more than one year	8	(36,667)	(1,138,105)
Provisions for liabilities			
Deferred tax		(680,453)	-
		<u>(680,453)</u>	<u>-</u>
Net assets		<u>2,474,263</u>	<u>325,903</u>
Capital and reserves			
Called up share capital		1	1
Other reserves		2,041,357	-
Profit and loss account		432,905	325,902
Shareholders' funds		<u>2,474,263</u>	<u>325,903</u>

DUNALASTAIR HOTEL LIMITED
REGISTERED NUMBER: 10458462

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2021

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the profit and loss account in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

T Z Usmani

Director

Date: 3 November 2022

The notes on pages 4 to 10 form part of these financial statements.

DUNALASTAIR HOTEL LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2021

	Called up share capital	Other reserves	Profit and loss account	Total equity
	£	£	£	£
At 1 January 2021	1	-	325,902	325,903
Profit for the year	-	-	2,148,360	2,148,360
Transfer to/from profit and loss account	-	2,041,357	(2,041,357)	-
At 31 December 2021	<u>1</u>	<u>2,041,357</u>	<u>432,905</u>	<u>2,474,263</u>

The notes on pages 4 to 10 form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2020

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 January 2020	1	177,214	177,215
Profit for the year	-	148,688	148,688
At 31 December 2020	<u>1</u>	<u>325,902</u>	<u>325,903</u>

The notes on pages 4 to 10 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

1. General information

The company is a private company limited by shares, and is incorporated in England and Wales. The address of its registered office is 50 Havelock Terrace, London, SW8 4AL.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Going concern

The directors have prepared the accounts on a going concern basis taking into account the current market position and prospects of the company and also the continued working capital support provided by the parent company.

2.3 Turnover

Turnover comprises rent receivable net of VAT by the company and is recognised when it falls due.

2.4 Investment property

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.

2.5 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.6 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.7 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Profit and loss account.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

2. Accounting policies (continued)

2.7 Financial instruments (continued)

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

2.8 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.9 Government grants

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the Profit and loss account in the same period as the related expenditure.

2.10 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount.

2.11 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the balance sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance sheet.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

2. Accounting policies (continued)

2.12 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

3. Employees

The average monthly number of employees, including directors, during the year was 3 (2020 - 3).

DUNALASTAIR HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

4. Investment property

	Freehold investment property £
Valuation	
At 1 January 2021	4,952,455
Surplus on revaluation	2,721,810
At 31 December 2021	<u><u>7,674,265</u></u>

The fair value of the investment properties have been arrived on the basis of a valuation which was carried out on 31 December 2021 by the directors of the company, for the amount of £7,674,265. The valuation was made on an open market value basis derived from current market rents for similar properties, adjusted if necessary for any difference in nature, location or condition of the specific asset. The value of the properties at acquisition was £4,952,455.

5. Debtors

	2021 £	2020 £
Other debtors	48,281	37,025
Prepayments and accrued income	-	562
	<u><u>48,281</u></u>	<u><u>37,587</u></u>

6. Cash and cash equivalents

	2021 £	2020 £
Cash at bank and in hand	<u><u>88,114</u></u>	<u><u>110,626</u></u>

DUNALASTAIR HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

7. Creditors: Amounts falling due within one year

	2021 £	2020 £
Bank loans	1,101,158	104,900
Trade creditors	3,121	-
Amounts owed to group undertakings	3,499,668	3,499,668
Other taxation and social security	9,200	20,000
Other creditors	-	600
Accruals and deferred income	6,130	11,492
	<u>4,619,277</u>	<u>3,636,660</u>

8. Creditors: Amounts falling due after more than one year

	2021 £	2020 £
Bank loans	<u>36,667</u>	<u>1,138,105</u>

DUNALASTAIR HOTEL LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

9. Loans

Analysis of the maturity of loans is given below:

	2021 £	2020 £
Amounts falling due within one year		
Bank loans	1,101,158	104,900
Amounts falling due 1-2 years		
Bank loans	10,000	1,091,159
Amounts falling due 2-5 years		
Bank loans	26,667	31,847
Amounts falling due after more than 5 years		
Bank loans	-	15,099
	<u>1,137,825</u>	<u>1,243,005</u>

The bank loan of £1.1m was repaid in February 2022 and interest is charged at 3% over the Base Rate. The loan was being repaid in monthly instalments. The loan was secured on the company's investment properties.

The other bank loan of £47k is a Bounce Back Loan which is to be repaid in full via instalments by 12 August 2026. The loan is secured by a government guarantee.

10. Deferred taxation

	2021 £
Charged to profit or loss	(680,453)
At end of year	<u>(680,453)</u>

The deferred taxation balance is made up as follows:

	2021 £	2020 £
Revalued investment properties	(680,453)	-
	<u>(680,453)</u>	<u>-</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

11. Reserves

Other reserves

The other reserves represent non-distributable funds.

Profit and loss account

The profit and loss account represent distributable reserves.

12. Related party transactions

During the period the company charged rent of £200,000 (2020: £200,000) to a company under common control.

At the year end, the company was owed £48,280 (2020: £37,024) from a company under common control.

The Company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' not to disclose related party transactions between two or more wholly owned members of a group.

13. Controlling party

The ultimate parent company is Henley Homes Plc. The ultimate controlling party throughout this and the previous period were the directors of the parent company.

The accounts of this company are consolidated within the accounts of Henley Homes Plc and a copy of the consolidated accounts can be obtained from the company's registered office of 50 Havelock Terrace, London, SW8 4AL.

14. Auditors' information

The audit report unqualified. There are no matters to report.

The audit report was signed on 3 November 2022 by Abdultaiyab Pisavadi BSc FCA (Senior statutory auditor) on behalf of Simmons Gainsford LLP.

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.