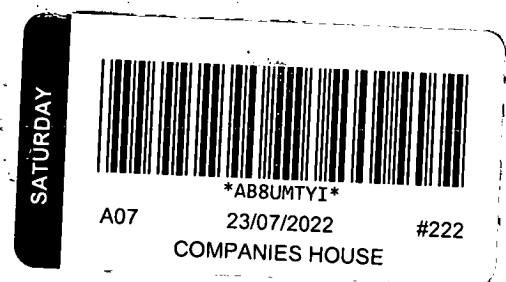


Registration number: 01913760

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

**Annual Report and Financial Statements
for the Year Ended 31 October 2021**

BREBNERS
Chartered Accountants & Statutory Auditor
1 Suffolk Way
Sevenoaks
Kent
TN13 1YL



KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Contents

Company Information	1
Strategic Report	2 to 4
Directors' Report	5
Statement of Directors' Responsibilities	6
Independent Auditor's Report	7 to 9
Statement of Income and Retained Earnings	10
Statement of Financial Position	11
Notes to the Financial Statements	12 to 22

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Company Information

Directors J T Hilliard
S J Turnbull

Company secretary J T Hilliard

Registered office The Downs Farm
Reigate Road
Ewell
Surrey
KT17 3BY

Auditor Brebners
Chartered Accountants & Statutory Auditor
1 Suffolk Way
Sevenoaks
TN13 1YL

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Strategic Report for the Year Ended 31 October 2021

The directors present their strategic report for the year ended 31 October 2021.

Principal activity

The principal activity of the company is that of sports complex management and venue hire.

Fair review of the business

Kingswood Golf & Country Club is nestled within some of Surrey's finest countryside, overlooking the Chipstead Valley. The 18-hole Championship golf course designed in 1928 by legendary golf course architect James Braid, is described as 'Braid's finest parkland course in England'.

The directors have continued to invest in the business to broaden its appeal and further differentiate itself from member golf clubs. During the year to 31 October 2021, the company invested heavily in the new 'Lantern lounge' area, together with a new Snooker Room, to ensure they continue to offer a high quality service to members.

Kingswood continues to provide luxury weddings and events, offering modern cuisine, exceptional service, and luxury accommodation at The Lodge, Kingswood's eighteen spacious room independent hotel, designed in a chic, contemporary style.

The company achieved sales of £1.99m for the year ended 31 October 2021 and there was significant growth in both golf and catering revenue, in comparison to the prior year. The loss for the year after taxation was £62,616, however this result includes substantial and exceptional maintenance costs. The directors anticipate that this expenditure will reduce in the future and with further growth in turnover the business should begin to generate a profit.

The directors continue to ensure that all overheads are reviewed and carefully monitored and that the company has sufficient recourse to working capital.

Key Performance Indicators

The company's key financial and other performance indicators during the year were as follows:

	Unit	2021	2020
Turnover	£000	1,990	1,492
Percentage Change	%	33	(43)
Gross Profit	£000	820	319
Gross Profit Margin	%	41	21

Non-Financial Key Performance Indicators

The company seeks to ensure that responsible business practice is fully integrated into the management of all its operations and into the culture of all parts of its business. It believes that the consistent adoption of reasonable business practice is essential for operational excellence.

The company will continue to invest in the underlying systems, governance and infrastructure to support the company going forward.

In a company of this size the directors consider there are collectively numerous non-financial performance indicators but that individually none are key.

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Strategic Report for the Year Ended 31 October 2021

Principal risks and uncertainties including Covid-19

The outbreak of the Covid-19 pandemic in early 2020 had a significant economic impact and caused disruption for businesses. The directors continue to closely monitor the company's operational and financial exposure to Covid-19 whilst being unable to predict the extent or duration of the pandemic currently.

The directors have considered the risks faced by the business and the controls in place to mitigate those risks including those arising from the Covid-19 outbreak. The directors are responsible for determining the level of risk acceptable to the company and this is subject to regular review.

Operational risk

Operational risk is caused by failures in business processes or the systems or physical infrastructure that support them that have the potential to result in financial loss or damage the company's reputation. This includes errors, omissions, systems failure, lack of resources or physical assets and deliberate acts such as fraud.

The directors impose continuing self assessment and appraisals along with continually seeking to improve its operating efficiencies and standards.

Credit risk

Credit risk is the risk that counter-parties will not be able to meet their obligations as they fall due. The company closely monitors outstanding debts from all sources resulting in minimal exposure.

Liquidity risk

The company ensures that liquidity is maintained and financial obligations are met by monitoring the cash balances daily to ensure it retains flexibility in the management of cash flow. In the event that cash flows would not cover financial obligations the company has credit facilities available.

Market risk

Golf-related income is a discretionary spend and the directors are aware that the business may have some exposure to the current climate and its impact on consumer spending. However the directors note that golf was able to continue and abide by Government restrictions and therefore has not been overly affected by market risk. The directors also feel the reputation and position in the South East ensure it is not exposed to significant market risk.

Foreign currency risk

As the company only deals in sterling it is not exposed to foreign currency risk.

Interest rate risk

Interest rates are regularly monitored by the directors. The directors ensure that sufficient resources are available so obligations can be met when they fall due.

Risk summary

The directors continuously monitor and respond to changes in the company's risk environment and this has been subject to regular and heightened review processes during Covid-19, so ensuring that the company remains well placed to address operational, financial and business risks in a timely and appropriate manner.

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Strategic Report for the Year Ended 31 October 2021

Future developments and Coronavirus

On 11 March 2020 the World Health Organisation declared the Coronavirus (Covid-19) outbreak as a worldwide pandemic and following this the UK government imposed lockdown restrictions across the country. These restrictions were mostly lifted towards the end of June 2021 but the ongoing impact and duration of Covid-19 continues to be uncertain.

The golfing, catering, events and accommodation sectors were deemed to be 'non-essential' and therefore the company adhered to government guidelines and closed the Kingswood complex for a prolonged period. The company has prepared projected cashflows and budgets that covers the period to 31 October 2022 to ensure it has sufficient working capital for the foreseeable future. The forecast includes a number of assumptions and scenarios to identify and evaluate the possible impacts arising from Covid-19.

Based on the information available and the company's current trading performance the directors continue to invest in its facilities, to ensure the club maintains its reputation and distinction from local competition. With less commuting and far more leisure time being spent away from the city centres, opportunities to meet the demand for local leisure facilities and social amenities have never been stronger and Kingswood is well positioned to meet these needs.

08-Jul-22

Approved by the Board on and signed on its behalf by:

Jeff Hilliard

.....
J T Hilliard
Director

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Directors' Report for the Year Ended 31 October 2021

The directors present their report and the financial statements for the year ended 31 October 2021.

Directors of the company

The directors who held office during the year were as follows:

J T Hilliard

S J Turnbull

Dividends

The directors do not recommend the payment of a final dividend. No interim dividends have been paid in the year.

Information included in the Strategic Report

The company has chosen in accordance with s.414C(11) Companies Act 2006 to set out in the company's strategic report information required by Schedule 7 of the large and medium-sized Companies and Groups (Accounts and Reports) Regulations 2008 to be contained in the directors' report. It has done so in respect of financial risk management, exposure and future developments.

Disclosure of information to the auditor

Each director has taken steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information. The directors confirm that there is no relevant information that they know of and of which they know the auditors are unaware.

08-Jul-22

Approved by the director on and signed by:



.....
J T Hilliard
Director

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Statement of Directors' Responsibilities

The directors acknowledge their responsibilities 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). 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 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.

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.

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Independent Auditor's Report to the Members of Kingswood Golf & Country Club Limited for the Year Ended 31 October 2021

Opinion

We have audited the financial statements of Kingswood Golf & Country Club Limited (the 'company') for the year ended 31 October 2021, which comprise the Statement of Income and Retained Earnings, Statement of Financial Position, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 October 2021 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Independent Auditor's Report to the Members of Kingswood Golf & Country Club Limited for the Year Ended 31 October 2021

Opinion on other matter prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Strategic Report and Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and Directors' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

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

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities (set out on page 6), the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Independent Auditor's Report to the Members of Kingswood Golf & Country Club Limited for the Year Ended 31 October 2021

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:

Based on our understanding of the company and the industry in which it operates, we determined that the principal risks of non-compliance with laws and regulations related to the reporting framework (FRS 102 and the Companies Act 2006) and UK corporate taxation laws, health and safety legislation, food hygiene standards and data protection legislation. These risks were communicated to our audit team and we remained alert to any indications of non-compliance throughout our audit.

We understood how the company is complying with relevant legislation by making enquiries of management and those responsible for legal and compliance procedures. We also considered the results of our audit procedures and to what extent these corroborate this understanding and assessed the susceptibility of the company's financial statements to material misstatement. This included consideration of how fraud might occur and evaluation of management's incentives and opportunities for fraudulent manipulation of the financial statements.

We designed our audit procedures to identify any non-compliance with laws and regulations. Such procedures included, but were not limited to, inspection of any regulatory or legal correspondence; challenging assumptions and judgements made by management; identifying and testing journal entries with a focus on large or unusual transactions as determined based on our understanding of the business; and identifying and assessing the effectiveness of controls in place to prevent and detect fraud.

Owing to the inherent limitations of an audit, there remains a risk that a material misstatement may not have been detected, even though we have properly planned and performed our audit in accordance with auditing standards. We are not responsible for preventing non-compliance with laws and regulations and cannot be expected to detect all instances of non-compliance.

The primary responsibility for the detection and prevention of fraud rests with those responsible for governance and management. The further removed non-compliance with laws and regulations is from the events reflected in the financial statements, the less likely the auditor will become aware of it.

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, collusion, omission, misrepresentation or forgery.

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.

Brebners

.....
Martin Widdowson (Senior Statutory Auditor)
For and on behalf of

Brebners, Statutory Auditor
1 Suffolk Way
Sevenoaks
TN13 1YL

08-Jul-22
Date:.....

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Statement of Income and Retained Earnings for the Year Ended 31 October 2021

	Note	2021 £	2020 £
Turnover	3	1,989,623	1,491,529
Cost of sales		<u>(1,169,268)</u>	<u>(1,172,227)</u>
Gross profit		820,355	319,302
Administrative expenses		(893,718)	(841,954)
Other operating income	4	<u>150,608</u>	<u>247,721</u>
Operating profit/(loss)	5	<u>77,245</u>	<u>(274,931)</u>
Interest payable and similar charges	6	<u>(137,200)</u>	<u>(130,009)</u>
		<u>(137,200)</u>	<u>(130,009)</u>
Loss before tax		(59,955)	(404,940)
Taxation	9	<u>(2,661)</u>	<u>64,419</u>
Loss for the financial year		(62,616)	(340,521)
Retained earnings brought forward		<u>2,172,928</u>	<u>2,513,449</u>
Retained earnings carried forward		<u>2,110,312</u>	<u>2,172,928</u>

The notes on pages 12 to 22 form an integral part of these financial statements.


KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Statement of Financial Position as at 31 October 2021

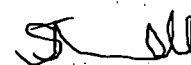
	Note	2021 £	2020 £
Fixed assets			
Tangible assets	10	7,046,925	6,825,270
Current assets			
Stocks	11	73,368	76,430
Debtors	12	132,677	191,668
Cash at bank and in hand		161,460	273,227
		367,505	541,325
Creditors: Amounts falling due within one year	14	(5,216,340)	(5,131,083)
Net current liabilities		(4,848,835)	(4,589,758)
Total assets less current liabilities		2,198,090	2,235,512
Creditors: Amounts falling due after more than one year	14	(21,962)	(11,004)
Provisions for liabilities	15	(35,716)	(21,480)
Net assets		2,140,412	2,203,028
Capital and reserves			
Called up share capital		30,100	30,100
Retained earnings	18	2,110,312	2,172,928
Shareholders' funds		2,140,412	2,203,028

08-Jul-22

Approved and authorised by the Board on and signed on its behalf by:



 JT Hilliard
 Director



 S J Turnbull
 Director

Company registration number: 01913760

The notes on pages 12 to 22 form an integral part of these financial statements.

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Notes to the Financial Statements for the Year Ended 31 October 2021

1 GENERAL INFORMATION

The company is a private company limited by share capital, incorporated in England and Wales.

The address of its registered office is:

The Downs Farm
Reigate Road
Ewell
Surrey
KT17 3BY

The principal place of business is:

Kingswood Golf Club
Sandy Lane
Kingswood
Surrey
KT20 6NE

The principal activity of the company is that of sports complex management and venue hire.

2 ACCOUNTING POLICIES

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Basis of preparation

These financial statements have been prepared using the historical cost convention except any items disclosed in the accounting policies as being shown at fair value and are presented in sterling, which is the functional currency of the entity.

Summary of disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS102. Its financial statements are consolidated into the financial statements of Dwellcourt Limited which can be obtained from Companies House. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS102:

- (a) No cash flow statement has been presented for the company.
- (b) No disclosure has been made of financial instruments measured at fair value through profit or loss.
- (c) No disclosure has been given for the aggregate remuneration of key management personnel.

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Notes to the Financial Statements for the Year Ended 31 October 2021

Going concern

The statement of financial position at 31 October 2021 showed the company had net current liabilities amounting to £4,848,835 and net total assets amounting to £2,140,412. At this date an amount of £4,308,036 was due to group undertakings, principally the parent undertaking, Dwellcourt Limited. The company is funded through group facilities and the parent undertaking has confirmed it will continue to support the company and will not call for repayment of amounts due whilst the company requires the working capital.

The directors have considered the ongoing impact of the current Covid-19 pandemic and although there is no certainty as to when this will end, or the future impact, the directors' view is that the impact has been, and will continue to be manageable.

The directors have prepared cashflow forecasts for a period exceeding 12 months from the date of approval of these financial statements which show that the company has sufficient working capital.

On the basis of the above, and after making enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly the financial statements have been prepared under the going concern basis.

Judgements and key sources of estimation

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. Key assumptions and other estimation uncertainties provide a risk of causing a material adjustment to the carrying values of assets and liabilities.

Judgements and estimates that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements are as follows:

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of assets.

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of value added tax, returns, rebates and discounts.

The company recognises revenue from golf club subscriptions evenly over the period of membership and from green fees and other golfing activities on the date of play. Revenue from hotel accommodation, catering, bars and events is recognised on the date the services are provided. Retail sales are recognised at the point of sale.

Government grants

Grants are accounted for under the accruals model as permitted by FRS 102. Grants of a revenue nature are recognised in other income in the same period as the related expenditure.

Tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a charge attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Notes to the Financial Statements for the Year Ended 31 October 2021

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Deferred tax is recognised in respect of all timing differences between taxable profits and profits reported in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference.

Tangible assets

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Freehold property	over 15-50 years straight line
Fixtures, fittings, plant and machinery	over 6-7 years straight line
Motor vehicles	over 4 years straight line
Cups and trophies	over 20 years straight line

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost is determined using the first-in, first-out (FIFO) method.

The cost of finished goods and work in progress comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. At each reporting date, stocks are assessed for impairment. If stocks are impaired, the carrying amount is reduced to its selling price less costs to complete and sell; the impairment loss is recognised immediately in profit or loss.

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Notes to the Financial Statements for the Year Ended 31 October 2021

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the income statement over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Finance leases

Leases in which substantially all the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to profit or loss on a straight-line basis over the period of the lease. Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee.

Assets held under finance leases are recognised at the lower of their fair value at inception of the lease and the present value of the minimum lease payments. These assets are depreciated on a straight-line basis over the shorter of the useful life of the asset and the lease term. The corresponding liability to the lessor is included in the Statement of Financial Position as a finance lease obligation.

Lease payments are apportioned between finance costs in the Income Statement and reduction of the lease obligation so as to achieve a constant periodic rate of interest on the remaining balance of the liability.

Assets held under hire purchase contracts are capitalised at the lesser of fair value or present value of minimum lease payments in the statement of financial position. The present value of the minimum lease payments is calculated using the interest rate implicit in the lease. A corresponding liability is recognised at the same value in the statement of financial position. The asset is then depreciated over its useful life.

The minimum lease payments are apportioned between the finance charge recognised in the income statement and the reduction of the outstanding liability using the effective interest method. The finance charge in each period is allocated so as to produce a constant periodic rate of interest on the remaining balance of the liability.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Defined contribution pension obligation

A defined contribution plan is a pension plan under which fixed contributions are paid into a pension fund and the company has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised as employee benefit expense when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Notes to the Financial Statements for the Year Ended 31 October 2021

3 TURNOVER

The analysis of the company's revenue for the year from continuing operations is as follows:

	2021 £	2020 £
Retail sale of goods	132,873	126,886
Rendering of services	1,828,902	1,334,773
Rental income	27,848	29,870
	<u>1,989,623</u>	<u>1,491,529</u>

The company's activities were carried out wholly in the United Kingdom.

4 OTHER OPERATING INCOME

The analysis of the company's other operating income for the year is as follows:

	2021 £	2020 £
Government grants	<u>150,608</u>	<u>247,721</u>

5 OPERATING PROFIT/(LOSS)

Arrived at after charging/(crediting)

	2021 £	2020 £
Depreciation expense	183,293	259,184
Operating lease expense - plant and machinery	1,213	11,013
Profit on disposal of property, plant and equipment	<u>(500)</u>	<u>(4,283)</u>

6 INTEREST PAYABLE AND SIMILAR EXPENSES

	2021 £	2020 £
Interest on obligations under finance leases and hire purchase contracts	2,077	1,133
Interest expense on other finance liabilities	<u>135,123</u>	<u>128,876</u>
	<u>137,200</u>	<u>130,009</u>

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Notes to the Financial Statements for the Year Ended 31 October 2021

7 STAFF COSTS

The aggregate payroll costs (including directors' remuneration) were as follows:

	2021 £	2020 £
Wages and salaries	817,609	849,784
Social security costs	61,056	61,195
Pension costs, defined contribution scheme	18,508	20,817
	<u>897,173</u>	<u>931,796</u>

The average number of persons employed by the company during the year, analysed by category, was as follows:

	2021 No.	2020 No.
Golf	13	13
Catering and hotel	34	40
	<u>47</u>	<u>53</u>

8 AUDITOR'S REMUNERATION

	2021 £	2020 £
Audit of the financial statements	<u>7,500</u>	<u>7,250</u>
Other fees to auditors		
Taxation compliance services	500	500
All other assurance services	910	-
	<u>1,410</u>	<u>500</u>

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Notes to the Financial Statements for the Year Ended 31 October 2021

9 TAXATION

Tax charged/(credited) in the income statement

	2021 £	2020 £
Current taxation		
Subvention payments for group relief	(11,575)	(49,083)
Deferred taxation		
Arising from origination and reversal of timing differences	14,236	(15,336)
Tax expense/(receipt) in the income statement	2,661	(64,419)

The tax on profit before tax for the year is higher than the standard rate of corporation tax in the UK (2020 - lower than the standard rate of corporation tax in the UK) of 19% (2020 - 19%).

The differences are reconciled below:

	2021 £	2020 £
Loss before tax	<u>(59,955)</u>	<u>(404,940)</u>
Corporation tax at standard rate	(11,391)	(76,939)
Effect of expense not deductible in determining taxable profit (tax loss)	-	17
Tax increase from effect of capital allowances and depreciation	14,052	12,503
Total tax charge/(credit)	2,661	(64,419)

Deferred tax

2021

Accelerated capital allowances

Liability
£

35,716

35,716

2020

Accelerated capital allowances

Liability
£

21,480

21,480

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Notes to the Financial Statements for the Year Ended 31 October 2021

10 TANGIBLE ASSETS

	Freehold land, buildings and improvements £	Furniture, fittings and equipment £	Motor vehicles £	Total £
Cost or valuation				
At 1 November 2020	7,484,120	1,420,674	7,000	8,911,794
Additions	299,763	80,396	24,789	404,948
Disposals	-	(3,291)	(3,000)	(6,291)
At 31 October 2021	<u>7,783,883</u>	<u>1,497,779</u>	<u>28,789</u>	<u>9,310,451</u>
Depreciation				
At 1 November 2020	846,826	1,235,698	4,000	2,086,524
Charge for the year	99,293	76,803	7,197	183,293
Eliminated on disposal	-	(3,291)	(3,000)	(6,291)
At 31 October 2021	<u>946,119</u>	<u>1,309,210</u>	<u>8,197</u>	<u>2,263,526</u>
Carrying amount				
At 31 October 2021	<u>6,837,764</u>	<u>188,569</u>	<u>20,592</u>	<u>7,046,925</u>
At 31 October 2020	<u>6,637,294</u>	<u>184,976</u>	<u>3,000</u>	<u>6,825,270</u>

Analysis of the land and buildings valued at the date of transition to FRS 102 using the deemed cost exemption.

	2021 £	2020 £
Historical cost equivalent	1,451,170	1,472,299
Revaluation	2,820,284	2,820,284
Carrying value	<u>4,271,454</u>	<u>4,292,583</u>

The properties were revalued in 1998, the directors having taken advice from an independent valuer.

Assets held under finance leases and hire purchase contracts

The net carrying amount of tangible assets includes the following amounts in respect of assets held under finance leases and hire purchase contracts:

	2021 £	2020 £
Furniture, fittings and equipment	<u>54,228</u>	<u>22,287</u>

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Notes to the Financial Statements for the Year Ended 31 October 2021

11 STOCKS

	2021 £	2020 £
Finished goods and goods for resale	32,127	43,754
Other inventories and consumables	41,241	32,676
	<u>73,368</u>	<u>76,430</u>

12 DEBTORS

	2021 £	2020 £
Trade debtors	65,668	21,714
Amounts owed by group undertakings	17,201	60,756
Other debtors	-	73,107
Prepayments	49,808	36,091
Total current trade and other debtors	<u>132,677</u>	<u>191,668</u>

13 CASH AND CASH EQUIVALENTS

	2021 £	2020 £
Cash on hand	4,691	3,529
Cash at bank	156,769	269,698
	<u>161,460</u>	<u>273,227</u>

14 CREDITORS

	2021 £	2020 £
Due within one year		
Loans and borrowings	21,800	8,155
Trade creditors	138,705	50,505
Amounts due to group undertakings	4,308,036	4,540,170
Social security and other taxes	76,838	64,419
Other payables	135,012	104,734
Accrued expenses and deferred income	535,949	363,100
	<u>5,216,340</u>	<u>5,131,083</u>
Due after one year		
Loans and borrowings	<u>21,962</u>	<u>11,004</u>

Loans and borrowings relates to amounts due under finance leases and are secured on the assets concerned.

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Notes to the Financial Statements for the Year Ended 31 October 2021

15 PROVISIONS FOR LIABILITIES

	Deferred tax £	Total £
At 1 November 2020	21,480	21,480
Increase (decrease) in existing provisions	14,236	14,236
At 31 October 2021	<u>35,716</u>	<u>35,716</u>

16 PENSION AND OTHER SCHEMES

Defined contribution pension scheme

The company operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the company to the scheme and amounted to £18,508 (2020 : £20,817).

17 SHARE CAPITAL

Allotted, called up and fully paid shares

	2021		2020	
	No.	£	No.	£
Ordinary shares of £1 each	<u>30,100</u>	<u>30,100</u>	<u>30,100</u>	<u>30,100</u>

There are no restrictions on the distribution of dividends or the repayment of capital.

18 RESERVES

Profit and loss account is the reserve that records retained earnings.

The profit and loss account includes an amount of £2,814,330 (2020: £2,820,284) which is not distributable.

19 COMMITMENTS, GUARANTEES AND CONTINGENCIES

The company has guaranteed, jointly with the other group companies, the group's bank loan and overdraft facilities. The guarantee is secured by a fixed and floating charge over the assets and undertakings of the company. There are no amounts outstanding at 31 October 2021.

KINGSWOOD GOLF & COUNTRY CLUB LIMITED

Notes to the Financial Statements for the Year Ended 31 October 2021

20 RELATED PARTY TRANSACTIONS

Transactions with related parties

During the year the company purchased goods and services for an amount of £7,125 (2019: £29,035) from a company under common control.

Summary of transactions with subsidiaries

Exemption has been taken under FRS 102 Paragraph 33.1A not to disclose transactions or amounts falling due with other companies that are wholly owned within the group.

The company purchased goods and services of £11,927 (2020: £14,204) from companies not wholly owned within the group. At 31 October 2021 an amount of £5,506 (£9,309) was due to companies not wholly owned within the group.

21 PARENT AND ULTIMATE PARENT UNDERTAKING

The company's immediate and ultimate parent undertaking is Dwellcourt Limited.

The parent of the largest and smallest group preparing group accounts including the results of the company is Dwellcourt Limited.

The registered office address of Dwellcourt Limited is The Downs Farm, Reigate Road, Ewell, Surrey, KT17 3BY.

Ultimate control vests with the trustees of 'The Thomas Albert Hilliard Discretionary Trust'.