Directors' Report and Financial Statements
Period Ended
28 September 2017

Company Number 03658747

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Company Information

Directors

F A Kassam

A Lowry A D Tawakley F F Kassam

Company secretary

A Lowry

Registered number

03658747

Registered office

1 Kings Cross Road London

WC1X 9HX

Independent auditor

BDO LLP

55 Baker Street

London W1U 7EU

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Directors' Report for the Period Ended 28 September 2017

The directors present their report and the financial statements for the period ended 28 September 2017.

Principal activities

The principal activity of the company is the operation of the Holiday Inn Express hotel in Oxford.

Results and dividends

The profit for the period, after taxation, amounted to £143,846 (2016 - £1,146,891). The hotel continues to trade well and is maintaining its market share.

A dividend of £Nil (2016 - £1,100,000) was paid during the year.

Charitable contributions

During the year the company made charitable contributions of £1,000,000 (2016 - £Nil) to the Aga Khan Foundation (UK).

Directors

The directors who served during the period were:

F A Kassam A Lowry A D Tawakley F F Kassam

Directors' responsibilities

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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). 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 for the company's financial statements and then apply them consistently;
- make judgements 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 to 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.

Directors' Report (continued) for the Period Ended 28 September 2017

Disclosure of information to auditor

Each of the persons who are directors at the time when this directors' report is approved has confirmed 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 ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Auditor

The auditor, BDO LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.

A Lowry Director

Date: 6 March 2018

Independent Auditor's report to the members of Firoka (Oxford Hotels) Limited

Opinion

We have audited the financial statements of Firoka (Oxford Hotels) Limited ("the company") for the period from 30 September 2016 to 28 September 2017 which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity 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 United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 28 September 2017 and of its profit for the period then ended:
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 Auitor'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.

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 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 this regard.

Independent Auditor's report to the members of Firoka (Oxford Hotels) Limited (continued)

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 have 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 director's report.

We have nothing to report in respect of the following matters in relation to which 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' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

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 determines 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.

Independent Auditor's report to the members of Firoka (Oxford Hotels) Limited (continued)

Auditor's responsibilities for the audit of the financial statements

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.

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 at the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

BDO LLP

David Gill (Senior Statutory Auditor)
For and on behalf of BDO LLP, Statutory Auditor London
United Kingdom

Date: 12/3/18

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Statement of Comprehensive Income for the Period Ended 28 September 2017

		2017	2016
	Note	3	£
Turnover	4	3,317,314	3,477,013
Cost of sales		(1,019,860)	(1,023,293)
Gross profit		2,297,454	2,453,720
Administrative expenses		(1,038,372)	(1,111,790)
Exceptional administrative expenses	10	(1,000,000)	
Total administrative expenses		(2,038,372)	(1,111,790)
Operating profit	5	259,082	1,341,930
Interest receivable and similar income	7	1,938	3,037
Profit before tax		261,020	1,344,967
Tax on profit	8	(117,174)	(198,076)
Profit for the financial period		143,846	1,146,891

There was no other comprehensive income for 2017 (2016 - £Nil).

The notes on pages 9 to 19 form part of these financial statements.

Firoka (Oxford Hotels) Limited Registered number: 03658747

Statement of Financial Position as at 28 September 2017

Fixed assets	Note		28 September 2017 £		29 September 2016 £
Tangible assets	11		3,275,986		3,421,185
Current assets					
Stocks	12	4,882		5,152	
Debtors: amounts falling due within one year	13	196,013		253,532	
Cash at bank and in hand		2,082,221		1,235,749	
		2,283,116	•	1,494,433	
Creditors: amounts falling due within one year	14	(1,140,384)		(636,041)	
Net current assets			1,142,732		858,392
Total assets less current liabilities Provisions for liabilities			4,418,718		4,279,577
Deferred tax	15		(185,237)		(189,942)
Net assets			4,233,481		4,089,635
Capital and reserves					
Called up share capital	16		100,000		100,000
Profit and loss account	17		4,133,481		3,989,635
			4,233,481		4,089,635

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

A Lowry Director

Director

The notes on pages 9 to 19 form part of these financial statements.

Statement of Changes in Equity for the Period Ended 28 September 2017

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 30 September 2016	100,000	3,989,635	4,089,635
Profit for the period	-	143,846	143,846
At 29 September 2017	100,000	4,133,481	4,233,481
	nent of Changes in Equity riod Ended 29 September 2016		
	riod Ended 29 September 2016 Called up	Profit and	Total assists
	riod Ended 29 September 2016 Called up share capital	loss account	Total equity
	riod Ended 29 September 2016 Called up		Total equity £ 4,042,744
At 25 September 2015	Called up share capital	loss account £	£
for the Per	Called up share capital	loss account £ 3,942,744	£ 4,042,744

The notes on pages 9 to 19 form part of these financial statements.

Notes to the Financial Statements for the Period Ended 28 September 2017

1. General information

Firoka (Oxford Hotels) Limited is a private company, limited by shares, incorporated in England under the Companies Act 2006. The address of the registered office is stated on the company information page and the nature of the company's operations and its principal activities are stated in the directors' report.

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 Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Financial reporting standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 4 Statement of Financial Position paragraph 4.12(a)(iv);
- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.41(b), 11.41(c), 11.41(e), 11.41(f), 11.42, 11.44 to 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.27, 12.29(a), 12.29(b) and 12.29A.

This information is included in the consolidated financial statements of Firoka (London Park) Limited as at 28 September 2017 and these financial statements may be obtained from Companies House.

2.3 Turnover

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Turnover comprises income in respect of goods and services supplied during the period and is recognised by the company at the point at which goods and services are delivered to the customer.

Notes to the Financial Statements for the Period Ended 28 September 2017

2. Accounting policies (continued)

2.4 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

The company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to the statement of comprehensive income during the period in which they are incurred.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Building core - 2% Building surface finishes & - 4%

services

Plant & machinery - 10% on written down value

Fixtures & fittings - 15% Computer equipment - 25%

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the statement of comprehensive income.

2.5 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis.

At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in the statement of comprehensive income.

2.6 Debtors

Short term debtors are measured at transaction price, less any impairment.

2.7 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.

Notes to the Financial Statements for the Period Ended 28 September 2017

2. Accounting policies (continued)

2.8 Creditors

Short term creditors are measured at the transaction price.

2.9 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

2.10 Pensions

Defined contribution pension plan

The company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payment obligations.

The contributions are recognised as an expense in the statement of comprehensive income when they fall due. Amounts not paid are shown in other creditors as a liability in the statement of financial position. The assets of the plan are held separately from the company in independently administered funds

2.11 Interest income

Interest income is recognised in the statement of comprehensive income using the effective interest method.

2.12 Current and deferred taxation

The tax expense for the period comprises current and deferred tax. Tax is recognised in the statement of comprehensive income, 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 reporting 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 reporting 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 reporting date.

Notes to the Financial Statements for the Period Ended 28 September 2017

2. Accounting policies (continued)

2.13 Exceptional items

Exceptional items are transactions that fall within the ordinary activities of the company but are presented separately due to their size or incidence.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the directors have had to make the following judgments:

Determine whether there are indicators of impairment of the company's tangible and intangible
assets, including goodwill. Factors taken into consideration in reaching such a decision include the
economic viability and expected future financial performance of the asset and where it is a
component of a larger cash-generating unit, the viability and expected future performance of that
unit.

Other key sources of estimation uncertainty

Tangible fixed assets (see note 11)
Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on the number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

4. Turnover

All turnover is attributable to the company's principal activity and arose within the United Kingdom.

5. Operating profit

The operating profit is stated after charging:

	2017 £	2016 £
Depreciation of owned tangible fixed assets	150,839	150,070
Fees payable to the company's auditor for the audit of the company's		
annual financial statements	15,120	14,750
		 =

Notes to the Financial Statements for the Period Ended 28 September 2017

6.	Employees		
	Staff costs were as follows:		
		2017 £	2016 £
	Wages and salaries	352,137	365,302
	Social security costs	26,645	28,909
	Cost of defined contribution scheme	1,253	-
		380,035	394,211
	The average monthly number of employees, including the directors, d	luring the period was as	
	,	2017	
		- '	2016
	Administration	2017	2016
		2017 No.	2016 No.
	Administration	2017 No. 3	2016 No .
	Administration	2017 No. 3 17 20 d undertaking, Firoka (kanagement charge of £4	2016 No. 3 14 17 (ings Cross) 5,496 (2016
7.	Administration Operations During the period, the directors received remuneration from a relate Limited, in respect of their services as directors to the company. A ma	2017 No. 3 17 20 d undertaking, Firoka (kanagement charge of £4	2016 No. 3 14 17 (ings Cross) 5,496 (2016

1,938

3,037

Other interest receivable

Notes to the Financial Statements for the Period Ended 28 September 2017

Taxation		
	2017 £	2016 £
Corporation tax		
Current tax on profits for the year	74,916	242,107
Adjustments in respect of previous periods	46,963	(4,621)
Total current tax	121,879	237,486
Deferred tax		
Origination and reversal of timing differences	(4,892)	(3,617)
Adjustments in respect of prior periods	187	(1,635)
Effect of tax rate change on opening balance	-	(34,158)
Total deferred tax	(4,705)	(39,410)
Taxation on profit on ordinary activities	117,174	198,076
Factors affecting tax charge for the period		
The tax assessed for the period is higher than (2016 - lower than) the standathe UK of 19.50% (2016 - 20%). The differences are explained below:	ard rate of corp	oration tax in
	2017 £	2016 £
Profit on ordinary activities before tax	261,020	1,344,967
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19.50% (2016 - 20%)	50,413	268,993
Effects of:	·	
Expenses not deductible for tax purposes	18,892	18,877
Adjustments to tax charge in respect of prior periods	46,963	(4,621)
Impact of change in deferred tax rate	719	(33,519)
Group relief	-	(50,019)
Adjustments to tax charge in respect of prior periods - deferred tax	187	(1,635)
Total tax charge for the period	117,174	198,076

Notes to the Financial Statements for the Period Ended 28 September 2017

9.	Dividends		
		28 September 2017 £	29 September 2016 £
	Interim dividends paid on equity capital	-	1,100,000
	Interim dividends paid in the period on equity capital of £Nil per share (2016 -	£11 per share)	
10.	Exceptional items		
		2017 £	2016 £
	Charitable donations - Aga Khan Foundation	1,000,000	-

Notes to the Financial Statements for the Period Ended 28 September 2017

11. Tangible fixed assets

	Freehold property £	Plant & machinery £	Fixtures & fittings	Total £
Cost or valuation				
At 30 September 2016	5,435,114	31,253	665,462	6,131,829
Additions	-	•	5,640	5,640
At 28 September 2017	5,435,114	31,253	671,102	6,137,469
Depreciation				
At 30 September 2016	2,037,776	24,287	648,581	2,710,644
Charge for the period on owned assets	143,671	697	6,471	150,839
At 28 September 2017	2,181,447	24,984	655,052	2,861,483
Net book value				
At 28 September 2017	3,253,667	6,269	16,050	3,275,986
At 29 September 2016	3,397,338	6,966	16,881	3,421,185

Included in land and buildings is freehold land at cost of £101,000 (2016 - £101,100) which is not depreciated.

Notes to the Financial Statements for the Period Ended 28 September 2017

12. Stocks

28 September 2017 £	29 September 2016 £
Consumables and operating equipment 4,882	5,152

Stock recognised in cost of sales during the period as an expense was £125,799 (2016 - £128,870).

13. Debtors

28 September 2017 £	29 September 2016 £
139,913	180,038
1,335	1,335
8,016	-
46,749	72,159
196,013	253,532
	September 2017 £ 139,913 1,335 8,016 46,749

Included within the trade debtors balance is a provision for bad debts of £10,000 (2016 - £10,000).

14. Creditors: Amounts falling due within one year

	28 September 2017 £	29 September 2016 £
Trade creditors	74,155	134,518
Amounts owed to group undertakings	1,062	-
Corporation tax	60,491	120,518
Taxation and social security	42,464	56,581
Accruals and deferred income	962,212	324,424
	1,140,384	636,041

Notes to the Financial Statements for the Period Ended 28 September 2017

15.	Deferred taxation		
		2017 £	2016 £
	At beginning of year	(189,942)	(229,352)
	Charged to profit or loss	4,705	39,410
	At end of year	(185,237)	(189,942)
	The provision for deferred taxation is made up as follows:		
		28	29
		September	September
		2017 £	2016 £
		L	£
	Accelerated capital allowances	(186,994)	(191,642)
	Short term timing differences	1,757	1,700

16. S

Share capital		
	28	29
	September	September
	2017	2016
AU 44 4 11 4 14 14 14 14 14 14 14 14 14 14	£	£
Allotted, called up and fully paid		
100,000 Ordinary shares of £1 each	100,000	100,000
	=	

(185,237)

(189,942)

17. Reserves

Profit & loss account

This is cumulative profits or losses, net of dividends paid and other adjustments.

18. Related party transactions

As at the year end, included in prepayments, is a balance of £1,335 (2016 - £1,335) due from Firoka (Heythrop Park) Limited, a company with common control, to the company.

Notes to the Financial Statements for the Period Ended 28 September 2017

19. Ultimate parent undertaking and controlling party

The results of the company are included in the consolidated accounts of Firoka (London Park) Limited, the ultimate parent company which is incorporated in Jersey. Firoka (London Park) Limited is the largest and smallest group of undertakings for which group accounts are prepared. Firoka (Oxford) Limited is the company's immediate parent undertaking.

The company's ultimate controlling party is Mr F A Kassam.