

Registered number  
1786119

# ETTINGTON PARK GROUP LIMITED

Report and Accounts

25 November 2010



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**ETTINGTON PARK GROUP LIMITED**  
**Report and accounts**  
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**ETTINGTON PARK GROUP LIMITED**  
**Company Information**

**Directors**

K Arkley  
J Hands

**Secretary**

Jordans Company Secretaries Limited

**Auditors**

PKF (UK) LLP  
Farringdon Place  
20 Farringdon Road  
London, UK  
EC1M 3AP

**Registered office**

The Old Library  
The Drive  
Sevenoaks  
Kent  
TN13 3AB

**Registered number**

1786119

## **ETTINGTON PARK GROUP LIMITED**

### **Directors' Report**

The directors present their report and accounts for the period ended 25 November 2010

#### **Principal activities**

The company's principal activity during the period continued to be that of the ownership and rental of the Ettington Park Hotel

#### **Review of business and future developments**

The results for the period and financial position of the company are as shown in the annexed financial statements. The directors are optimistic as to the future success of the company.

#### **Dividends**

No dividends will be distributed for the period ended 25 November 2010 (2009 £Nil)

#### **Directors**

The directors who served during the period under review were

K. Arkley

J. Hands

#### **Statement of Directors' responsibilities**

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required to 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 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.

The directors are responsible for keeping proper accounting records that 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 1985. 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.

#### **Provision of information to auditors**

So far as each of the directors is aware at the time the report is approved

- there is no relevant audit information of which the company's auditors are unaware, and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant information and to establish that the auditors are aware of that information.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

This report was approved by the board on 22 March 2011



J. Hands  
Director

**ETTINGTON PARK GROUP LIMITED**  
**Independent auditors' report**  
**to the members of ETTINGTON PARK GROUP LIMITED**

We have audited the financial statements of Ettington Park Group Limited for the period ended 25 November 2010 which comprise the profit and loss account, the balance sheet and the related notes. 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 an 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 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, 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 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.

**Scope of the audit**

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.

**Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 25 November 2010 and of its loss 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.

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

In our opinion the information given in the directors' report for the financial period 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, or
- the directors were not entitled to take advantage of small companies exemptions in preparing the directors' report.

PKF (UK) LLP

Stuart Collins (Senior statutory auditor)  
for and on behalf of PKF (UK) LLP, Statutory auditors

London, UK

24 March 2011

**ETTINGTON PARK GROUP LIMITED****Profit and Loss Account****for the period from 27 November 2009 to 25 November 2010**

		<b>Period ended 25 November 2010 £</b>	<b>Period ended 26 November 2009 £</b>
	<b>Notes</b>		
Administrative expenses		(85,411)	(85,421)
<b>Operating loss</b>	<b>2</b>	<b>(85,411)</b>	<b>(85,421)</b>
Interest payable	<b>4</b>	<b>(12,504)</b>	<b>(16,433)</b>
<b>Loss on ordinary activities before and after taxation and for the period</b>	<b>12</b>	<b>(97,915)</b>	<b>(101,854)</b>

**Continuing operations**

None of the company's activities were acquired or discontinued during the above two periods

**Statement of total recognised gains and losses**

The company has no recognised gains or losses other than the loss for the above two periods

**ETTINGTON PARK GROUP LIMITED****Registered number 1786119****Balance Sheet****as at 25 November 2010**

	Notes	25 November 2010 £	26 November 2009 £
<b>Fixed assets</b>			
Tangible assets	6	5,794,078	5,879,159
<b>Current assets</b>			
Debtors	7	244,240	243,895
<b>Creditors: amounts falling due within one year</b>	8	(318,120)	(304,941)
<b>Net current liabilities</b>		(73,880)	(61,046)
<b>Total assets less current liabilities</b>		5,720,198	5,818,113
<b>Creditors: amounts falling due after more than one year</b>	9	(500,000)	(500,000)
		<u>5,220,198</u>	<u>5,318,113</u>
<b>Capital and reserves</b>			
Called up share capital	10	1,563,433	1,563,433
Revaluation reserve	11	2,977,666	3,011,378
Profit and loss account	12	679,099	743,302
<b>Shareholders' funds</b>	13	<u>5,220,198</u>	<u>5,318,113</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 22 March 2011



J Hands  
Director

# ETTINGTON PARK GROUP LIMITED

## Notes to the Accounts

for the period from 27 November 2009 to 25 November 2010

### 1 Accounting policies

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

#### *Basis of accounting*

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of tangible fixed assets, and in accordance with applicable United Kingdom accounting standards.

#### *Basis of preparation: going concern*

The Company reports net current liabilities and losses for the period. The parent company, Hand Picked Hotels, has indicated that it will continue to provide financial support as necessary for the foreseeable future to ensure the Company can meet all liabilities as they fall due. On this basis the directors are satisfied that it is appropriate to prepare these accounts on a going concern basis.

#### *Financial liabilities and equity*

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the group after deducting all of its liabilities. Following the implementation of FRS 25 - Financial Instruments Disclosure and Presentation, the company reclassified its preference share capital from equity to long term liabilities.

#### *Depreciation*

Depreciation is provided on all tangible fixed assets, other than freehold land and assets in the course of construction, at rates calculated to write off the cost less estimated residual value, of each asset evenly over its expected useful life, as follows:

Leasehold land and buildings	over the period of the lease
Fixtures and fittings	4 to 25 years

#### *Stocks*

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

#### *Cash flow statement*

Under the provisions of FRS 1 (Revised) Cash Flow Statements, the Company has not prepared a cash flow statement because its parent company, Hand Picked Hotels Limited, prepares consolidated accounts. The cash flows of the Company are included in the consolidated cash flow statement.

#### *Taxation*

Corporation tax payable is provided on taxable profits at the current rate.

Deferred tax is provided in full on timing differences which result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in tax computations in periods different from those in which they are included in the financial statements. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax balances are not discounted.

#### *Related party transactions*

The company has taken advantage of the exemptions in FRS 8 in connection with the disclosure of transactions with other group undertakings.



**ETTINGTON PARK GROUP LIMITED**  
**Notes to the Accounts**  
**for the period from 27 November 2009 to 25 November 2010**

<b>2 Operating loss</b>	<b>2010</b>	<b>2009</b>
	<b>£</b>	<b>£</b>
This is stated after charging		
Depreciation of owned fixed assets	<u>85,081</u>	<u>85,081</u>

The auditors' remuneration for the period ended 25 November 2010 has been borne by another group company

<b>3 Staff costs</b>	<b>2010</b>	<b>2009</b>
	<b>£</b>	<b>£</b>
<b>Average number of employees during the year</b>	<b>Number</b>	<b>Number</b>
Administration	<u>2</u>	<u>2</u>

There were no staff costs for the period ended 25 November 2010 (2009 £nil)

None of the directors received any remuneration for the period (2009 £nil)

<b>4 Interest payable</b>	<b>2010</b>	<b>2009</b>
	<b>£</b>	<b>£</b>
Group interest payable	<u>12,504</u>	<u>16,433</u>

<b>5 Taxation</b>	<b>2010</b>	<b>2009</b>
	<b>£</b>	<b>£</b>
<b>Current year charge</b>		
Corporation tax	<u>-</u>	<u>-</u>
Total current tax	<u>-</u>	<u>-</u>
Deferred taxation		
Total tax	<u>-</u>	<u>-</u>

<b>Factors affecting tax charge for the period</b>	<b>2010</b>	<b>2009</b>
	<b>£</b>	<b>£</b>
Loss on ordinary activities before tax	<u>(97,915)</u>	<u>(101,854)</u>
Loss on ordinary activities multiplied by standard rate of corporation tax 28.0% (2009 28.0%)	(27,416)	(28,519)
<i>Explained by</i>		
Expenses not deductible for corporation tax purposes	17,544	23,823
Depreciation less than capital allowances	4,890	-
Non taxable income	-	(2,420)
Income adjustment for tax purposes	168,000	142,800
Group relief claimed	<u>(163,018)</u>	<u>(135,684)</u>
<b>Total current tax</b>	<u>-</u>	<u>-</u>

**ETTINGTON PARK GROUP LIMITED**  
**Notes to the Accounts**  
**for the period from 27 November 2009 to 25 November 2010**

**6 Tangible fixed assets**

	Short leasehold land and buildings £	Fixtures and fittings £	Total £
<b>Cost</b>			
At 27 November 2009 and 25 November 2010	<u>6,516,235</u>	<u>560,628</u>	<u>7,076,863</u>
<b>Depreciation</b>			
At 27 November 2009	945,957	251,747	1,197,704
Charge for the period	<u>62,656</u>	<u>22,425</u>	<u>85,081</u>
At 25 November 2010	<u>1,008,613</u>	<u>274,172</u>	<u>1,282,785</u>
<b>Net book value</b>			
At 25 November 2010	<u>5,507,622</u>	<u>286,456</u>	<u>5,794,078</u>
At 26 November 2009	<u>5,570,278</u>	<u>308,881</u>	<u>5,879,159</u>

Leasehold land and buildings are included at open market valuation at November 1999 by Weatherall Green & Smith Chartered Surveyors. It is not intended that the land and buildings will be subject to further periodic valuations.

Cumulative capitalised interest amounts to £16,253 (2009 £16,253)

If leasehold land and buildings had not been revalued they would have been included at the following historical cost

	2010 £	2009 £
Cost	<u>3,014,947</u>	<u>3,014,947</u>
Aggregate depreciation	<u>484,991</u>	<u>456,047</u>

**7 Debtors**

	2010 £	2009 £
Amounts due from immediate parent undertaking	243,895	243,895
Prepayments and accrued income	<u>345</u>	<u>-</u>
	<u>244,240</u>	<u>243,895</u>

**8 Creditors, amounts falling due within one year**

	2010 £	2009 £
Amounts due to parent undertaking	268,120	254,941
Accruals and deferred income	<u>50,000</u>	<u>50,000</u>
	<u>318,120</u>	<u>304,941</u>

# **ETTINGTON PARK GROUP LIMITED**

## **Notes to the Accounts**

**for the period from 27 November 2009 to 25 November 2010**

<b>9 Creditors' amounts falling due after one year</b>	<b>2010</b>	<b>2009</b>
	<b>£</b>	<b>£</b>

Cumulative redeemable non-participating preference shares of £1 each	<u>500,000</u>	<u>500,000</u>
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The preference shares carry dividend rights at 10%. The holder of the preference shares has waived its right to dividends. The preference shares are redeemable at par at the option of either the company or the shareholder subject to certain conditions.

The preference shares are nonvoting, the A and B shares attract one vote per share held. On return of capital the assets of the company shall first be applied in repaying the preference shares, then the amounts paid up on ordinary shares then finally the balance among the A and B shareholders on the basis of £1 for each share held.

<b>10 Share capital</b>	<b>2010</b>	<b>2009</b>	<b>2010</b>	<b>2009</b>
	<b>No</b>	<b>No</b>	<b>£</b>	<b>£</b>

Allotted, issued and fully paid				
'A' Ordinary shares of £1 each	1,063,433	1,063,433	1,063,433	1,063,433
'B' Ordinary shares of 75p each	666,666	666,666	<u>500,000</u>	<u>500,000</u>
			<u>1,563,433</u>	<u>1,563,433</u>

<b>11 Revaluation reserve</b>	<b>2010</b>	<b>2009</b>
	<b>£</b>	<b>£</b>

At 27 November 2009	3,011,378	3,045,090
Transfers relating to revalued assets	(33,712)	(33,712)
	<u>2,977,666</u>	<u>3,011,378</u>

At 25 November 2010

<b>12 Profit and loss account</b>	<b>2010</b>	<b>2009</b>
	<b>£</b>	<b>£</b>

At 27 November 2009	743,302	811,444
Loss for the period	(97,915)	(101,854)
Transfers relating to revalued assets	33,712	33,712
	<u>679,099</u>	<u>743,302</u>

At 25 November 2010

**ETTINGTON PARK GROUP LIMITED****Notes to the Accounts****for the period from 27 November 2009 to 25 November 2010**

<b>13 Reconciliation of movement in shareholders' funds</b>	<b>2010</b>	<b>2009</b>
	<b>£</b>	<b>£</b>
Loss for the period	(97,915)	(101,854)
Reduction to shareholders' funds	(97,915)	(101,854)
Opening shareholders' funds	5,318,113	5,419,967
Closing shareholders' funds	5,220,198	5,318,113
Equity	4,720,198	4,818,113
Non-equity	500,000	500,000
	5,220,198	5,318,113

**14 Contingent liability**

The company has granted fixed and floating charges over its assets in respect of group borrowing facilities. The amount owed by the Hand Picked Hotels Limited group as at 25 November 2010 was £98,654,000.

**15 Ultimate parent company and controlling party**

The company's ultimate parent undertaking is Alscot Sarl, which is incorporated in Luxembourg. The company's immediate parent is Wy (Ettington Park) Limited. The largest and smallest group, in whose financial statements the results of the company will be consolidated, is Hand Picked Hotels Limited. The consolidated accounts of Hand Picked Hotels Limited will be available to the public and will be obtainable in due course from the Registrar of Companies, Companies House, Crown Way, Cardiff.

The controlling party is Mr G Hands.