

REGISTERED NUMBER: 10833485 (England and Wales)

Financial Statements for the Year Ended 30 June 2022

for

LTH Hotels (Leicester) Ltd



**LTH Hotels (Leicester) Ltd**

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for the year ended 30 June 2022**

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**LTH Hotels (Leicester) Ltd**

**Company Information  
for the year ended 30 June 2022**

**DIRECTORS:**

Koolesh D Shah  
Kala C Shah

**REGISTERED OFFICE:**

8-14 Talbot Square  
London  
W2 1TS

**REGISTERED NUMBER:**

10833485 (England and Wales)

**AUDITORS:**

Gerald Edelman LLP  
Chartered Accountants and Statutory Auditor  
73 Cornhill  
London  
EC3V 3QQ

LTH Hotels (Leicester) Ltd (Registered number: 10833485)

Balance Sheet  
30 June 2022

	Notes	2022 £	2021 £
<b>FIXED ASSETS</b>			
Tangible assets	4	8,176,017	8,448,326
<b>CURRENT ASSETS</b>			
Stocks		12,662	12,283
Debtors	5	448,933	341,066
Cash at bank and in hand		<u>269,608</u>	<u>44,706</u>
		731,203	398,055
<b>CREDITORS</b>			
Amounts falling due within one year	6	<u>(4,577,521)</u>	<u>(507,666)</u>
<b>NET CURRENT LIABILITIES</b>		<u>(3,846,318)</u>	<u>(109,611)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		4,329,699	8,338,715
<b>CREDITORS</b>			
Amounts falling due after more than one year	7	(4,107,000)	(8,151,018)
<b>PROVISIONS FOR LIABILITIES</b>	10	<u>(1,667,739)</u>	<u>(1,631,746)</u>
<b>NET LIABILITIES</b>		<u>(1,445,040)</u>	<u>(1,444,049)</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	11	1	1
Revaluation reserve		162,663	193,224
Retained earnings		<u>(1,607,704)</u>	<u>(1,637,274)</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>(1,445,040)</u>	<u>(1,444,049)</u>

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 20/03/2023 and were signed on its behalf by:

Koolesh D Shah  
Koolesh D Shah - Director

## LTH Hotels (Leicester) Ltd

### Notes to the Financial Statements for the year ended 30 June 2022

#### 1. STATUTORY INFORMATION

LTH Hotels (Leicester) Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

#### 2. ACCOUNTING POLICIES

##### **Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

##### **Going concern**

The directors have considered the financial position of the company and the financial statements have been prepared in assuming the company will continue as a going concern. In making the assumption, the directors' have considered the strong net asset base of the group, the future cash generative and profitable trading of the subsidiaries, and the availability of working capital and mitigating actions that can be taken during that period.

Overall, the directors have determined it continues to be appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments that may be a result from any significant changes in the assumptions noted above in preparing the financial statements on a going concern basis.

##### **Turnover**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. Revenue of the hotel arose wholly in the United Kingdom and is derived primarily from the rental of rooms and sale of food and beverage. Revenue is recognised when rooms are occupied and when food and beverages are sold. Revenue relating to rental income arose wholly in the United Kingdom and is derived primarily from the rental of commercial units.

##### **Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Land and buildings	- 2% Straight line for buildings, land is not depreciated
Plant and machinery etc	- 15% on reducing balance

##### **Revaluation of tangible fixed assets**

Individual freehold properties are carried at current year value at fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the balance sheet date.

Fair values are determined from the market-based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the other comprehensive income, unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits in which case the excess losses are recognised in profit and loss.

##### **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 and 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.

**LTH Hotels (Leicester) Ltd**

**Notes to the Financial Statements - continued  
for the year ended 30 June 2022**

**2. ACCOUNTING POLICIES - continued**

**Stocks**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

**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 trade creditors, bank loans, and other creditors, 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.

**Derecognition of financial liabilities**

Financial liabilities are derecognised when the company's contractual obligations expire or are discharged or cancelled.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

LTH Hotels (Leicester) Ltd

Notes to the Financial Statements - continued  
for the year ended 30 June 2022

2. ACCOUNTING POLICIES - continued

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**Pension costs and other post-retirement benefits**

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

**Finance and borrowing costs**

All borrowing costs are recognised within interest payable and similar expenses in profit or loss in the period in which they are incurred. These costs include interest expense calculated using the effective interest method and finance charges in respect of finance leases.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 54 (2021 - 22).

4. TANGIBLE FIXED ASSETS

	Land and buildings £	Plant and machinery etc £	Totals £
<b>COST OR VALUATION</b>			
At 1 July 2021	7,968,739	1,798,509	9,767,248
Additions	-	22,532	22,532
At 30 June 2022	<u>7,968,739</u>	<u>1,821,041</u>	<u>9,789,780</u>
<b>DEPRECIATION</b>			
At 1 July 2021	491,764	827,158	1,318,922
Charge for year	<u>147,375</u>	<u>147,466</u>	<u>294,841</u>
At 30 June 2022	<u>639,139</u>	<u>974,624</u>	<u>1,613,763</u>
<b>NET BOOK VALUE</b>			
At 30 June 2022	<u>7,329,600</u>	<u>846,417</u>	<u>8,176,017</u>
At 30 June 2021	<u>7,476,975</u>	<u>971,351</u>	<u>8,448,326</u>

Included in cost or valuation of land and buildings is freehold land of £599,989 (2021 - £599,989) which is not depreciated.

**LTH Hotels (Leicester) Ltd**

**Notes to the Financial Statements - continued  
for the year ended 30 June 2022**

**4. TANGIBLE FIXED ASSETS - continued**

Cost or valuation at 30 June 2022 is represented by:

	Land and buildings £	Plant and machinery etc £	Totals £
Valuation up to 2022	1,652,484	-	1,652,484
Cost	<u>6,316,255</u>	<u>1,821,041</u>	<u>8,137,296</u>
	<u>7,968,739</u>	<u>1,821,041</u>	<u>9,789,780</u>

If Land and buildings had not been revalued they would have been included at the following historical cost:

	2022 £	2021 £
Cost	<u>6,316,255</u>	<u>6,316,255</u>
Aggregate depreciation	<u>(473,750)</u>	<u>(356,931)</u>

The fair value of the freehold property has been arrived at on the basis of an assessment made by the directors at the year end. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties at that time.

In the opinion of the directors, the fair value of the freehold property determined by this valuation does not differ materially from its carrying amount in the financial statements as at 30 June 2022

**5. DEBTORS**

	2022 £	2021 £
Amounts falling due within one year:		
Trade debtors	133,468	114,436
Amounts owed by group undertakings	278,952	-
Other debtors	<u>36,513</u>	<u>56,630</u>
	<u>448,933</u>	<u>171,066</u>
Amounts falling due after more than one year:		
Amounts owed by group undertakings	<u>-</u>	<u>170,000</u>
Aggregate amounts	<u>448,933</u>	<u>341,066</u>

**6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2022 £	2021 £
Trade creditors	321,755	184,891
Amounts owed to group undertakings	4,001,169	-
Taxation and social security	69,836	40,876
Other creditors	<u>184,761</u>	<u>281,899</u>
	<u>4,577,521</u>	<u>507,666</u>

**LTH Hotels (Leicester) Ltd**

**Notes to the Financial Statements - continued  
for the year ended 30 June 2022**

**7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2022	2021
	£	£
Bank loans (see note 8)	4,107,000	4,107,000
Amounts owed to group undertakings	<u>-</u>	<u>4,044,018</u>
	<u>4,107,000</u>	<u>8,151,018</u>

**8. LOANS**

An analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>4,107,000</u>	<u>4,107,000</u>

**9. SECURED DEBTS**

The loan is secured by a fixed charge over the company's freehold property and other tangible assets.

**10. PROVISIONS FOR LIABILITIES**

	2022	2021
	£	£
Deferred tax	<u>1,667,739</u>	<u>1,631,746</u>
		Deferred tax
		£
Balance at 1 July 2021		1,631,746
Provided during year		<u>35,993</u>
Balance at 30 June 2022		<u>1,667,739</u>

The provision of deferred taxation is made up as follows, accelerated capital allowances £232,874 (2021 - £196,881), deferred tax on revaluation of property £1,434,865 (2021 - £1,434,865)

**11. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2022	2021
			£	£
1	Ordinary	1	<u>1</u>	<u>1</u>

**12. DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006**

The Report of the Auditors was unqualified.

Grant Lee BSc FCA (Senior Statutory Auditor)  
for and on behalf of Gerald Edelman LLP

**Notes to the Financial Statements - continued  
for the year ended 30 June 2022**

**13. RELATED PARTY DISCLOSURES**

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 with wholly owned subsidiaries within the group.

The company has taken advantage of the exemption in FRS102 Section 33.1A from the requirement to disclose the transactions between two or more members of the group, as all members are wholly owned subsidiaries of the ultimate parent company.

The immediate parent undertaking is London Town Group of Companies Limited, a company incorporated in England and Wales.

The ultimate parent undertaking is London Town Group of Companies Holding Limited, a company incorporated in England and Wales.

London Town Group of Companies Holdings Limited is the parent undertaking of the largest group of undertakings to consolidate these financial statements at 30 June 2022. The consolidated financial statements of London Town Group of Companies Holdings Limited can be obtained from 8-14 Talbot Square, London, W2 1TS.

London Town Group of Companies Limited is the parent undertaking of the smallest group of undertakings to consolidate these financial statements at 30 June 2022. The consolidated financial statements of London Town Group of Companies Limited can be obtained from 8-14 Talbot Square, London, W2 1TS.

In the directors opinion the ultimate controlling party is Auro Trust, a trust outside of the UK.