

REGISTERED NUMBER: SC371642 (Scotland)

Unaudited Financial Statements for the Year Ended 31 December 2018

for

Hazledene Strawberrybank (Hotel) Limited

Hazledene Strawberrybank (Hotel) Limited (Registered number: SC371642)

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Hazledene Strawberrybank (Hotel) Limited

Company Information
for the Year Ended 31 December 2018

DIRECTOR:	M D Shaw
SECRETARY:	Dr N Baille
REGISTERED OFFICE:	The Ca'd'ora 45 Gordon Street Glasgow G1 3PE
REGISTERED NUMBER:	SC371642 (Scotland)
BANKERS:	Santander UK plc Bootle Merseyside L30 4GB
SOLICITORS:	Harper Macleod LLP The Ca'd'ora 45 Gordon Street Glasgow G1 3PE

Hazledene Strawberrybank (Hotel) Limited (Registered number: SC371642)

Statement of Financial Position 31 December 2018

	Notes	2018 £	£	2017 £	£
FIXED ASSETS					
Tangible assets	4		18,124,979		18,584,632
CURRENT ASSETS					
Stocks		14,895		11,363	
Debtors	5	83,281		120,143	
Prepayments and accrued income		211,888		189,182	
Cash at bank and in hand		916,802		1,151,678	
		<u>1,226,866</u>		<u>1,472,366</u>	
CREDITORS					
Amounts falling due within one year	6	<u>9,425,685</u>		<u>3,998,146</u>	
NET CURRENT LIABILITIES			<u>(8,198,819)</u>		<u>(2,525,780)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			9,926,160		16,058,852
CREDITORS					
Amounts falling due after more than one year	7		(7,975,000)		(13,799,413)
PROVISIONS FOR LIABILITIES			<u>(332,763)</u>		<u>(339,059)</u>
NET ASSETS			<u>1,618,397</u>		<u>1,920,380</u>
CAPITAL AND RESERVES					
Called up share capital			1		1
Retained earnings			1,618,396		1,920,379
SHAREHOLDERS' FUNDS			<u>1,618,397</u>		<u>1,920,380</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2018 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.
- (b)

Hazledene Strawberrybank (Hotel) Limited (Registered number: SC371642)

Statement of Financial Position - continued 31 December 2018

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 director on 17 December 2019 and were signed by:

M D Shaw - Director

Hazledene Strawberrybank (Hotel) Limited (Registered number: SC371642)

Notes to the Financial Statements for the Year Ended 31 December 2018

1. STATUTORY INFORMATION

Hazledene Strawberrybank (Hotel) Limited is a private company, limited by shares, registered in Scotland. 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.

Going concern

The financial statements have been prepared on a going concern basis which assumes that the company will continue to meet its obligations as they fall due for at least 12 months from the date of approval of the financial statements. During the year the company made a loss of £301,983 and had net assets of £1,618,397 at the year end.

Hazledene Group Limited, the company's ultimate parent undertaking, has confirmed that, if required, it will support the company for a period not less than 12 months from the date of the approval of these financial statements. Accordingly, the director considers that it is appropriate to prepare the financial statements on a going concern basis.

Related party exemption

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.

Significant judgements and estimates

Preparation of the financial statements requires management to make significant judgements and estimates. There are no items in the financial statements where any significant judgements or estimates have been made.

Turnover

Turnover is the total amount receivable by the company for goods supplied and services provided, excluding VAT and trade discounts.

Income from accommodation, room hire, food and beverage are all recognised as services are provided. Deposits received are not recognised in turnover until the service to which it relates has been carried out. Until that time, deposits received are held in creditors.

Tangible fixed assets

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

Long leasehold	- 2% on cost
Plant and machinery	- 20% on cost
Fixtures and fittings	- 33% on cost

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

Financial instruments are used to reduce exposure to interest rate movements. They are recognised at fair value within the financial statements.

2. ACCOUNTING POLICIES - continued

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 statement of financial position date.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the statement of financial position 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.

Foreign currencies

Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the statement of financial position date. Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of transaction. Exchange differences are taken into account in arriving at the operating result.

Hire purchase and leasing commitments

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to profit or loss over the relevant period. The capital element of the future payments is treated as a liability.

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

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.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 45 (2017 - 42) .

Hazledene Strawberrybank (Hotel) Limited (Registered number: SC371642)

Notes to the Financial Statements - continued for the Year Ended 31 December 2018

4. TANGIBLE FIXED ASSETS

	Long leasehold £	Plant and machinery £	Fixtures and fittings £	Totals £
COST				
At 1 January 2018	20,000,000	406,056	160,485	20,566,541
Additions	-	20,880	4,680	25,560
At 31 December 2018	20,000,000	426,936	165,165	20,592,101
DEPRECIATION				
At 1 January 2018	1,665,334	157,197	159,378	1,981,909
Charge for year	400,000	83,161	2,052	485,213
At 31 December 2018	2,065,334	240,358	161,430	2,467,122
NET BOOK VALUE				
At 31 December 2018	17,934,666	186,578	3,735	18,124,979
At 31 December 2017	18,334,666	248,859	1,107	18,584,632

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018 £	2017 £
Trade debtors	58,189	120,139
Amounts owed by group undertakings	1	1
Other debtors	25,091	3
	<u>83,281</u>	<u>120,143</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018 £	2017 £
Bank loans and overdrafts	5,188,083	415,000
Trade creditors	86,525	112,087
Amounts owed to group undertakings	1,732,298	1,590,892
Taxation and social security	93,492	89,009
Other creditors	2,325,287	1,791,158
	<u>9,425,685</u>	<u>3,998,146</u>

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

	2018 £	2017 £
Bank loans	-	5,824,413
Other creditors	7,975,000	7,975,000
	<u>7,975,000</u>	<u>13,799,413</u>

Hazledene Strawberrybank (Hotel) Limited (Registered number: SC371642)

Notes to the Financial Statements - continued for the Year Ended 31 December 2018

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

	2018 £	2017 £
Amounts falling due in more than five years:		
Repayable otherwise than by instalments		
Due in more than 5 years	<u>7,975,000</u>	<u>7,975,000</u>

8. SECURED DEBTS

The following secured debts are included within creditors:

	2018 £	2017 £
Bank loans	<u>5,188,083</u>	<u>6,239,413</u>

The bank has a floating charge and a fixed standard security over the leasehold interest in the hotel.

The management company of the hotel has a second standard security over the leasehold interest in the hotel.

9. DERIVATIVES

The company has taken out an interest rate cap to hedge interest rate risk on loans. This derivative has been included in the accounts in other debtors at fair value. The movement in the fair value is taken to the income statement. The cap expires in January 2019.

The fair value of the company's interest rate cap at the year end was £nil (2017 - £3).

10. ULTIMATE CONTROLLING PARTY

The controlling party is Hazledene (Strawberrybank) Limited.

The ultimate controlling party is M D Shaw.

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.