

Blythwood Square Hotel Glasgow Limited

Annual Report and Financial Statements

31 December 2017

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Blythswood Square Hotel Glasgow Limited
Annual report and financial statements 2017

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Blythswood Square Hotel Glasgow Limited

Report and financial statements 2017

Officers and professional advisers

Directors

J C Bradshaw
S Broughton
N M Chadwick
A G Troy
J A Burrell

Registered office

11 Blythswood Square
Glasgow
G2 4AD

Bankers

Wells Fargo Bank N.A.

Auditor

Deloitte LLP
Statutory Auditor
Leeds
United Kingdom

Blythwood Square Hotel Glasgow Limited

Strategic Report

Principal Activities of the Company

The principal activity of the Company is the operation of the Blythwood Square hotel in Glasgow. The Company is a member of the UK Group of Companies headed by Siena Holdco Limited ("the Group").

Company Business Review

During the year ended 31 December 2017 the Company's revenue decreased by £391,000 to £9,757,000, impacted by disruption during major refurbishment works. The directors anticipate that in 2018 trading conditions will improve and remain optimistic regarding the long term prospects of the Company.

The Group's key measurement of effectiveness of its operations is operating profit before depreciation and amortisation and exceptional or non-recurring items ("EBITDA"). The Company achieved an EBITDA of £2,351,000 (2016: £2,767,000).

The Company's earnings for the year have been retained and, together with the effects of capital expenditure and movements on working capital balances, this has led to a decrease in year end cash balances from £1,021,000 to £250,000.

Financial risk management objectives and policies

Financial risk management objectives and policies are managed on a unified basis for the Group.

The Company's activities expose it to a number of financial risks including credit risk, cash flow risk, liquidity risk and price risk. The use of financial derivatives to manage risks is subject to Board approval and no financial derivatives are used for speculative purposes.

Cash flow risk

The Company's activities expose it to the financial risks of changes in foreign currency exchange rates. These risks are small in the context of the Company's operations and therefore it does not use financial instruments to manage its exposure to them due to cost benefit considerations.

Credit risk

The Company's principal financial assets are bank balances and cash, and trade and other receivables.

The Company's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful debts. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The credit risk on liquid funds is limited because the counterparty is Wells Fargo Bank N.A., a bank with a good credit rating.

The Company has no significant concentration of credit risk other than receivable balances with members of the Group. The exposure on other receivable balances is spread over a large number of counterparties and customers.

Liquidity Risk

The Group uses a mixture of long term shareholder debt and bank debt in order to maintain liquidity and to ensure that sufficient funds are available for ongoing operations and future development. At 31 December 2017 the vast majority of the Group's bank debt was, subject to compliance with normal banking covenants, not due for repayment or renewal until March 2020.

Price Risk

The Company is exposed to commodity price risk, particularly in relation to energy costs. The Company manages its exposure to energy costs price risks by using fixed rate contracts, where appropriate, to ensure certainty of costs.

Blythswood Square Hotel Glasgow Limited

Strategic Report

Going Concern basis of accounts preparation

The financial statements have been prepared on a going concern basis. Further details regarding the adoption of the going concern basis can be found in note 1 to the financial statements.

Approved by the Board of Directors
and signed on behalf of the Board

A handwritten signature in black ink, appearing to be 'J A Burrell', written over the text 'and signed on behalf of the Board'.

J A Burrell
Director
4 July 2018

Blythswood Square Hotel Glasgow Limited

Directors' report

The directors present their annual report and the audited financial statements for the year ended 31 December 2017.

Going Concern and Financial risk management objectives and policies

The directors set out in the Strategic Report

- the reasoning for the adoption of the going concern basis in preparing the annual report and financial statements for the Company; and
- the financial risk management objectives and policies of the Company.

Dividends

No dividends were paid during the financial year (2016: £nil). The directors do not propose to pay a final dividend (2016: £nil).

Political contributions

There were no donations made to political parties (2016: £nil).

Directors

The directors who held office during the year and subsequent to the balance sheet date were:

J C Bradshaw
S Broughton
N M Chadwick
A G Troy
J A Burrell

The Company has made qualifying third party indemnity provisions for the benefit of its directors which were made during the year and remain in force at the date of this report.

Employees

The Group is an equal opportunity employer and makes every effort to ensure disabled people are not discriminated against on the grounds of their disability. In the event of staff becoming disabled every effort would be made to ensure that their employment continues and that training is arranged.

Employees are kept informed regarding the Group's affairs and are consulted on a regular basis wherever feasible and appropriate.

Disclosure of relevant information to auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- the director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Blythswood Square Hotel Glasgow Limited

Directors' report

Auditor

Deloitte have expressed their willingness to continue in office as auditor and appropriate arrangements are being made for them to be deemed reappointed as auditor in the absence of an Annual General Meeting.

Approved by the Board of Directors
and signed on behalf of the Board

A handwritten signature in black ink, appearing to be 'J A Burrell', written over the text 'and signed on behalf of the Board'.

J A Burrell
Director
4 July 2018

Blythwood Square Hotel Glasgow Limited

Directors' Responsibilities Statement

The directors are responsible for preparing the Annual 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 101 Reduced Disclosure Framework. 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 judgments and accounting estimates that are reasonable and prudent; 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 Blythwood Square Hotel Glasgow Limited

Report on the audit of the financial statements

Opinion

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 101 "Reduced Disclosure Framework"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Blythwood Square Hotel Glasgow Limited (the 'company') which comprise:

- the profit and loss account;
- the statement of other comprehensive income;
- the balance sheet;
- the statement of changes in equity; and
- the related notes 1 to 18.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

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's 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.

Material uncertainty relating to going concern

We draw attention to note 1 in the financial statements, which indicates that the Group has agreed to sell the whole of its shareholding in the Company. The forthcoming sale creates a material uncertainty for the current directors about the future of the Company as they will no longer exercise executive control following completion of the Transaction. As stated in note 1, these events or conditions, along with the other matters as set forth in note 1 to the financial statements, indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter attention.

Independent auditor's report to the members of Blythwood Square Hotel Glasgow Limited (*continued*)

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than 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 respect of these matters.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, 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 is 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.

Auditor's 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.

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.

Independent auditor's report to the members of Blythwood Square Hotel Glasgow Limited (continued)

Report on other legal and regulatory requirements

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 strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

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 any material misstatements in the strategic report or the directors' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters 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.

We have nothing to report in respect of these matters.



David M Johnson BA FCA (Senior statutory auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
Leeds, United Kingdom

4 July 2018

Blythswood Square Hotel Glasgow Limited

Profit and Loss Account Year ended 31 December 2017

	Note	2017 £'000	2016 £'000
Turnover	3	9,757	10,148
Cost of sales		(5,267)	(5,297)
Gross profit		4,490	4,851
Administrative expenses		(2,756)	(2,540)
Operating profit / (loss) before depreciation and amortisation and exceptional or non-recurring items			
		2,351	2,767
Depreciation and amortisation		(524)	(438)
Exceptional or non-recurring items	6	(93)	(18)
Operating profit / (loss)		1,734	2,311
Operating profit / (loss)		1,734	2,311
Interest receivable and similar income	7	-	4
Profit / (loss) on ordinary activities before taxation	8	1,734	2,315
Tax on profit / (loss) on ordinary activities	9	(40)	(673)
Profit / (loss) for the financial year		1,694	1,642

All amounts relate to continuing activities.

Statement of Other Comprehensive Income Year ended 31 December 2017

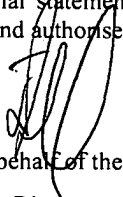
For the years ended 31 December 2017 and 31 December 2016 the Company had no transactions that would fall to be disclosed in a Statement of Other Comprehensive Income other than the net profit or loss for the financial year reported in the Profit and Loss Account above.

Blythswood Square Hotel Glasgow Limited

Balance sheet 31 December 2017

	Note	2017 £'000	2016 £'000
Fixed assets			
Tangible assets	10	24,393	22,381
Total fixed assets		24,393	22,381
Current assets			
Stocks		155	136
Debtors	11	2,292	4,339
Cash at bank and in hand		250	1,021
Total current assets		2,697	5,496
Creditors: amounts falling due within one year	12	(19,712)	(22,171)
Net current assets / (liabilities)		(17,015)	(16,675)
Total assets less current liabilities		7,378	5,706
Creditors: amounts falling due after more than one year	13	(126)	(148)
Net assets / (liabilities)		7,252	5,558
Capital and reserves			
Called up share capital	15	-	-
Profit and loss account		7,252	5,558
Equity shareholders' funds / (deficit)		7,252	5,558

The financial statements of Blythswood Square Hotel Glasgow Limited, company number SC294938, have been approved and authorised for issue by the Board of Directors.


Signed on behalf of the Board of Directors

J A Burrell, Director

4 July 2018

Blythwood Square Hotel Glasgow Limited

Statement of changes in equity 31 December 2017

	Called up share capital (note 15) £'000	Profit and loss account £'000	Total £'000
At 31 December 2015	-	3,916	3,916
Profit / (loss) for the financial year	-	1,642	1,642
At 31 December 2016	-	5,558	5,558
Profit / (loss) for the financial year	-	1,694	1,694
At 31 December 2017	-	7,252	7,252

Blythwood Square Hotel Glasgow Limited

Notes to the financial statements

Year ended 31 December 2017

1. ACCOUNTING POLICIES

The principal accounting policies are summarised below. They have all been applied consistently throughout the year and the preceding year.

Basis of accounting

Blythwood Square Hotel Glasgow Limited is a company incorporated in the United Kingdom under the Companies Act. The address of the registered office is given on page 1. The nature of the Company's operations and its principal activities are set out in the Strategic Report.

These financial statements are prepared in accordance with FRS 101 (Financial Reporting Standard 101) 'Reduced Disclosure Framework' as issued by the Financial Reporting Council.

The financial statements have been prepared under the historical cost convention, and in accordance with applicable United Kingdom accounting standards and law.

As permitted by FRS 101, the Company has taken advantage of the disclosure exemptions available under that standard in relation to business combinations, share-based payment, non-current assets held for sale, financial instruments, capital management, presentation of comparative information in respect of certain assets, presentation of a cash-flow statement, standards not yet effective, impairment of assets and related party transactions. Where required, equivalent disclosures are given in the group financial statements of Siena Holdco Limited, which are available to the public and can be obtained as set out in note 18.

Going Concern

Throughout the year ended 31 December 2017 and to the date of these financial statements the Company was a member of the Townhouse group of companies headed by Siena Holdco Limited (the "Group"). The Company received all necessary financial support from other companies within the Group to operate as a going concern.

The Group has agreed to sell the whole of its shareholding in the Company to Murdelux Sarl ("the Transaction"). Murdelux Sarl has informed the directors that its projections for the future trading prospects of the Company indicate that for a period of not less than 12 months from the date of approval of these financial statements the Company will have sufficient operational facilities in place to continue as a going concern.

The forthcoming sale creates a material uncertainty for the current directors about the future of the Company as they will no longer exercise executive control following completion of the Transaction and therefore there is an uncertainty that may cast significant doubt on the Company's ability to continue as a going concern and therefore it may be unable to realise its assets and discharge its liabilities in the normal course of business. However, having considered both the representations made to them by the directors of Murdelux Sarl and their own knowledge of the Company's financial position at the date of these financial statements, they continue to be satisfied that adopting the going concern basis in preparing the annual report and financial statements for the Company is appropriate.

Impairment of tangible assets

The carrying value of each of the Company's cash generating units is compared to its recoverable amount. If the carrying value of a unit is less than its recoverable amount an impairment loss is recognised in profit or loss. The impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to that unit and then to the other assets of the unit on a pro-rata basis.

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.

Blythswood Square Hotel Glasgow Limited

Notes to the financial statements Year ended 31 December 2017

1. ACCOUNTING POLICIES (*continued*)

Tangible fixed assets

Tangible fixed assets are stated at cost, net of depreciation and any provision for impairment. Depreciation is provided on tangible fixed assets at rates calculated to write off the cost, less estimated residual value based on prices prevailing at the date of acquisition, of each asset on a straight line basis over its expected useful life as follows:

Freehold land	not depreciated
Freehold buildings	100 years
Plant, equipment and vehicles	3 to 10 years as appropriate to the asset
Working replacements	3 years

Stocks

Stocks comprise food and beverages for resale and are stated at the lower of cost and net realisable value. Provisions are made for obsolete or slow-moving items where appropriate.

Cash and cash equivalents

Cash comprises cash on hand and demand deposits.

Taxation

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date. The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible.

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised based on tax laws and rates that have been enacted or substantively enacted at the balance sheet date. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited in other comprehensive income, in which case the deferred tax is also dealt with in other comprehensive income.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

Blythswood Square Hotel Glasgow Limited

Notes to the financial statements

Year ended 31 December 2017

1. ACCOUNTING POLICIES (*continued*)

Turnover

Revenue is recognised when the significant risks and rewards of the goods or services provided have transferred to the buyer, the amount of revenue can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the Company.

Revenue is measured at the fair value of the consideration receivable from the sale of goods and services to third parties after deducting discounts and other promotional activities. Revenue includes duties which the Company pays as principal, but excludes amounts collected on behalf of other parties, such as value added tax.

Revenue of the Company comprises the following streams:

Sale of goods

Revenue from the sale of food and beverages is recognised at the point of sale.

Rendering of services

Revenue from room sales and other guest services is recognised when rooms are occupied and as services are provided.

Leases

Rentals under operating leases are charged on a straight-line basis over the lease term, even if the payments are not made on such a basis. Benefits received and receivable as an incentive to sign an operating lease are similarly spread on a straight-line basis over the lease term.

Pension costs

The Company operates a defined contribution pension scheme for qualifying employees. The amounts charged to the profit and loss account are the contributions payable for the period. Differences between contributions payable and contributions paid are included as either accruals or prepayments in the balance sheet.

Finance costs

Where financial liabilities are measured at amortised cost using the effective interest method, interest expense is recognised on an effective yield basis in profit or loss within finance costs.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Financial instruments

Financial assets and financial liabilities are recognised in the Company's balance sheet when the Company becomes a party to the contractual provisions of the instrument.

Financial Assets

All financial assets are recognised and derecognised on a trade date where the purchase or sale of a financial asset is under a contract whose terms require delivery of the financial asset within the timeframe established by the market concerned, and are initially measured at fair value, plus transaction costs, except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value.

Financial assets are classified into the following specified categories: financial assets 'at fair value through profit or loss' (FVTPL), 'held-to-maturity' investments, 'available-for-sale' (AFS) financial assets and 'loans and receivables'. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

The only financial assets which the Company holds are classified as loans and receivables.

Blythswood Square Hotel Glasgow Limited

Notes to the financial statements Year ended 31 December 2017

1. ACCOUNTING POLICIES (*continued*)

Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL.

Loans and receivables

Trade receivables, loans, and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are measured at amortised cost using the effective interest method, less any impairment. Interest income is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial.

Impairment of financial assets

Financial assets are assessed for indicators of impairment at each balance sheet date. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the investment have been affected. Objective evidence of impairment could include:

- significant financial difficulty of the counterparty; or
- default or delinquency in interest or principal payments; or
- it becoming probable that the counterparty will enter bankruptcy or financial re-organisation.

For certain categories of financial asset, such as trade receivables, assets that are assessed not to be impaired individually are, in addition, assessed for impairment on a collective basis. Objective evidence of impairment for a portfolio of receivables could include the Company's past experience of collecting payments, an increase in the number of delayed payments in the portfolio past the average credit period, as well as observable changes in national or local economic conditions that correlate with default on receivables.

For financial assets carried at amortised cost, the amount of the impairment is the differences between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate. The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade receivables, where the carrying amount is reduced through the use of an allowance account. When a trade receivable is considered uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are credited against the allowance account. Changes in the carrying amount of the allowance account are recognised in profit or loss.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed through profit or loss to the extent that the carrying amount of the investment at the date the impairment is reversed does not exceed what the amortised cost would have been had the impairment not been recognised.

Blythswood Square Hotel Glasgow Limited

Notes to the financial statements Year ended 31 December 2017

1. ACCOUNTING POLICIES (*continued*)

Derecognition of financial assets

The Company derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

Financial liabilities and equity

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangement.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Financial liabilities

Financial liabilities are classified as either financial liabilities 'at FVTPL' or 'other financial liabilities'. All of the Company's financial liabilities are classified as other financial liabilities.

Other financial liabilities

Other financial liabilities, including borrowings, are initially measured at fair value, net of transaction costs.

Other financial liabilities are subsequently measured at amortised cost using the effective interest method, with interest expense recognised on an effective yield basis.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or they expire.

Government grants

Government grants relating to tangible fixed assets are recognised in the balance sheet and released to the profit and loss account over the expected useful lives of the assets concerned.

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 that 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 balance sheet date, taking into account the risks and uncertainties surrounding the obligation. Where 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 (where the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

Blythwood Square Hotel Glasgow Limited

Notes to the financial statements

Year ended 31 December 2017

2. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

In the application of the Company's accounting policies, which are described in note 1 above, the directors are required to make judgements, estimates and assumptions about the carrying amounts 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The key assumptions concerning the future, and other key sources of uncertainty at the balance sheet date, that have a potential risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below.

Impairment of non-financial assets

As discussed in note 1, the directors are required to consider whether any of the Company's assets are impaired. When conducting an impairment review, the directors use a discounted cash flow model which requires the directors to estimate the future cash inflows of the Company as well as suitable discount rates.

Corporation tax and deferred tax

The calculation of the Company's tax charge necessarily involves a degree of estimation and judgement in respect of certain items. In calculating the Company's tax charge, there are inherent assumptions made around assets which qualify for capital allowances as well as the level of expenses which are disallowable for corporation tax purposes.

Further judgement is required in relation to any deferred tax assets which may arise as the recoverability of these assets is reliant on future taxable profits. Deferred tax liabilities are calculated based on the Company's expectations regarding the manner and timing of the recovery of the related assets.

3. TURNOVER

	2017	2016
	£'000	£'000
An analysis of the Company's turnover, all of which arose in the UK and relates to continuing operations and a single business segment, is as follows:		
Sales of goods	3,409	3,384
Rendering of services	6,348	6,764
Total turnover	9,757	10,148

Blythswood Square Hotel Glasgow Limited

Notes to the financial statements Year ended 31 December 2017

4. STAFF COSTS

	2017	2016
The average monthly number of employees during the year was:		
Operational	227	213
	<u>£'000</u>	<u>£'000</u>
Their aggregate remuneration comprised:		
Wages and salaries	3,213	3,041
Social security costs	209	203
Pension costs	34	32
Total remuneration	<u>3,456</u>	<u>3,276</u>

5. DIRECTORS' EMOLUMENTS

The directors received no remuneration in respect of services to the Company during the year (2016: £nil).

A G Troy and J A Burrell are also directors of Principal Hayley Limited which provides management services to the Company. Management fees payable for the year were £195,000 (2016: £203,000) based on a proportion of the Company's revenues and do not include specific charges of emoluments.

6. EXCEPTIONAL OR NON-RECURRING ITEMS

	2017 £'000	2016 £'000
Disruption costs during refurbishment	93	-
Restructuring costs and termination payments	-	18
Total exceptional or non-recurring items	<u>93</u>	<u>18</u>

7. INTEREST RECEIVABLE AND SIMILAR INCOME

	2017 £'000	2016 £'000
Other interest receivable	-	4
Total interest receivable	<u>-</u>	<u>4</u>

Blythswood Square Hotel Glasgow Limited

Notes to the financial statements Year ended 31 December 2017

8. PROFIT / (LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION

	2017 £'000	2016 £'000
Profit / (loss) on ordinary activities before taxation is stated after charging / (crediting):		
Depreciation	546	459
Amortisation of grants	(22)	(21)
Auditor's remuneration - audit of the Company's financial statements	20	21
Exceptional or non-recurring items (note 6)	93	18
	<u> </u>	<u> </u>

9. TAX ON PROFIT / (LOSS) ON ORDINARY ACTIVITIES

	2017 £'000	2016 £'000
The tax charge for the year comprises:		
Current tax		
UK corporation tax on the profit / (loss) for the year	-	-
Adjustments in respect of previous periods	(1)	-
Total current tax charge / (credit)	<u>(1)</u>	<u>-</u>
Deferred tax		
Total deferred tax charge / (credit)	<u>41</u>	<u>673</u>
Total tax charge / (credit) for the year	<u>40</u>	<u>673</u>

The charge for the year can be reconciled to the profit in the profit and loss account as follows:

	2017 £'000	2016 £'000
Profit / (loss) on ordinary activities before taxation	<u>1,734</u>	<u>2,315</u>
Tax at standard UK rate of 19.25% (2016: 20.0%)	334	463
Effects of:		
Expenses not deductible for tax purposes	15	25
Change in unrecognised deferred tax assets	(386)	-
Other amounts deductible for tax purposes	(102)	(225)
Group relief surrendered for nil consideration	-	(11)
Change in tax rates	2	68
Adjustments to the tax charge in respect of prior periods	177	353
Total tax charge / (credit) for the year	<u>40</u>	<u>673</u>

Blythswood Square Hotel Glasgow Limited

Notes to the financial statements Year ended 31 December 2017

10. TANGIBLE FIXED ASSETS

	Freehold land and buildings £'000	Vehicles, plant and equipment £'000	Total £'000
Cost			
At 1 January 2016	20,844	3,998	24,842
Additions	-	2,558	2,558
Disposals	-	(120)	(120)
At 31 December 2017	20,844	6,436	27,280
Accumulated depreciation			
At 1 January 2016	31	2,430	2,461
Charge for the year	10	536	546
Disposals	-	(120)	(120)
At 31 December 2017	41	2,846	2,887
Net book value			
At 31 December 2017	20,803	3,590	24,393
At 31 December 2016	20,813	1,568	22,381

The Company's fixed assets are charged in favour of the Group's bankers as security for its borrowings.

11. DEBTORS

	2017 £'000	2016 £'000
Trade debtors	146	132
Prepayments and accrued income	300	104
Amounts owed by Group undertakings	590	2,806
Deferred tax (note 14)	1,256	1,297
Total debtors	2,292	4,339

Amounts owed by Group undertakings are repayable on demand and are interest free.

Blythswood Square Hotel Glasgow Limited

Notes to the financial statements Year ended 31 December 2017

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017	2016
	£'000	£'000
Trade creditors	237	421
Taxation and social security	105	511
Amounts due to Group undertakings	16,926	20,162
Other creditors, accruals and deferred income	2,422	1,055
Deferred grant income	22	22
	<hr/>	<hr/>
Total creditors falling due within one year	19,712	22,171
	<hr/>	<hr/>

Amounts due to Group undertakings are payable on demand and are interest free.

13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2017	2016
	£'000	£'000
Deferred grant income	126	148
	<hr/>	<hr/>
Total creditors falling due after more than one year	126	148
	<hr/>	<hr/>

Blythswood Square Hotel Glasgow Limited

Notes to the financial statements Year ended 31 December 2017

14. DEFERRED TAX

Deferred tax is provided as follows:

	Accelerated tax depreciation £'000	Tax losses £'000	Total £'000
(Asset) / liability at 31 December 2015	(1,970)	-	(1,970)
Charged / (credited) to the profit and loss account	673	-	673
(Asset) / liability at 31 December 2016	(1,297)	-	(1,297)
Charged / (credited) to the profit and loss account	41	-	41
(Asset) / liability at 31 December 2017	(1,256)	-	(1,256)

Deferred tax assets and liabilities are offset where the Company has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

	2017 £'000	2016 £'000
Deferred tax liabilities	-	-
Deferred tax assets	(1,256)	(1,297)
Total deferred tax	(1,256)	(1,297)

The Company has no unprovided deferred tax assets (2016: £nil).

The deferred tax balances in these financial statements are calculated using the tax rates substantively enacted at 31 December 2017.

15. CALLED UP SHARE CAPITAL

	2017 £	2016 £
Allotted, called up and fully paid:		
100 ordinary shares of £1 each	100	100
Total share capital	100	100

16. RELATED PARTY TRANSACTIONS

The Company has taken advantage of the exemption in FRS 101 not to disclose transactions with other Group companies.

Blythswood Square Hotel Glasgow Limited

Notes to the financial statements Year ended 31 December 2017

17. CONTINGENT LIABILITIES

The Company, together with certain other fellow Group companies, has given guarantees to a maximum of £19.9 million over the UK borrowings of Siena Bidco Limited a fellow Group company. At 31 December 2017 the borrowings outstanding covered by this guarantee totalled £19.9 million.

18. ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

In the opinion of the directors, the Company's ultimate parent company is SOF-10 B&B Holdings Lux Sarl, a company incorporated in Luxembourg. The ultimate parent company is owned by private equity funds and is managed on their behalf by Starwood Capital Group LLC, a company registered in the United States of America. The parent undertaking of the largest group which includes the Company and for which group financial statements are prepared is Siena Holdco Limited, a company incorporated in Great Britain. The parent undertaking of the smallest such group is Siena Bidco Limited, a company incorporated in Great Britain. Copies of the group financial statements of Siena Holdco Limited and Siena Bidco Limited are available from Companies House, Crown Way, Maindy, Cardiff CF14 3UZ. The Company's immediate controlling party is The Town House Collection Holdings Limited.