

Registered number  
01786119

**ETTINGTON PARK GROUP LIMITED**

**Report and Financial Statements**

**29 December 2022**

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COMPANIES HOUSE

**ETTINGTON PARK GROUP LIMITED**  
**Company Information**

**Directors**

P Herbert  
D Waddell

**Secretary**

Vistra Company Secretaries Limited

**Auditor**

BDO LLP  
55 Baker Street  
London  
W1U 7EU

**Registered office**

The Old Library  
The Drive  
Sevenoaks  
Kent  
TN13 3AB

**Registered number**

01786119

**ETTINGTON PARK GROUP LIMITED**  
**Report and Financial Statements**  
**Contents**

	<b>Page</b>
Directors' Report	1 - 2
Independent Auditor's Report	3 - 5
Statement of Comprehensive Income	6
Statement of Financial Position	7
Statement of Changes in Equity	8
Notes to the Financial Statements	9 - 18

## **ETTINGTON PARK GROUP LIMITED**

**Registered number: 01786119**

### **Directors' Report**

The directors present their report and financial statement for the 52 week period ended 29 December 2022 (2021: 57 week period ended 30 December 2021).

#### **Principal activities**

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

#### **Business review**

The performance of the company is satisfactory and the financial position of the company is relatively unchanged with the statement of comprehensive income continuing to show principally the depreciation of the company's assets, along with company secretarial charges incurred in the period and interest payable.

Following an impairment review, the company recognised an impairment charge of £852k (2021: nil) over the tangible fixed assets during the period.

#### **Dividends**

No dividends were paid during the current or previous period. The holders of the redeemable preference shares have waived their rights to dividends.

#### **Going concern**

The company and wider group have been negatively impacted by Coronavirus during 2020-22, and more recently impacted by high inflation, rising interest rates and other economic factors impacting on consumer spending and costs, including wages, utilities, food and beverage. These have been and continue to be closely monitored and responded to by the company and group directors. Further information in this regard is provided in note 1 to these financial statements, including the basis on which the board have concluded that it remains appropriate to adopt the going concern basis of preparation.

#### **Directors**

The following persons served as directors during the period:

D Waddell

P Herbert (appointed on 21 October 2022)

H O'Connor (resigned on 21 October 2022)

#### **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), including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Ireland". 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 UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

**ETTINGTON PARK GROUP LIMITED**

**Registered number: 01786119**

**Directors' Report**

**Directors' Report (continued)**

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.

**Provision of information to auditor**

Each person who was a director at the time when this report was approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the company's auditor is unaware;
- that directors have taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the company's auditor in connection with preparing their report and to establish that the company's auditor is aware of that information.

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

This report was approved by the board on **27 September 2023** and signed on its behalf.



**D Waddell**  
Director

**ETTINGTON PARK GROUP LIMITED**  
**Independent Auditor's Report**  
**to the members of ETTINGTON PARK GROUP LIMITED**

**Opinion on the financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 29 December 2022 and of its loss for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Ettington Park Group Limited (the 'company') for the period ended 29 December 2022 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).

**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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

*Independence*

We remain 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.

**Material uncertainty relating to going concern**

We draw attention to Note 1 to the financial statements which explains that the Company, and wider Hand Picked Hotels Limited group, remain reliant on the ongoing support of the ultimate shareholders, which is not legally binding, to enable them to continue as a going concern. As explained in note 1, these events, along with the other matters set out in note 1, indicate that a material uncertainty exists that may cast significant doubt over and Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

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

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 Report and Financial Statements, 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

**ETTINGTON PARK GROUP LIMITED**  
**Independent Auditor's Report**  
**to the members of ETTINGTON PARK GROUP LIMITED**

**Other Companies Act 2006 reporting**

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 has been prepared in accordance with applicable legal requirements.

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 Directors' 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.
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and 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 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.

*Extent to which the audit was capable of detecting irregularities, including fraud*

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 obtained an understanding of the legal and regulatory frameworks that are applicable to the Company. These include, but are not limited to, compliance with the Companies Act, United Kingdom Generally Accepted Accounting Practice and relevant tax legislation.
- We considered compliance with these laws and regulations through discussions with management and those charged with governance.
- We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur. We identified the potential for in the following areas and performed the following procedures:

**ETTINGTON PARK GROUP LIMITED**  
**Independent Auditor's Report**  
**to the members of ETTINGTON PARK GROUP LIMITED**

o management override of controls: we evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to manipulate financial results and management bias in accounting estimates and judgements. Audit procedures performed included:

- o challenging assumptions made by management in their significant accounting estimates;
- o identifying and testing journal entries, in particular any journal entries to revenue which are not in line with expectations and reviewing journal entries for journals inconsistent with the usual transactions of the company.

- We identified areas at risk of management bias and reviewed key estimates and judgements applied by Management in the financial statements to assess their appropriateness; and
- We remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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. There are inherent limitations in the audit procedures performed 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 are to become aware of it.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our Auditor's Report.

**Use of our report**

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.

DocuSigned by:  
*Ian Clayden*  
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Ian Clayden (Senior Statutory Auditor)  
For and on behalf of BDO LLP, Statutory Auditor  
London  
United Kingdom

Date: 27 September 2023

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



**ETTINGTON PARK GROUP LIMITED**  
**Statement of Comprehensive Income**  
**for the period ended 29 December 2022**

	Notes	Period ended 29 December 2022 £	Period ended 30 December 2021 £
Administrative expenses		(78,831)	(86,217)
Impairment of tangible fixed assets		(852,382)	-
<b>Operating loss</b>	<b>3</b>	<b>(931,213)</b>	<b>(86,217)</b>
Interest payable	5	(22,623)	(23,495)
<b>Loss on ordinary activities before taxation</b>		<b>(953,836)</b>	<b>(109,712)</b>
Tax on loss on ordinary activities	6	-	-
<b>Loss for the period</b>		<b>(953,836)</b>	<b>(109,712)</b>
Other comprehensive income for the period		-	-
<b>Total comprehensive loss for the period</b>		<b>(953,836)</b>	<b>(109,712)</b>

All amounts relate to continuing operations.

The notes on pages 9 to 18 form part of these financial statements.

**ETTINGTON PARK GROUP LIMITED**  
**Registered number: 01786119**  
**Statement of Financial Position**  
**as at 29 December 2022**

	Notes	29 December 2022 £	30 December 2021 £
<b>Fixed assets</b>			
Tangible assets	7	3,347,721	4,278,379
<b>Current assets</b>			
Debtors	8	244,240	244,240
<b>Creditors: amounts falling due within one year</b>	9	(634,812)	(611,634)
<b>Net current liabilities</b>		<u>(390,572)</u>	<u>(367,394)</u>
<b>Total assets less current liabilities</b>		<u>2,957,149</u>	<u>3,910,985</u>
<b>Creditors: amounts falling due after more than one year</b>	10	(316,987)	(316,987)
<b>Net assets</b>		<u>2,640,162</u>	<u>3,593,998</u>
<b>Capital and reserves</b>			
Called up share capital	11	1,563,433	1,563,433
Capital contribution reserve	12	83,013	83,013
Profit and loss account	12	993,716	1,947,552
<b>Total equity</b>		<u>2,640,162</u>	<u>3,593,998</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 27 September 2023.

  
**D Waddell**  
 Director

The notes on pages 9 to 18 form part of these financial statements.

**ETTINGTON PARK GROUP LIMITED**  
**Statement of Changes in Equity**  
**for the period ended 29 December 2022**

	Share capital £	Capital contribution reserve £	Profit and loss account £	Total equity £
<b>At 26 November 2020</b>	1,563,433	83,013	2,057,264	3,703,710
Loss for the period	-	-	(109,712)	(109,712)
<b>At 30 December 2021</b>	<u>1,563,433</u>	<u>83,013</u>	<u>1,947,552</u>	<u>3,593,998</u>
Loss for the period	-	-	(953,836)	(953,836)
<b>At 29 December 2022</b>	<u><u>1,563,433</u></u>	<u><u>83,013</u></u>	<u><u>993,716</u></u>	<u><u>2,640,162</u></u>

The notes on pages 9 to 18 form part of these financial statements.

**ETTINGTON PARK GROUP LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

**1 Accounting policies**

***General information***

Ettington Park Group Limited is a private limited company incorporated in England & Wales under the Companies Act. The address of the registered office is given on the company information page and the nature of the company's operations and its principal activities are set out in the Directors' Report.

***Basis of preparation***

The current year financial statements are prepared on a 52 week financial period (2021: 57 week period).

The financial statements have been prepared under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied consistently throughout the preceding and current periods.

***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 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 11.39 to 11.48A;
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.29;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Hand Picked Hotels Limited as at 29 December 2022 and these financial statements may be obtained from Companies House.

***Going concern***

The company's business activities, together with the factors likely to affect its future development, performance and position are set out in the Directors report on pages 1 and 2 of these financial statements. The company meets its day-to-day working capital requirements through use of its own cash and facilities, without reliance on its wider group headed by Hand Picked Hotels Limited.

As at 29 December 2022, the Company reported net assets of £2,640k (2021: £3,594k). The Company had no external non-related party borrowings (including overdraft facilities) and this remains the case. In assessing the appropriateness of the going concern assumption, the directors have prepared detailed cash flow forecasts for the company extending beyond 12 months from the date of approval of these financial statements. These forecasts have been consolidated with those of the wider Hand Picked Hotels group, headed by Hand Picked Hotels Limited.

The company and wider group have been negatively impacted by Coronavirus during 2020-22, and more recently impacted by high inflation, rising interest rates and other economic factors impacting on consumer spending and costs, including wages, utilities, food and beverage. These have been and continue to be closely monitored and responded to by the company and group directors.

**ETTINGTON PARK GROUP LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

**Accounting policies (continued)**

The directors of the Company and the wider group acknowledge that 'full trading' may look very different in future years than it did pre-Covid-19 and the management team have been planning and executing a restructuring of its operations in response to market demand, ultimately to profitably deliver enhanced quality of service at lower rates of occupancy.

The Company relies on intergroup loans in the form of non-recall and further funds as required, and as such remains reliant on the ongoing support of the ultimate shareholders. The directors of Hand Picked Hotels Limited have received a non-legally binding confirmation that this support will be forthcoming for no less than 12 months from the date of approval of the financial statements and therefore have concluded that is appropriate to prepare the financial statements on a going concern basis.

Insofar as this support not being legally binding, the directors have identified a material uncertainty that may cast significant doubt over the Company's ability to continue as a going concern for no less than 12 months from the date of approval of the financial statements.

The financial statements do not include the adjustments that would result if the Company were unable to continue as a going concern.

***Interest***

Interest income and expense is recognised in the income statement using the effective interest method.

**ETTINGTON PARK GROUP LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

**Accounting policies (continued)**

***Tangible fixed assets***

Tangible fixed assets under the cost model are stated at historical or deemed cost less accumulated depreciation and any accumulated impairment losses. Historical or deemed 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***

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:

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

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, 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.

***Financial liabilities and equity***

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than the financial instrument's legal form. Financial liabilities, excluding convertible debt and derivatives, are initially measured at transaction price (including transaction costs) and subsequently held at amortised cost. Financial liabilities that carry no interest rate and are repayable within one year are measured at an undiscounted amount. Similar amounts repayable after one year are discounted at a market rate for a similar instrument.

***Debtors***

Short term debtors are measured at transaction price, less any impairment. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently measured at amortised cost determined using the effective interest method, less any impairment.

**ETTINGTON PARK GROUP LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

**Accounting policies (continued)**

***Creditors***

Short term creditors are measured at the transaction price. Loans and other financial liabilities are initially recognised at transaction price net of any transaction costs and subsequently measured at amortised cost determined using the effective interest method.

**Financial instruments**

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the group would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

**ETTINGTON PARK GROUP LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

**Accounting policies (continued)**

***Current and deferred taxation***

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or 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 country where the company operates and generates taxable income.

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except:

- 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 income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

***Related party transactions***

The company has taken advantage of the exemption under paragraph 33.1A of the Financial Reporting Standard 102 not to disclose transactions with other wholly owned members of the group.

***Investment property***

Investment property whose fair value can be measured reliably without undue cost and effort shall be measured at fair value at each reporting date with changes in fair value recognised in profit or loss. All other investment property is accounted for as property, plant and equipment using the cost model.



**ETTINGTON PARK GROUP LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

**2 Judgements in applying accounting policies and key sources of estimation uncertainty**

In preparing these financial statements, the directors have made the following judgements:

- Determine whether there are indicators of impairment of the company's fixed assets. Factors taken into consideration in reaching such decisions include the economic viability and expected future financial performance of the assets and, where it is a component of a larger cash generating unit, the viability and expected future performance of that unit. An impairment charge of £852,382 (2021: nil) has been recorded against the tangible fixed assets of the company. The assessment has been based on an independent third party red book valuation of the hotel assets performed by a RICS qualified valuer. The hotel property has been valued by reference to its trading potential, as this is the basis upon which such properties are most commonly bought and sold. Under this approach, the property is valued by assessing its Fair Maintainable Turnover (FMT) and the Fair Maintainable Operating Profit (FMOP) that could be generated at the Property by a Reasonably Efficient Operator (REO) of the business in a stabilised year of operation, which is the basis upon which a potential purchaser would be likely to base an offer. EBITDA has been adopted as the FMOP which is stated prior to deductions for finance costs, taxation, depreciation and amortisation. This figure is then capitalised at a yield which reflects the market's perception of the risk and desirability associated with the subject Property having regard to the sector's approach to value, the availability of properties and each asset's current and future trading potential.

Other key sources of estimation uncertainty

- Tangible fixed assets (see note 7)

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 a 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.

<b>3 Operating loss</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
This is stated after charging:		
Depreciation of tangible fixed assets	78,276	85,081
Impairment of tangible fixed assets	<u>852,382</u>	<u>-</u>

The auditor's remuneration for the period ended 29 December 2022 has been borne by another group company.

**ETTINGTON PARK GROUP LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

**4 Staff costs**

The average number of employees, including the directors, during the period was as follows:

	<b>2022</b>	<b>2021</b>
	<b>Number</b>	<b>Number</b>
Administration	<u>2</u>	<u>2</u>

There were no staff costs for the period ended 29 December 2022 (2021: £nil).

None of the directors received any remuneration for the period (2021: £nil).

**5 Interest payable**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Interest payable to group undertakings	<u>22,623</u>	<u>23,495</u>

**6 Taxation**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>

**Current tax**

UK corporation tax at 19% (2021: 19%)	-	-
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**Deferred tax**

Origination and reversal of timing differences	-	-
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Tax on profit on ordinary activities	<u>-</u>	<u>-</u>
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**Reconciliation of tax charge**

Loss on ordinary activities before tax	(953,836)	(109,712)
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Loss on ordinary activities multiplied by the standard rate of corporation tax at 19% (2021: 19%)	(181,229)	(20,845)
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Effects of:

Fixed asset differences	176,825	-
Expenses not deductible for tax purposes	-	16,284
Transfer pricing adjustments	97,280	97,280
Group relief claimed	(92,876)	(92,272)
Deferred tax not recognised	-	7,136
Difference in tax rates	<u>-</u>	<u>(7,583)</u>

Tax charge for the period	<u>-</u>	<u>-</u>
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The company has an unrecognised deferred tax asset of £32,182 (2021: £31,594) in respect of depreciation charged in excess of capital allowances at the end of the period.

**ETTINGTON PARK GROUP LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

**6 Taxation (continued)**

***Factors affecting future tax charges***

The substantively enacted tax rate remained at 19% as at the Balance Sheet date.

It was announced on 3 March 2021 that the main rate of corporation tax will increase from 19% to 25% from 1 April 2023. For profits up to £50,000, the corporation tax rate will remain at 19% and for profits over £250,000, the corporation tax rate will be 25%. Marginal relief provisions will also be introduced for profits between the lower and upper limits.

The Government included the above changes in the Finance Bill 2021 that had its third reading on 24 May 2021 and is now (subsequent to the year end) considered substantively enacted.

**7 Tangible fixed assets**

	Short leasehold land and buildings £	Fixtures and fittings £	Total £
<b>Cost</b>			
At 31 December 2021	6,516,235	560,628	7,076,863
At 29 December 2022	6,516,235	560,628	7,076,863
<b>Depreciation</b>			
At 31 December 2021	2,275,481	523,003	2,798,484
Charge for the period	55,851	22,425	78,276
Impairment charge	852,382	-	852,382
At 29 December 2022	3,183,714	545,428	3,729,142
<b>Carrying amount</b>			
At 29 December 2022	3,332,521	15,200	3,347,721
At 30 December 2021	4,240,754	37,625	4,278,379

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

	2022 £	2021 £
Cost	3,014,947	3,014,947
Aggregate depreciation	832,319	803,375

**8 Debtors**

	2022 £	2021 £
Amounts due from immediate parent undertaking	243,895	243,895
Prepayments and accrued income	345	345
	244,240	244,240

**ETTINGTON PARK GROUP LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

<b>9 Creditors: amounts falling due within one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Cumulative redeemable non-participating preference shares of £1 each (note 10)	100,000	100,000
Amounts due to intermediate parent undertaking	484,812	461,634
Accruals	50,000	50,000
	<u>634,812</u>	<u>611,634</u>

<b>10 Creditors: amounts falling due after one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Cumulative redeemable non-participating preference shares of £1 each	<u>316,987</u>	<u>316,987</u>

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 and repayable in 5 annual instalments commencing 31 December following notice of redemption.

<b>11 Share capital</b>	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
	<b>Number</b>	<b>Number</b>	<b>£</b>	<b>£</b>
Allotted, called up and fully paid:				
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	500,000	500,000
			<u>1,563,433</u>	<u>1,563,433</u>

The preference shares are non-voting, 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.

**12 Reserves**

**Profit & loss account**

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

**Capital contribution reserve**

The capital contribution reserve comprises discounting adjustments to redeemable preference shares.

**ETTINGTON PARK GROUP LIMITED**  
**Notes to the Financial Statements**  
**for the period ended 29 December 2022**

**13 Ultimate parent company and controlling party**

The company's immediate parent is Hand Picked Hotels 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 ultimate parent company is Julian Holdings Limited, and the ultimate controlling party is Mr G Hands.

Julian Holdings Limited is a company incorporated in Guernsey, whose registered office address is PO Box 286, Floor 2 Trafalgar Court, Les Banques, St Peter Port, Guernsey, GY1 4LY.