

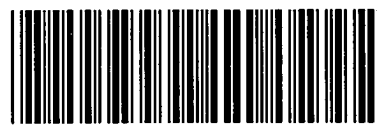
Registered Company No. SC135734 (Scotland)

**HOPETOUN HOUSE LIMITED**

**FINANCIAL STATEMENTS**

**For the year ended 31 December 2020**

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COMPANIES HOUSE

**HOPETOUN HOUSE LIMITED**

**OFFICERS AND PROFESSIONAL ADVISERS**

**Registered Company No. SC135734 (Scotland)**

**Registered Office**

Princes Exchange  
1 Earl Grey Street  
Edinburgh  
EH3 9EE

**Directors**

D Bowes-Lyon (Chairman)  
Earl of Hopetoun  
J D K Montgomery

**Secretary**

Turcan Connell WS

**Financial Advisers**

DBFM  
3 Walker Street  
Edinburgh  
EH3 7JY

**Auditor**

Chiene + Tait LLP  
Chartered Accountants and Statutory Auditor  
61 Dublin Street  
Edinburgh  
EH3 6NL

**Bankers**

Adam & Company plc  
25 St Andrew Square  
Edinburgh  
EH2 1AF

**Solicitors**

Turcan Connell  
Princes Exchange  
1 Earl Grey Street  
Edinburgh  
EH3 9EE

## **HOPETOUN HOUSE LIMITED**

### **DIRECTORS' REPORT**

The directors present their report and the audited financial statements for the year ended 31 December 2020.

#### **Results and dividends**

The profit for the year, before taxation, amounted to £Nil (2019: £Nil). The directors do not recommend the payment of a dividend.

#### **Principal activity and review of the business**

The company's principal activity during the year was the hire of function rooms at Hopetoun House.

#### **Charitable Donations**

The company has donated, under gift aid, £nil (2019: £74,655) to Hopetoun House Preservation Trust.

#### **Directors**

The directors at 31 December 2020 up to the date of this report were as follows:

D Bowes Lyon (Chairman)\*  
J D K Montgomery\*  
Earl of Hopetoun\*

\*These directors are also Trustees of Hopetoun House Preservation Trust.

#### **Covid-19**

In March 2020 the country was hit by the Covid-19 pandemic and was placed in lockdown by the UK and Scottish Governments. All trade was suspended and booked events were either cancelled or postponed till later in the current or following year. Staff from the Hopetoun House Preservation Trust team were furloughed with the exception of a small management team who have continued to manage the day to day operation of the company from home locations.

This has had a major economic impact on the company. A successful CBILS application was made to Adam Bank for a six-year loan of £250,000. Further support has also been provided by the parent charity, Hopetoun House Preservation Trust who have waived the rent for the use of the premises for the year. As a result of this the directors believe the company has adequate resources to continue in operational existence for the foreseeable future.

#### **Directors' responsibilities statement**

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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

**HOPETOUN HOUSE LIMITED**  
**DIRECTORS' REPORT (Cont'd.)**

**Directors' responsibilities statement(Cont'd.)**

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.

The directors confirm that:-

- as far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- each director has taken all the steps he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

**Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

**BY ORDER OF THE BOARD**

*Turcan Connell*

**Turcan Connell**  
**Secretary**

15 July 2021

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF  
HOPETOUN HOUSE LIMITED**



**Opinion**

We have audited the financial statements of Hopetoun House Limited (the 'company') for the year ended 31 December 2020 which comprise the statement of income and retained earnings, statement of financial position, statement of cash flows and the 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 (United Kingdom Generally Accepted Accounting Practice) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2020 and of its profit for the year 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 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.

**Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

**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  
HOPETOUN HOUSE LIMITED (continued)**



**Opinion 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 year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

**Matters on which we are required to report by exception**

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters where 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report or from the requirement to prepare a strategic report.

**Respective responsibilities of directors**

As explained more fully in the Directors' Responsibilities Statement set out on pages 2 and 3, 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the company and the industry in which it operates and considered the risk of acts by the company which were contrary to applicable laws and regulations, including fraud. These included but were not limited to the Companies Act 2006, and Health and Safety Regulations.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF  
HOPETOUN HOUSE LIMITED (continued)**



We focused on laws and regulations that could give rise to a material misstatement in the company's financial statements. Our tests included, but were not limited to:

- agreement of the financial statement disclosures to underlying supporting documentation;
- enquiries of the general manager of the parent entity and the directors;
- review of minutes of board meetings throughout the period;
- review of legal correspondence or invoices, and
- obtaining an understanding of the control environment in monitoring compliance with laws and regulations.

There are inherent limitations in an audit of financial statements and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. We also addressed the risk of management override of internal controls, including testing journals and evaluating whether there was evidence of bias by the directors that represented a risk of material misstatement due to fraud.

A further description of our responsibilities for the audit of the accounts is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**Who we are reporting to**

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.

**JEREMY CHITTLEBURGH BSc CA (Senior Statutory Auditor)**  
For and on behalf of  
**CHIENE + TAIT LLP**  
Chartered Accountants and Statutory Auditor  
61 Dublin Street  
Edinburgh EH3 6NL

15 July 2021  
.....

**HOPETOUN HOUSE LIMITED****STATEMENT OF INCOME AND RETAINED EARNINGS****For the year ended 31 December 2020**

	<b>Notes</b>	<b>2020</b> £	<b>2019</b> £
<b>Turnover</b>	3	102,792	599,142
<b>Cost of sales</b>		99,314	518,572
		-----	-----
<b>Gross profit</b>		3,478	80,570
<b>Administration expenses</b>		3,478	5,915
		-----	-----
<b>Operating profit</b>		-	74,655
<b>Interest receivable</b>		-	-
		-----	-----
<b>Result on ordinary activities before taxation</b>		-	74,655
<b>Taxation</b>	6	-	-
		-----	-----
<b>Result for the financial year and total comprehensive income</b>		-	74,655
<b>Distribution paid under Gift Aid</b>		-	(74,655)
		-----	-----
<b>Retained earnings at the start and end of the year</b>		-	-
		=====	=====

All of the company's activities are continuing.

There are no recognised gains and losses other than the result for the financial year.

The notes on pages 10 to 13 form part of these financial statements.

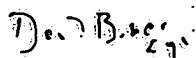


**HOPETOUN HOUSE LIMITED****STATEMENT OF FINANCIAL POSITION****As at 31 December 2020**

	<b>Notes</b>	<b>2020</b> £	<b>2019</b> £
<b>Current assets</b>			
Stock	7	5,010	3,060
Debtors	8	51,035	57,115
Cash at bank and in hand		381,271	91,876
		<u>437,316</u>	<u>152,051</u>
<b>Creditors: Amounts falling due within one year</b>	9	(198,816)	(143,551)
<b>Net current assets</b>		<u>238,500</u>	<u>8,500</u>
<b>Creditors: Amounts falling due after more than one year</b>	10	(237,500)	(7,500)
<b>Net assets</b>		<u>1,000</u>	<u>1,000</u>
		=====	=====
<b>Capital and reserves</b>			
Called up share capital	12	1,000	1,000
<b>Shareholder's funds</b>		<u>1,000</u>	<u>1,000</u>
		=====	=====

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the Board of Directors, and signed on their behalf by:



.....  
D Bowes Lyon  
Director

15 July 2021  
.....

**Registered Company No. SC135734**

The notes on pages 10 to 13 form part of these financial statements.

**HOPETOUN HOUSE LIMITED****STATEMENT OF CASH FLOWS****For the year ended 31 December 2020**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Cash flows from operating activities:</b>		
<b>Net income/ (expenditure) for the year</b>	-	-
<b>Adjustments for:</b>		
(Increase)/Decrease in stocks	(1,950)	209
Decrease/(Increase) in debtors	6,080	(11,593)
Increase in creditors	35,265	2,700
	-----	-----
<b>Net cash provided by/(used in) operating activities</b>	<b>39,395</b>	<b>(8,684)</b>
<b>Cash flows from financing activities:</b>		
Cash inflows from new borrowing	250,000	-
	-----	-----
<b>Net cash provided by financing activities</b>	<b>250,000</b>	<b>-</b>
	-----	-----
<b>Change in cash and cash equivalents in year</b>	<b>289,395</b>	<b>(8,684)</b>
Cash and cash equivalents at 31 December 2019	91,876	100,560
	-----	-----
<b>Cash and cash equivalents at 31 December 2020</b>	<b>381,271</b>	<b>91,876</b>
	=====	=====

The notes on pages 10 to 13 form part of these financial statements.

## **HOPETOUN HOUSE LIMITED**

### **NOTES to the FINANCIAL STATEMENTS**

#### **For the year ended 31 December 2020**

#### **1. Statement of compliance**

These financial statements have been prepared in accordance with the Companies Act 2006 and in compliance with FRS102 section 1A, "The Financial Reporting Standard applicable in the UK and the Republic of Ireland". Notwithstanding the above the directors have elected to include a Statement of Cash Flows.

#### **2. Accounting policies**

##### **Basis of preparation**

The financial statements are prepared under the historical cost convention. The company's functional and presentational currency is Sterling (GBP).

##### **Going concern**

The financial statements have been prepared on a going concern basis. The directors have assessed the Company's ability to continue as a going concern, particularly in light of the Covid-19 pandemic. Taking into account the support available from the Government and the holding charity, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing these financial statements.

##### **Revenue recognition**

Turnover is measured at fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and costs incurred or to be incurred in respect of the transactions can be measured reliably.

Revenue from the rendering of services is measured by reference to the stage of completion of the service transaction at the end of the reporting period provided that the outcome can be reliably estimated. When the outcome cannot be reliably estimated, revenue is recognised only to the extent that expenses are recognised as recoverable.

Where revenue has been received in respect of services still to be provided this revenue is held on the balance sheet as deferred income until the service has been provided.

##### **Stocks**

Stocks are measured at the lower of cost and estimated selling price. Cost includes all costs of purchase and other costs incurred in bringing the stock to its present location and condition.

##### **Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

##### **Creditors and provisions**

Creditors and provisions are recognised where the company has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

##### **Financial instruments**

The company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

**HOPETOUN HOUSE LIMITED****NOTES to the FINANCIAL STATEMENTS****For the year ended 31 December 2020****2. Accounting policies (continued)****General information**

The company is incorporated in Scotland and domiciled in the UK. The address of the registered office is Hopetoun House, South Queensferry, EH30 9SL.

<b>3. Turnover</b>	<b>2020</b>	<b>2019</b>
	£	£
Turnover arises from:		
Provision of goods and services	102,792	599,142
	=====	=====

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

<b>4. Auditor's remuneration</b>	<b>2020</b>	<b>2019</b>
	£	£
Fees payable for the audit of the financial statements	2,700	3,025
	=====	=====

**5. Analysis of staff costs and key management personnel remuneration**

There are no employees other than directors, however Hopetoun House Preservation Trust makes a recharge to the company for the use of its staff including the general manager of the Trust who, along with the directors, comprise the key management personnel. The directors received no remuneration for their services. The total recharge from the Trust for staff wages and salaries was £66,977 (2019: £124,536).

**6. Taxation**

No charge to taxation arises on the results for the year. There is no difference between the profit on ordinary activities before taxation and profits chargeable to corporation tax.

<b>7. Stock</b>	<b>2020</b>	<b>2019</b>
	£	£
Goods for resale	5,010	3,060
	=====	=====

<b>8. Debtors</b>	<b>2020</b>	<b>2019</b>
	£	£
Trade debtors	3,617	57,115
Sundry debtors and prepayments	15,728	-
Due from Hopetoun House Preservation Trust	31,690	-
	=====	=====
	51,035	57,115
	=====	=====

**HOPETOUN HOUSE LIMITED****NOTES to the FINANCIAL STATEMENTS****For the year ended 31 December 2020**

<b>9. Creditors: Amounts falling due within one year</b>	<b>2020</b>	<b>2019</b>
	£	£
Trade creditors	7,200	17,488
Accruals and deferred income	155,895	88,820
Due to Hopetoun House Preservation Trust	-	28,191
VAT payable	10,721	9,052
Bank loan	25,000	-
	=====	=====
	198,816	143,551

Amounts due to Hopetoun House Preservation Trust are unsecured, interest free and have no fixed repayment terms.

The bank loan is secured by a floating charge over the company's assets.

<b>10. Creditors: Amounts falling due after more than one year</b>	<b>2020</b>	<b>2019</b>
	£	£
Deferred income	12,500	7,500
Bank loan	225,000	-
	=====	=====
	237,500	7,500

The bank loan outstanding at the reporting date includes instalments due after more than five years of £25,000 (2019: £Nil). The bank loan is secured by a floating charge over the company's assets.

<b>11. Financial instruments</b>	<b>2020</b>	<b>2019</b>
	£	£
The carrying amount for each category of financial instrument is as follows:		
<b>Financial assets</b>		
Financial assets that are debt instruments measured at amortised cost	35,307	57,115
	=====	=====
<b>Financial liabilities</b>		
Financial liabilities measured at amortised cost	267,921	54,731
	=====	=====

<b>12. Share capital</b>	<b>Authorised</b>		<b>Allotted, called up and fully paid</b>	
	<b>2020</b>	<b>2019</b>	<b>2020</b>	<b>2019</b>
	No.	No.	£	£
Ordinary shares of £1 each	1,000	1,000	1,000	1,000
	=====	=====	=====	=====

**HOPETOUN HOUSE LIMITED****NOTES to the FINANCIAL STATEMENTS****For the year ended 31 December 2020****13. Reconciliation of shareholders' funds and movements on reserves**

	Share Capital £	Profit and Loss Account £	Total £
At 1 January 2020 and 31 December 2020	1,000	-	1,000
	=====	=====	=====

**14. Ultimate holding undertaking**

The company is a wholly owned subsidiary undertaking of Hopetoun House Preservation Trust, a charity registered in Scotland (SC009760) and whose registered office and principal place of business is Hopetoun House, South Queensferry, EH30 9SL.

Consolidated statutory financial statements are prepared by Hopetoun House Preservation Trust which incorporate the results of the company.

**15. Related party transactions**

During the year the company was charged £66,977 (2019: £329,536) by Hopetoun House Preservation Trust in respect of the licencing of the Trust's premises and the use of its staff.

A number of directors use Hopetoun House for private functions. When this occurs full market rates are charged on an arms-length commercial basis. There were no transactions with related parties during the current or prior year requiring disclosure within the statutory financial statements.

**16. Subsequent Events – Covid-19 Pandemic**

In March 2020 the country was hit by the Covid-19 pandemic and was placed in lockdown by the UK and Scottish Governments. All trade was suspended and booked events were either cancelled or postponed till later in the current or following year. Staff from the Hopetoun House Preservation Trust team were furloughed with the exception of a small management team who have continued to manage the day to day operation of the company from home locations.

The health and safety of everyone connected with the company from staff, clients and customers, suppliers and the local community remains the primary concern of the directors. The company has, and will continue to follow all Government guidelines regarding health and safety, social distancing, access and opening.

This has had a major economic impact on the company. A successful CBILS application was made to Adam Bank for a six-year loan of £250,000. Further support has also been sought from the parent charity, Hopetoun House Preservation Trust. As a result of this the directors believe the company has adequate resources to continue in operational existence for the foreseeable future.