

REGISTERED NUMBER: 01020999 (England and Wales)

**Abbreviated Audited Accounts**  
**for the Year Ended 30 November 2015**  
**for**  
**Stade Developments (Hastings) Limited**



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for the Year Ended 30 November 2015**

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**Stade Developments (Hastings) Limited**

**Company Information  
for the Year Ended 30 November 2015**

**DIRECTORS:**

H C Moreton  
A C Moore

**REGISTERED OFFICE:**

c/o G.L.O Accountancy Services  
Studio 5, Rowditch Business Centre,  
282 Uttoxeter New Road  
Derby  
Derbyshire  
DE22 3LN

**REGISTERED NUMBER:**

01020999 (England and Wales)

**AUDITORS:**

HSKS Greenhalgh  
Chartered Accountants &  
Statutory Auditor  
18 St Christopher's Way  
Pride Park  
Derby  
DE24 8JY

**Strategic Report  
for the Year Ended 30 November 2015**

The directors present their strategic report for the year ended 30 November 2015.

**REVIEW OF BUSINESS**

In the year ended 30 November 2015 headline turnover increased by 6.1%, however, after taking into account site acquisitions and site disposals in the 2 years, like for like turnover increased 4.4%. The directors believe this to be a satisfactory result taking into consideration the general economic climate.

Following the acquisition of Paignton Pier in the previous year the company has targeted expansion in the South West. A decision was made to dispose of the 5 sites in Hastings, East Sussex. On 9th November 2015 1 Family Entertainment Centre and 2 Adult Gaming Centres in Hastings were sold to a large multi-national operator for a substantial amount. Part of the proceeds were used to reduce bank borrowings with the remainder retained by the company to contribute towards future acquisitions.

In preparation for a future sale, if an appropriate site was located in the South West, on 30 November 2015 Hunstanton Pier Family Entertainment Centre was transferred from Stade Developments (Hastings) Limited into its subsidiary company, C.H:S (Amusements) Limited, which had previously operated the site up until 2007.

On 12 December 2014 the company reached a settlement with Lloyds Banking Group for full redress, plus interest, which was charged to the company as part of an interest rate hedging product agreement which ran between 2008 and 2013. The company also took advice on a potential consequential loss claim arising from this but decided not to pursue this claim.

The directors have continued to closely monitor overhead expenditure and continue to take cost cutting measures, where opportunities arise, and which do not affect the customer offering.

The balance sheet remained strong at the year end with net assets of approximately £4.6million.

**Strategic Report  
for the Year Ended 30 November 2015**

**PRINCIPAL RISKS AND UNCERTAINTIES**

**Overview**

The execution of the company's strategy and the management of the business are subject to a number of potential risks, the occurrence of any one of which, may adversely impact on the company's performance. Such risks, and the actions in place to mitigate their potential adverse impact on the group are detailed below:

**The legislative and regulatory environment**

The betting and gaming industry has, in recent years, undergone significant legislative and regulatory change in the UK. including for example, the introduction of the Gambling Act 2005 and the implementation of bans on smoking in public places. The company uses a licensing expert to advise on any changes to the legislation and ensures any required action is carried out as required.

**Competition**

The company operates in a competitive market from both:-

- independent AGC and other gaming and betting operators; and
- leisure activities/product offerings from other businesses in the leisure sector.

To mitigate this risk, staff are trained to provide excellent customer service and managers trained to ensure the highest levels of efficiency, professionalism and cleanliness are maintained at all sites, at all times.

The company continues to support campaigns which it feels highlights the unfair advantages afforded to high street betting establishments, in particular in relation to stake and prize levels available on fixed odd betting terminals.

**Interest rate risk**

The company's trading income and operating cash flows are independent of any changes or movements in interest rates. The company's exposure to interest rate risk arises primarily from its bank borrowings and the interest rate charged is closely linked to LIBOR. The company has previously hedged some of its exposure to interest rate changes by obtaining bank finance with a collar rate applied to it, this ensures that interest suffered cannot exceed certain parameters. Although this hedging product expired in March 2013, the directors continue to closely monitor any information available in relation to interest rates and are ready to act should any adverse movements be predicted or occur. During the year the company significantly reduced the bank loan balance which enabled it to negotiate a lower interest rate.

**Liquidity risk**

Liquidity risk is the risk that cash may not be available to pay obligations when they fall due. Cash flow forecasts identifying the liquidity requirements of the company are produced and reviewed regularly to ensure the group has sufficient financial resources for at least the forthcoming twelve month period, where any shortfalls are identified measures are taken to attempt to prevent the situation from arising. The company strives to ensure that external funding is available at short notice in the event of any cash shortfalls and in September 2015 successfully negotiated a 12 month extension of the £250,000 overdraft facility with the company's bankers.

**Credit risk**

Credit risk is the risk that a counterparty will be unable to pay amounts in full when they fall due. As the trading business operates predominantly on a cash basis with its customers, the risk of bad debts is small. Major sales of old equipment are made on a part exchange basis to businesses that are also suppliers of the group, this way trade debtors can be offset against trade creditors, reducing the risk on debtors.

**General economic environment**

The disposable income of customers and their confidence and willingness to spend money on their leisure activity preferences are, and will, be affected by the general economic environment. The company strives to ensure its facilities, and activities on offer, provide value for money and meet its customers' needs. The company will closely monitor any potential effects of the 'Brexit' vote but does not expect any immediate impact on trading results.

**Inherent risk of pier structures**

**Strategic Report  
for the Year Ended 30 November 2015**

Paignton Pier is a traditional pier that goes out to sea, a continuous repair and maintenance programme is undertaken to try and ensure a high level of protection from severe weather and fire risk. In addition the group regularly liaises with its insurance brokers in an attempt to obtain insurance at affordable prices, however, this is proving extremely difficult with very few insurance companies willing to cover the risk. Alternative ways of reducing the exposure to this risk are constantly being explored.

**Seasonality**

A significant amount of the company's income is generated from the Family Entertainment Centres during the school holidays. Although it is very difficult for the company to manage this risk, all possible steps are taken to ensure revenues are maximised during peak season to ensure sufficient cash reserves are available to the group throughout the winter.

**Mis-appropriation of funds**

A significant amount of the company's income is cash based. The company uses external specialist software to monitor machine takings and alert management of unexpected deviations. The company also implements stringent cash control systems which are reviewed and updated on a timely basis.

**FUTURE DEVELOPMENTS**

The remaining 2 sites in Hastings, East Sussex were sold in February and August 2016, this completed the disposal programme of all of the sites located in Hastings. All of the proceeds were retained by the company to contribute towards future acquisitions.

The directors continue to actively seek new sites to acquire. A number of sites have been visited in the South West region of the country and with the cash reserves available, the directors are in a position to make offers once a site is found to complement the company's current site.

**ON BEHALF OF THE BOARD:**



H C Moreton - Director

Date: 23 SEPTEMBER 2016

**Report of the Directors  
for the Year Ended 30 November 2015**

The directors present their report with the accounts of the company for the year ended 30 November 2015.

**DIVIDENDS**

No dividends will be distributed for the year ended 30 November 2015.

**EVENTS SINCE THE END OF THE YEAR**

Information relating to events since the end of the year is given in the notes to the accounts.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 December 2014 to the date of this report.

H C Moreton  
A C Moore

**DISCLOSURE IN THE STRATEGIC REPORT**

The future developments of the company have been disclosed within the Strategic Report.

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Strategic Report, Report of the Directors 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 judgements and accounting estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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.

**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that 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 auditors are aware of that information.

**ON BEHALF OF THE BOARD:**



H C Moreton - Director

Date: 23 SEPTEMBER 2016

**Report of the Independent Auditors to  
Stade Developments (Hastings) Limited  
Under Section 449 of the Companies Act 2006**

We have examined the abbreviated accounts set out on pages eight to twenty four, together with the full financial statements of Stade Developments (Hastings) Limited for the year ended 30 November 2015 prepared under Section 396 of the Companies Act 2006.

This report is made solely to the company, in accordance with Section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' 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, for our work, for this report, or for the opinions we have formed.

**Respective responsibilities of directors and auditors**

The directors are responsible for preparing the abbreviated accounts in accordance with Section 445 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section and to report our opinion to you.

**Basis of opinion**

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

**Opinion**

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 445(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section.

**Other information**

On 29<sup>th</sup> September 2016 we reported as auditors to the shareholders of the company on the full financial statements for the year ended 30 November 2015 prepared under Section 396 of the Companies Act 2006, and our report was as follows:

"We have audited the financial statements of Stade Developments (Hastings) Limited for the year ended 30 November 2015 on pages eight to twenty four. 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).

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 a Report of the Auditors 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.

**Respective responsibilities of directors and auditors**

As explained more fully in the Statement of Directors' Responsibilities set out on page five, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.



**Report of the Independent Auditors to  
Stade Developments (Hastings) Limited  
Under Section 449 of the Companies Act 2006**

**Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Strategic Report and the Report of the Directors to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

**Basis for qualified opinion on financial statements**

As noted in the accounting policies (note 1), the company's freehold and leasehold properties with a net book value of £1,583,406 have not been subject to a full valuation as required by Financial Reporting Standard 15. Furthermore, the properties were subject to a desktop valuation in July 2013 and two sites were sold after 30 November 2015, therefore, in our opinion, the combined value of freehold and leasehold properties should be reduced to £1,198,252 in order to reflect market value at the balance sheet date. A decrease of £385,154 in reserves would also be required.

**Qualified opinion arising from disagreement over accounting treatment**

In our opinion, except for the effects of the matters described in the Basis for qualified opinion paragraph, the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 November 2015 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.

**Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Strategic Report and the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

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

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."



Philip Handley ~~FCA~~ (Senior Statutory Auditor)  
for and on behalf of HSKS Greenhalgh  
Chartered Accountants &  
Statutory Auditor  
18 St Christopher's Way  
Pride Park  
Derby  
DE24 8JY

Date: 29<sup>th</sup> January 2016

**Stade Developments (Hastings) Limited (Registered number: 01020999)**

**Abbreviated Profit and Loss Account  
for the Year Ended 30 November 2015**

	Notes	2015 £	2014 £
<b>TURNOVER</b>		<b>5,768,044</b>	<b>5,435,913</b>
Cost of sales and other operating income		(1,812,307)	(1,858,896)
		<u>3,955,737</u>	<u>3,577,017</u>
Administrative expenses		(3,019,284)	(2,459,276)
<b>OPERATING PROFIT</b>	3	<b>936,453</b>	<b>1,117,741</b>
Bank redress	4	201,766	715,269
Profit on sale of intangible fixed assets	4	2,162,003	-
Loss on sale of tangible fixed assets	4	(2,332,996)	-
		<u>967,226</u>	<u>1,833,010</u>
Interest receivable and similar income		7,143	2,272
		<u>974,369</u>	<u>1,835,282</u>
Interest payable and similar charges	5	(120,580)	(131,302)
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		<b>853,789</b>	<b>1,703,980</b>
Tax on profit on ordinary activities	6	(302,211)	(401,270)
<b>PROFIT FOR THE FINANCIAL YEAR</b>		<b><u>551,578</u></b>	<b><u>1,302,710</u></b>

**CONTINUING OPERATIONS**

None of the company's activities were acquired or discontinued during the current year or previous year.

**Stade Developments (Hastings) Limited (Registered number: 01020999)**

**Statement of Total Recognised Gains and Losses  
for the Year Ended 30 November 2015**

	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>
<b>PROFIT FOR THE FINANCIAL YEAR</b>	<b>551,578</b>	<b>1,302,710</b>
	<hr/>	<hr/>
<b>TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE YEAR</b>	<b>551,578</b>	<b>1,302,710</b>
	<hr/> <hr/>	<hr/> <hr/>

**Note of Historical Cost Profits and Losses  
for the Year Ended 30 November 2015**

	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>
<b>REPORTED PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>	<b>853,789</b>	<b>1,703,980</b>
Realisation of property revaluation gains of previous years	<b>2,253,088</b>	<b>-</b>
Difference between the historical cost depreciation charge and the actual depreciation charge for the year calculated on the revalued amount	<b>207,140</b>	<b>212,789</b>
	<hr/>	<hr/>
<b>HISTORICAL COST PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>	<b>3,314,017</b>	<b>1,916,769</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>HISTORICAL COST PROFIT FOR THE YEAR RETAINED AFTER TAXATION</b>	<b>3,011,806</b>	<b>1,515,499</b>
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The notes form part of these abbreviated accounts

**Stade Developments (Hastings) Limited (Registered number: 01020999)**

**Abbreviated Balance Sheet  
30 November 2015**

	Notes	2015		2014	
		£	£	£	£
<b>FIXED ASSETS</b>					
Intangible assets	7		764,204		1,482,541
Tangible assets	8		3,329,410		10,386,043
Investments	9		3,972,601		1
			<u>8,066,215</u>		<u>11,868,585</u>
<b>CURRENT ASSETS</b>					
Stocks	10	191,100		300,275	
Debtors	11	293,190		971,845	
Cash at bank and in hand		3,302,433		1,157,209	
		<u>3,786,723</u>		<u>2,429,329</u>	
<b>CREDITORS</b>					
Amounts falling due within one year	12	1,328,013		2,106,503	
<b>NET CURRENT ASSETS</b>			<u>2,458,710</u>		<u>322,826</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>10,524,925</u>		<u>12,191,411</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	13		(5,650,876)		(7,868,103)
<b>PROVISIONS FOR LIABILITIES</b>	17		(239,192)		(240,029)
<b>NET ASSETS</b>			<u><u>4,634,857</u></u>		<u><u>4,083,279</u></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	18		180,999		180,999
Revaluation reserve	19		317,089		2,777,317
Profit and loss account	19		4,136,769		1,124,963
<b>SHAREHOLDERS' FUNDS</b>	25		<u><u>4,634,857</u></u>		<u><u>4,083,279</u></u>

The notes form part of these abbreviated accounts

**Stade Developments (Hastings) Limited (Registered number: 01020999)**

**Abbreviated Balance Sheet - continued  
30 November 2015**

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to medium-sized companies.

The financial statements were approved by the Board of Directors on 23 SEPTEMBER 2016 and were signed on its behalf by:

A handwritten signature in black ink, appearing to read 'H C Moreton', written over a dotted line.

H C Moreton - Director

The notes form part of these abbreviated accounts

**Notes to the Abbreviated Accounts  
for the Year Ended 30 November 2015**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of land and buildings and in accordance with applicable accounting standards.

**Cash flow**

The company, being a subsidiary undertaking where 90% or more of the voting rights are controlled within the group whose consolidated financial statements are publicly available, is exempt from the requirement to draw up a cash flow statement in accordance with FRS 1.

**Turnover**

Turnover represents machine takings, before Machine Games Duty and net of VAT where applicable.

Other operating income comprises rents receivable, ATM commission, bowling income and customer refreshments.

**Goodwill**

Goodwill is the difference between amounts paid on the acquisition of one business and the fair value of the identifiable assets and liabilities. It is amortised to the profit and loss account over its estimated economic life of 20 years.

**Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life or, if held under a finance lease, over the lease term, whichever is the shorter.

Freehold property	- 2% on cost
Short leasehold property	- at varying rates on cost
Long leasehold property	- at varying rates on cost
Plant and machinery	- 20% on reducing balance
Fixtures and fittings	- 25% on reducing balance
Motor vehicles	- 25% on reducing balance
Computer equipment	- 25% on reducing balance

**Stocks**

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

**Deferred tax**

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

**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 the profit and loss account over the relevant period. The capital element of the future payments is treated as a liability.

**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 the profit and loss account in the period to which they relate.

Notes to the Abbreviated Accounts - continued  
for the Year Ended 30 November 2015

1. ACCOUNTING POLICIES - continued

**Revaluation of tangible fixed assets**

Individual freehold and leasehold properties are carried at estimated current year value at the balance sheet date. The value of freehold and leasehold properties has not been determined in accordance with Financial Reporting Standard 15 which requires a full valuation obtained from a qualified valuer for each property every five years, with an interim valuation three years after the previous full valuation, and in any year where it is likely that there has been a material change in value.

An informal review by the directors has indicated that the aggregate value of the company's freehold and leasehold properties is consistent with previous valuations but no formal valuation has been carried out. The last full valuations were carried out between May 2006 and January 2008. However, the entire property portfolio was subjected to a desktop valuation in July 2013, the effects of which have not been incorporated into these financial statements.

Revaluation gains and losses are recognised in the statement of total recognised gains and losses unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the losses are recognised in the profit and loss account.

**Hire purchase and leasing commitments**

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance leases are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the profit and loss account so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

**Operating leases**

Rentals under operating leases are charged to the profit and loss account on a straight line basis over the lease term.

2. STAFF COSTS

	2015 £	2014 £
Wages and salaries	1,074,805	1,074,736
Social security costs	72,399	84,431
Other pension costs	364	60
	<u>1,147,568</u>	<u>1,159,227</u>

The average monthly number of employees during the year was as follows:

	2015	2014
Directors	2	2
Operational	64	63
	<u>66</u>	<u>65</u>

**Notes to the Abbreviated Accounts - continued  
for the Year Ended 30 November 2015**

**3. OPERATING PROFIT**

The operating profit is stated after charging/(crediting):

	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>
Depreciation - owned assets	<b>811,084</b>	796,290
Depreciation - assets on hire purchase contracts	<b>10,646</b>	-
Loss/(profit) on disposal of fixed assets	<b>70,844</b>	(20,900)
Goodwill amortisation	<b>91,200</b>	82,532
Auditors' remuneration	<b>15,000</b>	15,570
Operating lease rentals (other operating leases)	<b>124,344</b>	167,781
	<hr/>	<hr/>
Directors' remuneration	<b>109,184</b>	90,029
Directors' pension contributions to money purchase schemes	<b>364</b>	60
	<hr/>	<hr/>

**4. EXCEPTIONAL ITEMS**

During the year ended 30 November 2014 the company was offered a final redress determination from their bankers in respect of a refund of the difference in net payments relating to an interest rate hedging product, amounting to £715,269. This amount was accrued for in the year ended 30 November 2014 and was received in full during the year. Furthermore, compensatory interest relating to the determination of £201,766 was received during the year.

During the year ended 30 November 2015, the company disposed of three sites known as Pelham, Playdium and Wellington Place to an unconnected third party. This transaction generated a profit on disposal of goodwill amounting to £2,162,003 and a loss on disposal of property of £2,332,996.

**5. INTEREST PAYABLE AND SIMILAR CHARGES**

	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>
Bank interest	<b>68</b>	-
Bank loan interest	<b>112,478</b>	104,442
Other interest	<b>6,549</b>	8,953
Corporation tax interest	<b>1,485</b>	17,907
	<hr/>	<hr/>
	<b>120,580</b>	131,302
	<hr/>	<hr/>

**6. TAXATION**

**Analysis of the tax charge**

The tax charge on the profit on ordinary activities for the year was as follows:

	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>
Current tax:		
UK corporation tax	<b>303,048</b>	400,415
Adjustment in respect of earlier years	<b>-</b>	25,553
	<hr/>	<hr/>
Total current tax	<b>303,048</b>	425,968
Deferred tax	<b>(837)</b>	(24,698)
	<hr/>	<hr/>
Tax on profit on ordinary activities	<b>302,211</b>	401,270
	<hr/>	<hr/>



Notes to the Abbreviated Accounts - continued  
for the Year Ended 30 November 2015

6. TAXATION - continued

**Factors affecting the tax charge**

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	2015 £	2014 £
Profit on ordinary activities before tax	<u>853,789</u>	<u>1,703,980</u>
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 20.330% (2014 - 21.663%)	173,575	369,133
Effects of:		
Expenses not deductible for tax purposes	19,554	1,354
Depreciation in excess of capital allowances	549,674	29,928
Adjustments to tax charge in respect of previous periods	-	25,553
Rollover relief on profit on disposal of goodwill	<u>(439,755)</u>	<u>-</u>
Current tax charge	<u>303,048</u>	<u>425,968</u>

7. INTANGIBLE FIXED ASSETS

	Goodwill £
<b>COST</b>	
At 1 December 2014	1,990,769
Disposals	<u>(1,023,983)</u>
At 30 November 2015	<u>966,786</u>
<b>AMORTISATION</b>	
At 1 December 2014	508,228
Amortisation for year	91,200
Eliminated on disposal	<u>(396,846)</u>
At 30 November 2015	<u>202,582</u>
<b>NET BOOK VALUE</b>	
At 30 November 2015	<u>764,204</u>
At 30 November 2014	<u>1,482,541</u>

Notes to the Abbreviated Accounts - continued  
for the Year Ended 30 November 2015

8. TANGIBLE FIXED ASSETS

	Freehold property £	Short leasehold property £	Long leasehold property £	Plant and machinery £
<b>COST OR VALUATION</b>				
At 1 December 2014	4,971,627	3,581,712	2,759,648	4,032,538
Additions	4,912	-	-	613,777
Disposals	(2,713,596)	(1,447,536)	(2,759,648)	(1,778,015)
At 30 November 2015	2,262,943	2,134,176	-	2,868,300
<b>DEPRECIATION</b>				
At 1 December 2014	1,194,057	2,248,830	21,606	2,012,974
Charge for year	80,351	202,186	3,209	445,476
Eliminated on disposal	(399,978)	(511,733)	(24,815)	(856,164)
At 30 November 2015	874,430	1,939,283	-	1,602,286
<b>NET BOOK VALUE</b>				
At 30 November 2015	1,388,513	194,893	-	1,266,014
At 30 November 2014	3,777,570	1,332,882	2,738,042	2,019,564
	<b>Fixtures and fittings £</b>	<b>Motor vehicles £</b>	<b>Computer equipment £</b>	<b>Totals £</b>
<b>COST OR VALUATION</b>				
At 1 December 2014	1,810,769	99,022	103,702	17,359,018
Additions	248,729	-	9,758	877,176
Disposals	(1,011,957)	-	(24,229)	(9,734,981)
At 30 November 2015	1,047,541	99,022	89,231	8,501,213
<b>DEPRECIATION</b>				
At 1 December 2014	1,367,621	56,436	71,451	6,972,975
Charge for year	68,999	10,646	10,863	821,730
Eliminated on disposal	(813,670)	-	(16,542)	(2,622,902)
At 30 November 2015	622,950	67,082	65,772	5,171,803
<b>NET BOOK VALUE</b>				
At 30 November 2015	424,591	31,940	23,459	3,329,410
At 30 November 2014	443,148	42,586	32,251	10,386,043

Notes to the Abbreviated Accounts - continued  
for the Year Ended 30 November 2015

8. TANGIBLE FIXED ASSETS - continued

Cost or valuation at 30 November 2015 is represented by:

	Freehold property £	Short leasehold property £	Plant and machinery £
Valuation in 2002	-	(1,177,423)	-
Valuation in 2005	-	358,823	-
Valuation in 2006	174,958	-	-
Valuation in 2008	-	(128,374)	-
Cost	2,087,985	3,081,150	2,868,300
	<u>2,262,943</u>	<u>2,134,176</u>	<u>2,868,300</u>

  

	Fixtures and fittings £	Motor vehicles £	Computer equipment £	Totals £
Valuation in 2002	-	-	-	(1,177,423)
Valuation in 2005	-	-	-	358,823
Valuation in 2006	-	-	-	174,958
Valuation in 2008	-	-	-	(128,374)
Cost	1,047,541	99,022	89,231	9,273,229
	<u>1,047,541</u>	<u>99,022</u>	<u>89,231</u>	<u>8,501,213</u>

If freehold & leasehold property had not been revalued they would have been included at the following historical cost:

	2015 £	2014 £
Cost	<u>5,169,135</u>	<u>9,150,619</u>
Aggregate depreciation	<u>509,673</u>	<u>568,803</u>

Freehold and leasehold property have been professionally valued, on the basis that the properties are fully equipped operational entities having regard to their potential. Valuations were carried out by Edward Symmons (MRICS) in 2002, 2005, 2006 and 2008.

Notes to the Abbreviated Accounts - continued  
for the Year Ended 30 November 2015

8. TANGIBLE FIXED ASSETS - continued

Fixed assets, included in the above, which are held under hire purchase contracts are as follows:

	Motor vehicles £
<b>COST OR VALUATION</b>	
At 1 December 2014 and 30 November 2015	99,022
<b>DEPRECIATION</b>	
At 1 December 2014	56,436
Charge for year	10,646
At 30 November 2015	67,082
<b>NET BOOK VALUE</b>	
At 30 November 2015	31,940
At 30 November 2014	42,586

9. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
<b>COST</b>	
At 1 December 2014	1
Additions	3,972,600
At 30 November 2015	3,972,601
<b>NET BOOK VALUE</b>	
At 30 November 2015	3,972,601
At 30 November 2014	1

The company's investments at the Balance Sheet date in the share capital of companies include the following:

**Hunstanton Pier Company**

Nature of business: Dormant

	%
Class of shares:	holding
Ordinary	94.67
Preference	91.69

Hunstanton Pier Company is dormant, and is incorporated under the Harbours Docks and Piers Clauses Act 1847.

Hunstanton Pier Company is a subsidiary company of C.H.S. (Amusements) Limited, following a transfer of shares on 30 November 2015.

**Stade Developments (Hastings) Limited (Registered number: 01020999)**

**Notes to the Abbreviated Accounts - continued  
for the Year Ended 30 November 2015**

**9. FIXED ASSET INVESTMENTS - continued**

**Paignton Pier Company**

Nature of business: Dormant

	%
Class of shares:	holding
Ordinary	100.00

Paignton Pier Company is dormant, and is incorporated under the Paignton Pier Act 1874.

**C.H.S (Amusements) Limited**

Nature of business: Leisure industry and amusement arcades

	%
Class of shares:	holding
Ordinary	100.00
Ordinary (Premium)	100.00

	<b>2015</b>	2014
	£	£
Aggregate capital and reserves	<b>3,968,258</b>	100
Loss for the year	<b>(4,342)</b>	-

C.H.S (Amusements) Limited became a wholly owned subsidiary of Stade Developments (Hastings) Limited on 09 July 2015.

**10. STOCKS**

	<b>2015</b>	2014
	£	£
Stocks	<b>191,100</b>	300,275

**11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2015</b>	2014
	£	£
Trade debtors	<b>27,359</b>	12,134
Other debtors	<b>19,016</b>	753,589
Owed by group undertakings	<b>1,042</b>	-
Directors' current accounts	<b>133,436</b>	-
Prepayments and accrued income	<b>112,337</b>	206,122
	<b>293,190</b>	971,845

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

	<b>2015</b>	2014
	£	£
Bank loans and overdrafts (see note 14)	<b>125,233</b>	251,131
Hire purchase contracts (see note 15)	<b>10,092</b>	10,676
Trade creditors	<b>260,523</b>	502,691
Tax	<b>528,284</b>	617,552
Social security and other taxes	<b>143,719</b>	148,151
Other creditors	<b>123,168</b>	142,859
Directors' current accounts	-	280,176
Accruals and deferred income	<b>136,994</b>	153,267
	<b>1,328,013</b>	2,106,503

Notes to the Abbreviated Accounts - continued  
for the Year Ended 30 November 2015

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

	2015 £	2014 £
Bank loans (see note 14)	1,985,337	4,082,016
Hire purchase contracts (see note 15)	21,067	31,831
Amounts owed to group and related companies	3,635,339	3,690,340
Accruals and deferred income	9,133	63,916
	<u>5,650,876</u>	<u>7,868,103</u>

14. **LOANS**

An analysis of the maturity of loans is given below:

	2015 £	2014 £
Amounts falling due within one year or on demand: Bank loans	<u>125,233</u>	<u>251,131</u>
Amounts falling due between one and two years: Bank loans - 1-2 years	<u>128,720</u>	<u>258,152</u>
Amounts falling due between two and five years: Bank loans 2-5 years	<u>536,791</u>	<u>796,360</u>
Amounts falling due in more than five years:  Repayable by instalments Bank loans repayable in more than 5 years by instalments	<u>1,319,826</u> <u>1,319,826</u>	<u>3,027,504</u> <u>3,027,504</u>

**Stade Developments (Hastings) Limited (Registered number: 01020999)**

**Notes to the Abbreviated Accounts - continued  
for the Year Ended 30 November 2015**

**14. LOANS - continued**

The bank loans are payable by monthly instalments, the last of which falls due in January 2029. Interest is payable on the loan at 2.5% above the bank base rate until capital repayments commenced, and 2.25% above the bank base rate thereafter.

The bank holds the following securities in respect of loans:-

Cross Corporate Guarantee between Stade Developments (Hastings) Limited and third parties dated 31 October 2003.

First Legal Charge over 7-9 Pelham Place, Hastings granted by Stade Developments (Hastings) Limited dated 28 February 2005.

First Legal Charge over The Stade, Hastings granted by Stade Developments (Hastings) Limited dated 28 February 2005.

First Legal Charge over 39, 40 and 41 George Street, Hastings granted by Stade Developments (Hastings) Limited dated 1 June 2005.

All monies Debenture granted by Stade Developments (Hastings) Limited over the whole assets of the company dated 31 October 2003, registered 6 November 2003.

A personal guarantee of £100,000 given by the director H C Moreton.

**15. OBLIGATIONS UNDER HIRE PURCHASE CONTRACTS AND LEASES**

	<b>Hire purchase contracts</b>	
	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>
Net obligations repayable:		
Within one year	<b>10,092</b>	10,676
Between one and five years	<b>21,067</b>	31,831
	<u><b>31,159</b></u>	<u>42,507</u>

The following operating lease payments are committed to be paid within one year:

	<b>Land and buildings</b>	
	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>
Expiring:		
Between one and five years	<b>95,010</b>	95,010
In more than five years	<b>-</b>	33,848
	<u><b>95,010</b></u>	<u>128,858</u>

Hire purchase liabilities are secured by the assets which have been financed.

**Stade Developments (Hastings) Limited (Registered number: 01020999)**

**Notes to the Abbreviated Accounts - continued  
for the Year Ended 30 November 2015**

**16. SECURED DEBTS**

The following secured debts are included within creditors:

	2015 £	2014 £
Bank loans	2,110,570	-
Hire purchase contracts	31,159	-
	<u>2,141,729</u>	<u>-</u>

**17. PROVISIONS FOR LIABILITIES**

	2015 £	2014 £
Deferred tax		
Accelerated capital allowances	<u>239,192</u>	<u>240,029</u>
		<b>Deferred tax</b>
		<b>£</b>
Balance at 1 December 2014		240,029
Accelerated capital allowances		<u>(837)</u>
Balance at 30 November 2015		<u>239,192</u>

**18. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2015 £	2014 £
180,999	Ordinary	£1	<u>180,999</u>	<u>180,999</u>

**19. RESERVES**

	Profit and loss account £	Revaluation reserve £	Totals £
At 1 December 2014	1,124,963	2,777,317	3,902,280
Profit for the year	551,578		551,578
Transfer realised depreciation	207,140	(207,140)	-
Transfer of realised profits	<u>2,253,088</u>	<u>(2,253,088)</u>	<u>-</u>
At 30 November 2015	<u>4,136,769</u>	<u>317,089</u>	<u>4,453,858</u>



Notes to the Abbreviated Accounts - continued  
for the Year Ended 30 November 2015

20. CONTINGENT LIABILITIES

As at 30 November 2015 there was an ongoing HMRC enquiry into the company's accounting period ended 30 November 2010. The assessment of the maximum potential liability not already provided in these financial statements was estimated at £272,551. However, the directors are of the opinion that such a liability will not become due and no further provisions have therefore been made.

Furthermore, HMRC had requested additional information with a view to opening further enquiries but had not demonstrated on what basis they would be entitled to do so. Accordingly, any potential liability cannot be quantified.

21. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

The following advances and credits to directors subsisted during the years ended 30 November 2015 and 30 November 2014:

	2015 £	2014 £
<b>H C Moreton</b>		
Balance outstanding at start of year	(281,249)	56,339
Amounts advanced	467,542	162,412
Amounts repaid	(72,231)	(500,000)
Balance outstanding at end of year	<u>114,062</u>	<u>(281,249)</u>
<b>A C Moore</b>		
Balance outstanding at start of year	1,073	14,210
Amounts advanced	20,501	2,127
Amounts repaid	(2,200)	(15,264)
Balance outstanding at end of year	<u>19,374</u>	<u>1,073</u>

On 31 August 2016 H C Moreton repaid £100,000 of his loan account.

**Stade Developments (Hastings) Limited (Registered number: 01020999)**

**Notes to the Abbreviated Accounts - continued  
for the Year Ended 30 November 2015**

**22. RELATED PARTY TRANSACTIONS**

At the year end the company had an inter company loan due to it's parent company, Cornshire Limited. The total amount outstanding is £3,635,239 (2014: £3,690,240). This amount is unsecured, interest free, and has no fixed repayment date.

During the year rental income and recharge of rates and licence fees amounting to £72,100 (2014: £71,664) was received from Flamingo Park Limited. At 30 November 2015 the company was owed £Nil (2014: £2,892) by Flamingo Park Limited. The companies are related through family connections of H C Moreton.

During the year rent amounting to £24,151 (2014: £20,000) was charged by Property Investments. The director, H C Moreton, is a partner in Property Investments. At the balance sheet date, the company owed £Nil (2014: £6,000) to Property Investments. Also, the company made sales of £1,801 (2014: £2,168) to Property Investments during the year. At the balance sheet date, the company was owed £2,055 (2014: £35,036) by Property Investments.

At the year end, the company had an inter company loan due to Moreton Leisure Limited, a fellow subsidiary company. The total amount outstanding is £100 (2014: £100). The director, H C Moreton, is also a director of Moreton Leisure Limited.

At the year end the company had an intercompany loan due from C.H.S. (Amusements) Limited, a wholly owned subsidiary. The total amount outstanding is of £1,042 (2014: £Nil). The director, H C Moreton, is also a director of C.H.S. (Amusements) Limited.

On 30 November 2015, Stade Developments (Hastings) Limited transferred assets with a value of £3,972,500 into C.H.S. (Amusements) Limited. This transaction comprised tangible fixed assets of £3,213,249, goodwill of £627,137, stock of £58,650 and cash of £73,464.

**23. POST BALANCE SHEET EVENTS**

Since the balance sheet date, the company has sold two of its sites, being George Street and Stade Arcade to unconnected parties for a combined sum of £4,073,952.

**24. ULTIMATE CONTROLLING PARTY**

The immediate and ultimate parent company is Cornshire Limited, a company registered in England and Wales. Consolidated accounts are available from Companies House, Cardiff, CF14 3UZ.

The ultimate controlling party is H C Moreton by virtue of his directorship and shareholding in the parent company.

**25. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS**

	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>
Profit for the financial year	<b>551,578</b>	1,302,710
<b>Net addition to shareholders' funds</b>	<b>551,578</b>	1,302,710
Opening shareholders' funds	<b>4,083,279</b>	2,780,569
<b>Closing shareholders' funds</b>	<b>4,634,857</b>	4,083,279