

**COTSWOLD INNS & HOTELS LIMITED**  
**STRATEGIC REPORT,**  
**REPORT OF THE DIRECTORS AND**  
**AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2016**



Phoenix Business Associates Limited  
Chartered Certified Accountants  
Statutory Auditors  
The Riding School House  
Bulls Lane  
Wishaw  
Sutton Coldfield  
West Midlands  
B76 9QW

**COTSWOLD INNS & HOTELS LIMITED**

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**for the year ended 30 September 2016**

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**COTSWOLD INNS & HOTELS LIMITED**

**COMPANY INFORMATION**  
**for the year ended 30 September 2016**

**DIRECTORS:**

Mr M T Horton  
Mrs P J Horton  
Mrs J P Barlow  
Mr P Davis  
Mrs N A Linington  
Mr G J Cleaver

**SECRETARY:**

Mrs J P Barlow

**REGISTERED OFFICE:**

Orchard House  
Crab Apple Way  
Vale Business Park  
Evesham  
Worcestershire  
WR11 1GE

**REGISTERED NUMBER:**

03309179 (England and Wales)

**AUDITORS:**

Phoenix Business Associates Limited  
Chartered Certified Accountants  
Statutory Auditors  
The Riding School House  
Bulls Lane  
Wishaw  
Sutton Coldfield  
West Midlands  
B76 9QW

## **COTSWOLD INNS & HOTELS LIMITED**

### **STRATEGIC REPORT** **for the year ended 30 September 2016**

The board of directors are pleased to provide their strategic report for the year ended 30th September 2016.

#### **REVIEW OF BUSINESS**

The board of directors are pleased with the results for the year; sales continue to grow and the forecast is encouraging with occupancy increasing generally within the hotel industry but it remains a difficult trading environment as cost and wage increases put margins under pressure.

The group continue to upgrade and integrate all of our I.T. systems with the front office systems also being renewed during the year to the benefit of both our staff and our customers.

Cotswolds Inns & Hotels acquired 'The George Hotel on the 1st February 2016 - a magnificent hotel situated in the prestigious Montpellier area of Cheltenham.

Michael & Pamela Horton continue to invest profits back into the group and Pamela Horton continues to refresh and upgrade the bedroom stock throughout the group; behind the scenes we have replaced the kitchen at 'The Close Hotel' giving both chef and his team a great environment to work in whilst ensuring the highest standards are being adhered to.

Cotswold Inns & Hotels retain a portfolio of beautiful hotels which we continue to improve and look after for generations to come whilst striving to consistently attain the highest possible standards in order to give our customers the best possible experience during their stay with us.

#### **PRINCIPAL RISKS AND UNCERTAINTIES**

In common with many businesses of a similar size in the hotel industry, we as a company, are acutely aware that both UK and global economic uncertainty has a direct impact on the attitudes to spending of the general public and in particular where this comes to leisure and recreational activities.

As a Company we pride ourselves on offering excellent food and accommodation within the Cotswolds area at, what we believe to be, competitive rates for the products offered.

We recognise that, having been through a period of political uncertainty and following the results of the Brexit referendum in the UK this will continue to bring its challenges for the foreseeable future. Cotswold Inns & Hotels remain optimistic whilst recognising that global economic factors will always present an inherent risk and uncertainty.

#### **PROPERTY CONSIDERATIONS**

The Directors had previously maintained a policy of regular revaluations of the hotels as allowed under previous UK Generally Accepted Accounting Principles ("UK GAAP") The last formal external valuation was carried out and included in the accounts year ended 30th September 2014.

The company has had to make the transition on to the new UK accounting framework, this being Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". One of the specific transition exemptions allowed is to adopt as a "deemed cost" the latest valuation and to cease the regular external valuations as required if a policy of valuations was to be maintained.

The Directors do not believe that the expense of the regular valuations is justified so as to continue with that policy and therefore the properties have been included at deemed cost.

#### **POST BALANCE SHEET TRANSACTION**

Since the year-end, and after many meetings and much soul searching the board have decided that 'The George' will be a far greater project than at first anticipated to bring it into the Cotswold Inns & Hotels collection.

It is with much regret that we have decided to put 'The George' back on the market. This will enable a new owner to restore 'The George' to its full glory.

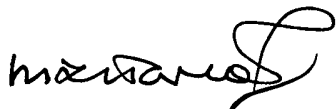
**COTSWOLD INNS & HOTELS LIMITED**

**STRATEGIC REPORT**  
**for the year ended 30 September 2016**

**PLANNING FOR 2017**

Michael & Pamela Horton and the board look forward to an exciting future for Cotswold Inns & Hotels and remain fully focused and committed to the continual investment and development of the eight beautiful hotels within our collection.

**ON BEHALF OF THE BOARD:**

A handwritten signature in black ink, appearing to read 'mhorton', with a stylized flourish at the end.

Mr M T Horton - Director

18 May 2017

**COTSWOLD INNS & HOTELS LIMITED**

**REPORT OF THE DIRECTORS**  
**for the year ended 30 September 2016**

The directors present their report with the financial statements of the company for the year ended 30 September 2016.

**PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was that of the ownership and management of hotels and bars. The company has operated nine hotel businesses during the year, all situated within the Cotswolds as follows:

The Bay Tree Hotel, Burford  
The Bear of Rodborough Hotel, Stroud  
The Broadway Hotel, Broadway  
The Manor House Hotel, Moreton in Marsh  
The Swan Hotel, Bibury  
The Lamb Inn, Burford  
The Hare and Hounds Hotel, Tetbury  
The Close Hotel, Tetbury  
The George, Cheltenham (acquired February 2016)

In addition the company operated the following 2 bars:

Utopia Bar, Birmingham  
Bar Epernay, Birmingham.

**DIVIDENDS**

No dividends will be distributed for the year ended 30 September 2016.

**EVENTS SINCE THE END OF THE YEAR**

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

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 October 2015 to the date of this report.

Mr M T Horton  
Mrs P J Horton  
Mrs J P Barlow  
Mr P Davis  
Mrs N A Linington  
Mr G J Cleaver

**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Strategic Report, the Report of the Directors and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

**COTSWOLD INNS & HOTELS LIMITED**

**REPORT OF THE DIRECTORS**  
**for the year ended 30 September 2016**

**STATEMENT OF DIRECTORS' RESPONSIBILITIES - 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.

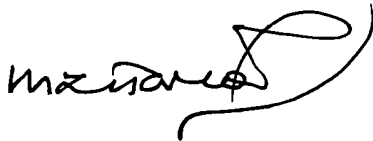
**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

**AUDITORS**

The auditors, Phoenix Business Associates Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

**ON BEHALF OF THE BOARD:**

A handwritten signature in black ink, appearing to read 'M T Horton', with a large, sweeping flourish extending from the end of the signature.

Mr M T Horton - Director

18 May 2017

**REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF**  
**COTSWOLD INNS & HOTELS LIMITED**

We have audited the financial statements of Cotswold Inns & Hotels Limited for the year ended 30 September 2016 on pages seven to twenty seven. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

**Respective responsibilities of directors and auditors**

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

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

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

**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 30 September 2016 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

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

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

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

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

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



David R Hill F.C.C.A. (Senior Statutory Auditor)  
for and on behalf of Phoenix Business Associates Limited  
Chartered Certified Accountants  
Statutory Auditors  
The Riding School House  
Bulls Lane  
Wishaw  
Sutton Coldfield  
West Midlands  
B76 9QW

18 May 2017



**COTSWOLD INNS & HOTELS LIMITED****PROFIT AND LOSS ACCOUNT**  
**for the year ended 30 September 2016**

		30/9/16	30/9/15 as restated £
	Notes	£	
<b>TURNOVER</b>		<b>19,639,876</b>	19,001,652
Cost of sales		<b>13,273,681</b>	12,761,865
<b>GROSS PROFIT</b>		<b>6,366,195</b>	6,239,787
Administrative expenses		<b>5,265,030</b>	5,234,012
		<b>1,101,165</b>	1,005,775
Other operating income		-	198,934
<b>OPERATING PROFIT</b>	3	<b>1,101,165</b>	1,204,709
Interest receivable and similar income		<b>461</b>	4,271
		<b>1,101,626</b>	1,208,980
Interest payable and similar charges	5	<b>408,735</b>	377,436
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		<b>692,891</b>	831,544
Tax on profit on ordinary activities	6	<b>147,254</b>	854
<b>PROFIT FOR THE FINANCIAL YEAR</b>		<b>545,637</b>	830,690

The notes form part of these financial statements

**COTSWOLD INNS & HOTELS LIMITED**

**OTHER COMPREHENSIVE INCOME**  
**for the year ended 30 September 2016**

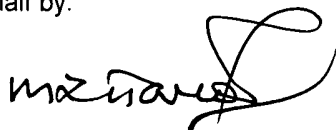
	30/9/16	30/9/15 as restated
Notes	£	£
<b>PROFIT FOR THE YEAR</b>	<b>545,637</b>	<b>830,690</b>
<b>OTHER COMPREHENSIVE INCOME</b>		
Freehold property revaluation movement	<b>113,669</b>	(1,172,838)
Income tax relating to other comprehensive income	-	-
<b>OTHER COMPREHENSIVE INCOME FOR THE YEAR, NET OF INCOME TAX</b>	<b>113,669</b>	(1,172,838)
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	<b>659,306</b>	<b>(342,148)</b>

The notes form part of these financial statements

**BALANCE SHEET**  
**30 September 2016**

		30/9/16		30/9/15 as restated	
	Notes	£	£	£	£
<b>FIXED ASSETS</b>					
Intangible assets	8		1,864,203		2,045,776
Tangible assets	9		34,872,988		31,425,468
			<u>36,737,191</u>		<u>33,471,244</u>
<b>CURRENT ASSETS</b>					
Stocks	10	222,836		224,858	
Debtors	11	1,043,860		808,852	
Cash at bank		2,627,273		1,893,257	
		<u>3,893,969</u>		<u>2,926,967</u>	
<b>CREDITORS</b>					
Amounts falling due within one year	12	5,413,107		6,370,252	
<b>NET CURRENT LIABILITIES</b>			<u>(1,519,138)</u>		<u>(3,443,285)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>35,218,053</u>		<u>30,027,959</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	13		(13,569,477)		(8,925,020)
<b>PROVISIONS FOR LIABILITIES</b>	17		<u>(1,059,169)</u>		<u>(1,172,838)</u>
<b>NET ASSETS</b>			<u><u>20,589,407</u></u>		<u><u>19,930,101</u></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	18		12,050,000		12,050,000
Revaluation reserve	19		9,996,005		9,882,336
Retained earnings	19		<u>(1,456,598)</u>		<u>(2,002,235)</u>
<b>SHAREHOLDERS' FUNDS</b>			<u><u>20,589,407</u></u>		<u><u>19,930,101</u></u>

The financial statements were approved by the Board of Directors on 18 May 2017 and were signed on its behalf by:



Mr M T Horton - Director



Mrs P J Horton - Director

**COTSWOLD INNS & HOTELS LIMITED**

**STATEMENT OF CHANGES IN EQUITY**  
**for the year ended 30 September 2016**

	Called up share capital £	Retained earnings £	Revaluation reserve £	Total equity £
<b>Balance at 1 October 2014</b>	12,050,000	(2,832,925)	11,055,174	20,272,249
<b>Changes in equity</b>				
Total comprehensive income	-	830,690	(1,172,838)	(342,148)
<b>Balance at 30 September 2015</b>	<u>12,050,000</u>	<u>(2,002,235)</u>	<u>9,882,336</u>	<u>19,930,101</u>
<b>Changes in equity</b>				
Total comprehensive income	-	545,637	113,669	659,306
<b>Balance at 30 September 2016</b>	<u>12,050,000</u>	<u>(1,456,598)</u>	<u>9,996,005</u>	<u>20,589,407</u>

The notes form part of these financial statements

**COTSWOLD INNS & HOTELS LIMITED**

**CASH FLOW STATEMENT**  
**for the year ended 30 September 2016**

		30/9/16	30/9/15 as restated
	Notes	£	£
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	2,720,187	2,584,705
Interest paid		(407,715)	(376,416)
Interest element of hire purchase payments paid		(1,020)	(1,020)
Tax paid		(854)	-
Net cash from operating activities		<u>2,310,598</u>	<u>2,207,269</u>
<b>Cash flows from investing activities</b>			
Purchase of intangible fixed assets		(125,000)	-
Purchase of tangible fixed assets		(4,883,769)	(1,976,446)
Sale of tangible fixed assets		346,698	4,708
Interest received		461	4,271
Net cash from investing activities		<u>(4,661,610)</u>	<u>(1,967,467)</u>
<b>Cash flows from financing activities</b>			
Net loan (repayments) inflows		3,088,736	(755,950)
Net inflows from new contracts		(3,708)	(3,708)
Net cash from financing activities		<u>3,085,028</u>	<u>(759,658)</u>
<b>Increase/(decrease) in cash and cash equivalents</b>		<u>734,016</u>	<u>(519,856)</u>
<b>Cash and cash equivalents at beginning of year</b>	2	<u>1,893,257</u>	<u>2,413,113</u>
<b>Cash and cash equivalents at end of year</b>	2	<u><u>2,627,273</u></u>	<u><u>1,893,257</u></u>

The notes form part of these financial statements

**COTSWOLD INNS & HOTELS LIMITED**

**NOTES TO THE CASH FLOW STATEMENT**  
**for the year ended 30 September 2016**

**1. RECONCILIATION OF PROFIT BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS**

	<b>30/9/16</b>	<b>30/9/15 as restated</b>
	<b>£</b>	<b>£</b>
Profit before taxation	<b>692,891</b>	831,544
Depreciation charges	<b>1,514,121</b>	1,391,288
(Profit)/loss on disposal of fixed assets	<b>(117,998)</b>	3,818
Finance costs	<b>408,735</b>	377,436
Finance income	<b>(461)</b>	(4,271)
	<b>2,497,288</b>	2,599,815
Decrease/(increase) in stocks	<b>2,022</b>	(3,763)
Increase in trade and other debtors	<b>(235,008)</b>	(42,058)
Increase in trade and other creditors	<b>455,885</b>	30,711
<b>Cash generated from operations</b>	<b>2,720,187</b>	2,584,705

**2. CASH AND CASH EQUIVALENTS**

The amounts disclosed on the Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

**Year ended 30 September 2016**

	<b>30/9/16</b>	<b>1/10/15</b>
	<b>£</b>	<b>£</b>
Cash and cash equivalents	<b>2,627,273</b>	<b>1,893,257</b>

**Year ended 30 September 2015**

	<b>30/9/15</b>	<b>1/10/14</b>
	<b>as restated</b>	
	<b>£</b>	<b>£</b>
Cash and cash equivalents	1,893,257	2,194,413
Bank overdrafts	-	218,700
	<b>1,893,257</b>	<b>2,413,113</b>

**COTSWOLD INNS & HOTELS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 30 September 2016**

**1. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

The company has net current liabilities at the balance sheet date. However the majority of this is due to bank borrowings which are secured against the various hotel properties. The company enjoys a good working relationship with its bankers and, given that the company has significant overall net assets, the directors believe that the going concern basis of preparation is appropriate.

**Significant judgements and estimates**

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

**Leases**

Determine whether leases entered into by the company either as a lessor or a lessee are operating or lease or finance leases. These decisions depend on an assessment of whether the risks and rewards of ownership have been transferred from the lessor to the lessee on a lease by lease basis.

**Impairment reviews**

Determine whether there are indicators of impairment of the company's tangible and intangible assets, including goodwill. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the asset and where it is a component of a larger cash-generating unit, the viability and expected future performance of that unit.

**Tangible fixed assets**

Tangible fixed assets, other than investment properties, 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 as well as the annual maintenance expenditure on the hotels.

**Stock/inventories**

Inventories contain an inherent risk factor relating to returns which necessitates both a returns provision to be estimated along with any necessary warranty provision. Management review these provisions on a monthly basis at Board level and perform detailed reviewing procedures to ensure that any provisions required are, in their judgement, sufficient and consistently applied.

Due to the nature of the entity's trade, provisions for slow-moving and obsolete stocks are made and reviewed on a monthly basis also.

**Financial instruments & derivatives**

Management undertake regular reviews of various financial instruments used by the company to manage its foreign currency trading risk to ensure that these are correctly identified, classified and valued. In addition, management regularly review other financing arrangements such as loans between group companies and its directors to ensure that these are also correctly identified as financial instruments, classified correctly as such and then appropriately valued.

**Trade debtors & creditors**

## **COTSWOLD INNS & HOTELS LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS - continued** **for the year ended 30 September 2016**

Management review all trading debtor and creditor balances regularly and where there is any doubt as to the recoverability of debtors or payment of creditors, provision is made accordingly so as to ensure that the amounts at the balance sheet date are the recoverable fair value amounts.

#### **Changes in accounting policies**

The Directors have reviewed all of the company's existing accounting policies as part of the transition to Financial Reporting Standard 102. In accordance with the requirements of FRS102 the company has changed its accounting policy to comply with the new regulations and now provides deferred tax on any property revaluation reserve.

#### **Turnover**

Turnover represents the amounts (excluding Value Added Tax) derived from the provision of goods and services to customers. It is attributable to one continuing activity which is the principal activity of the company.

#### **Goodwill**

Purchased goodwill arising on business combinations in respect of acquisitions before 1 October 1998, when Financial Reporting Standard 10: Goodwill and Intangible assets was adopted, was written off to reserves in the year of acquisition. When a subsequent disposal occurs, any related goodwill previously written off to reserves is written back through the profit and loss account as part of the profit or loss on disposal.

Purchased goodwill (representing the excess of the fair value of the consideration given over the fair value of the separable net assets acquired) arising on business combinations in respect of acquisitions since 1 October 1998 is capitalised. Positive goodwill is amortised to nil by equal annual instalments over its useful life, estimated by the directors, of 20 years. The Directors have reviewed this policy on transition to FRS102 reporting standards and are confident that this amortisation policy accurately reflects the life of the goodwill particularly with reference to the existing goodwill on transition which is nearing the end of its period of write off and the hotels are still enjoying success which bears out the policy.

#### **Tangible fixed assets**

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

Freehold property and land	- Straight line over 300 years
Short leasehold	- over the period of the lease
Fixtures and fittings	- at varying rates on cost
Motor vehicles	- 25% on cost

Freehold land is not depreciated.

#### **Stocks**

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

#### **Deferred tax**

Deferred taxation is now provided for under the provisions of FRS102 on the full provision method for all timing differences. This represents a major departure from previous requirements concerning property valuations and provision of tax thereon. Under previous UK GAAP, provision was only required when there was a legally binding contract for sale of a property. The new accounting legislation requires full provision on all timing differences and consequently the company now makes full provision for all such timing differences and including deferred tax on property revaluations.



**COTSWOLD INNS & HOTELS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 30 September 2016**

**1. ACCOUNTING POLICIES - continued**

**Hire purchase and leasing commitments**

Where the company enters into a lease which entails taking substantially all the risks and rewards of ownership of an asset, the lease is treated as a "finance lease". The asset is recorded in the balance sheet as a tangible fixed asset and is depreciated over its estimated useful life. Future instalments under such leases, net of finance charges, are included in creditors. Rentals payable are apportioned between the finance element, which is charged to the profit and loss account, and the capital element which reduces the outstanding obligation for future instalments.

All other leases are accounted for as "operating leases" and the rental charges are charged to the profit and loss account on a straight line basis over the life of the lease.

**Pension costs and other post-retirement benefits**

The company operates a defined contribution pension scheme. Contributions payable to the company's pension scheme are charged to profit or loss in the period to which they relate.

**Holiday pay accrual**

A liability is recognised to the extent of any unused holiday pay entitlement which has accrued at the balance sheet date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the balance sheet date.

**2. STAFF COSTS**

	<b>30/9/16</b>	30/9/15 as restated
	£	£
Wages and salaries	7,546,027	7,030,935
Social security costs	605,395	574,107
Other pension costs	187,700	174,541
	<u>8,339,122</u>	<u>7,779,583</u>

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

	<b>30/9/16</b>	30/9/15 as restated
Office management	35	33
Bar & hotel staff	374	386
	<u>409</u>	<u>419</u>

**3. OPERATING PROFIT**

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

	<b>30/9/16</b>	30/9/15 as restated
	£	£
Depreciation - owned assets	1,206,004	1,205,070
Depreciation - assets on hire purchase contracts	1,545	4,635
(Profit)/loss on disposal of fixed assets	(117,998)	3,818
Goodwill amortisation	306,573	181,573
Auditors' remuneration - Audit fee	16,750	16,500
Auditors' remuneration - Other services	3,495	3,325
	<u>3,495</u>	<u>3,325</u>

**COTSWOLD INNS & HOTELS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 30 September 2016**

**3. OPERATING PROFIT - continued**

Directors' remuneration	<b>569,985</b>	668,839
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Information regarding the highest paid director is as follows:

	<b>30/9/16</b>	30/9/15 as restated
	<b>£</b>	£
Emoluments etc	<b>154,910</b>	208,947

**4. EXCEPTIONAL ITEMS**

During the year the company purchased The George Hotel Limited. As at the date of purchase goodwill amounting to £125,000 was acquired. The Board of Directors have, since the balance sheet date and before date of approval of these accounts, made the decision to sell the assets of the acquired hotel. Consequently, as the goodwill has no economic benefit to the company, this was subjected to an impairment review and written off to the profit and loss account during the year.

**5. INTEREST PAYABLE AND SIMILAR CHARGES**

	<b>30/9/16</b>	30/9/15 as restated
	<b>£</b>	£
Bank loan & overdraft interest	<b>407,715</b>	376,211
Trustees loan interest	-	205
Hire purchase interest	<b>1,020</b>	1,020
	<b>408,735</b>	377,436

**6. TAXATION**

**Analysis of the tax charge**

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

	<b>30/9/16</b>	30/9/15 as restated
	<b>£</b>	£
Current tax:		
UK corporation tax	<b>147,254</b>	854
Tax on profit on ordinary activities	<b>147,254</b>	854

**COTSWOLD INNS & HOTELS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 30 September 2016**

**6. TAXATION - continued**

**Reconciliation of total tax charge included in profit and loss**

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

	<b>30/9/16</b>	30/9/15 as restated
	<b>£</b>	£
Profit on ordinary activities before tax	<b>692,891</b>	831,544
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 20% (2015 - 20%)	<b>138,578</b>	166,309
Effects of:		
Expenses not deductible for tax purposes	-	28,990
Income not taxable for tax purposes	-	(9,357)
Depreciation in excess of capital allowances	<b>85,665</b>	59,737
Utilisation of tax losses	<b>(31,005)</b>	(186,319)
Revenue expenses capitalised	<b>(15,393)</b>	(24,191)
Allowable purchased goodwill leased assets	<b>(34,315)</b>	(34,315)
Capital gains tax on property disposal	<b>3,724</b>	-
Total tax charge	<b>147,254</b>	854

**7. PRIOR YEAR ADJUSTMENT**

The company has made transitional adjustments under the new reporting requirements of FRS102. A deferred tax provision has been calculated at the date of transition and the prior year comparatives amended for such.

**8. INTANGIBLE FIXED ASSETS**

	<b>Goodwill</b>
	<b>£</b>
<b>COST</b>	
At 1 October 2015	<b>3,585,701</b>
Additions	<b>125,000</b>
At 30 September 2016	<b>3,710,701</b>
<b>AMORTISATION</b>	
At 1 October 2015	<b>1,539,925</b>
Amortisation for year	<b>306,573</b>
At 30 September 2016	<b>1,846,498</b>
<b>NET BOOK VALUE</b>	
At 30 September 2016	<b>1,864,203</b>
At 30 September 2015	<b>2,045,776</b>

**COTSWOLD INNS & HOTELS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 30 September 2016**

**9. TANGIBLE FIXED ASSETS**

	Freehold property and land £	Short leasehold £	Fixtures and fittings £	Motor vehicles £	Totals £
<b>COST OR VALUATION</b>					
At 1 October 2015	31,897,323	36,838	10,084,022	93,302	42,111,485
Additions	3,284,850	-	1,598,919	-	4,883,769
Disposals	(235,000)	-	-	-	(235,000)
At 30 September 2016	34,947,173	36,838	11,682,941	93,302	46,760,254
<b>DEPRECIATION</b>					
At 1 October 2015	2,870,310	13,840	7,715,030	86,837	10,686,017
Charge for year	303,920	2,206	897,200	4,223	1,207,549
Eliminated on disposal	(6,300)	-	-	-	(6,300)
At 30 September 2016	3,167,930	16,046	8,612,230	91,060	11,887,266
<b>NET BOOK VALUE</b>					
At 30 September 2016	31,779,243	20,792	3,070,711	2,242	34,872,988
At 30 September 2015	29,027,013	22,998	2,368,992	6,465	31,425,468

Cost or valuation at 30 September 2016 is represented by:

	Freehold property and land £	Short leasehold £	Fixtures and fittings £	Motor vehicles £	Totals £
Valuation in 2008	5,567,230	-	-	-	5,567,230
Valuation in 2009	1,481,137	-	-	-	1,481,137
Valuation in 2014	4,006,807	-	-	-	4,006,807
Cost	23,891,999	36,838	11,682,941	93,302	35,705,080
	34,947,173	36,838	11,682,941	93,302	46,760,254

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

	30/9/16 £	30/9/15 as restated £
Cost	23,891,999	20,842,149
Aggregate depreciation	739,668	660,028
Value of land in freehold land and buildings	3,006,418	2,216,612

**COTSWOLD INNS & HOTELS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 30 September 2016**

**9. TANGIBLE FIXED ASSETS - continued**

Freehold land and buildings were last valued and included in the 2014 accounts at market value by Messrs. Fleurets, Chartered Surveyors, on an existing use basis, assuming that the properties are fully equipped as operational entities and having regard to trading potential and on the assumption that full vacant possession is available.

The valuation complied with the provisions of the global edition of the RICS Valuation - Professional Standards 2014 (incorporating the International Valuation Standards), published in January 2014 by the Royal Institution of Chartered Surveyors (RICS).

The company has taken advantage of exemptions allowed under FRS102 upon transition to the new reporting framework and has adopted the latest valuation as the deemed cost for the properties.

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

	<b>Motor vehicles £</b>
<b>COST OR VALUATION</b>	
At 1 October 2015	
and 30 September 2016	<b>18,540</b>
<b>DEPRECIATION</b>	
At 1 October 2015	<b>16,995</b>
Charge for year	<b>1,545</b>
At 30 September 2016	<b>18,540</b>
<b>NET BOOK VALUE</b>	
At 30 September 2016	<b>-</b>
At 30 September 2015	<b>1,545</b>

**10. STOCKS**

	<b>30/9/16</b>	<b>30/9/15 as restated</b>
	<b>£</b>	<b>£</b>
Food and liquor	<b>202,210</b>	203,065
Consumables	<b>20,626</b>	21,793
	<b>222,836</b>	224,858

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

	<b>30/9/16</b>	<b>30/9/15 as restated</b>
	<b>£</b>	<b>£</b>
Trade debtors	<b>225,408</b>	207,532
Other debtors	<b>18,357</b>	12,548
Prepayments and accrued income	<b>800,095</b>	588,772
	<b>1,043,860</b>	808,852

**COTSWOLD INNS & HOTELS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 30 September 2016**

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

	<b>30/9/16</b>	30/9/15 as restated
	£	£
Bank loans and overdrafts (see note 14)	<b>1,221,322</b>	2,778,280
Hire purchase contracts (see note 15)	<b>1,236</b>	3,708
Trade creditors	<b>1,416,558</b>	1,220,341
Corporation tax payable	<b>147,254</b>	854
Social security and other taxes	<b>178,838</b>	185,488
VAT	<b>545,107</b>	482,295
Other creditors	<b>1,213,675</b>	1,000,573
Wages control account	<b>236,822</b>	304,829
Accruals and deferred income	<b>452,295</b>	393,884
	<b><u>5,413,107</u></b>	<b><u>6,370,252</u></b>

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

	<b>30/9/16</b>	30/9/15 as restated
	£	£
Bank loans (see note 14)	<b>13,569,477</b>	8,923,784
Hire purchase contracts (see note 15)	<b>-</b>	1,236
	<b><u>13,569,477</u></b>	<b><u>8,925,020</u></b>

**14. LOANS**

An analysis of the maturity of loans is given below:

	<b>30/9/16</b>	30/9/15 as restated
	£	£
Amounts falling due within one year or on demand:		
Bank loans	<b><u>1,221,322</u></b>	<b><u>2,778,280</u></b>
Amounts falling due between one and two years:		
Bank loans	<b><u>3,031,170</u></b>	<b><u>813,543</u></b>
Amounts falling due between two and five years:		
Bank loans	<b><u>4,330,100</u></b>	<b><u>2,687,973</u></b>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans	<b><u>6,208,207</u></b>	<b><u>5,422,268</u></b>

**COTSWOLD INNS & HOTELS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 30 September 2016**

**15. LEASING AGREEMENTS**

Minimum lease payments under hire purchase fall due as follows:

	<b>30/9/16</b>	<b>30/9/15</b> as restated
	<b>£</b>	<b>£</b>
Net obligations repayable:		
Within one year	<b>1,236</b>	3,708
Between one and five years	<b>-</b>	1,236
	<b><u>1,236</u></b>	<b><u>4,944</u></b>

**16. SECURED DEBTS**

The following secured debts are included within creditors:

	<b>30/9/16</b>	<b>30/9/15</b> as restated
	<b>£</b>	<b>£</b>
Bank loans	<b>14,790,799</b>	11,702,064
Hire purchase contracts	<b>1,236</b>	4,944
	<b><u>14,792,035</u></b>	<b><u>11,707,008</u></b>

The bank loans and overdraft are secured by way of a fixed charge over The Lamb Inn, The Swan Hotel, The Manor House Hotel, The Broadway Hotel, The Hare & Hounds Hotel, The Bay Tree Hotel, The Bear of Rodborough Hotel, The Close Hotel, 17 Fosseyway Avenue, Moreton, 2a Frethern Close, Burton, 6 Jubilee Court, Bibury and a floating charge over the company's assets.

As at the year end the company had the following facilities:

Loan 1 - £2,000,000 drawn down in December 2008. Capital repayment holiday until April 2010. Interest fixed at 4.87% per annum until 18th March 2016. Prior to the year end the company renegotiated this loan which will commence on 18th March 2016 at a rate of 3.60% per annum until 18th March 2025;

Loan 2 - £2,000,000 drawn down in January 2009. Capital repayment holiday until May 2010. Following refinancing the interest rate was fixed at 3.80% per annum for 7 years from April 2014;

Loan 3 - £2,000,000 drawn down in January 2009. Capital repayment holiday until May 2010. The loan was refinanced on 7th April 2015 on £1,444,485 at a rate of 3.54% fixed until 7th April 2025;

Loan 4 - £1,850,000 drawn down in February 2009. Capital repayment holiday until June 2010. Interest fixed at base rate plus 1.25% for 180 consecutive months;

Loan 5 - £4,000,000 drawn down in January 2009. Reviewed in May 2011 so as to be £2,000,000 interest only and £2,000,000 capital and interest repayment. Interest charged at base rate plus 1.50%. Repayments to be made over 180 months;

Loan 6 - £2,500,000 drawn down in June 2013. Interest has been fixed at a rate of 3.98% for 60 consecutive months;

Loan 7 - £500,000 drawn down February 2014. Interest has been fixed at a rate of 4.02% for 5 years.

Loan 8 - £4,000,000 drawn down February 2016. Interest at 2 year variable rate of 2% above Base Rate. Forward fix commences on 1st February 2018 on £3,549,358 fixed for 10 years until 1st February 2028 at 3.87%.

**COTSWOLD INNS & HOTELS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 30 September 2016**

**17. PROVISIONS FOR LIABILITIES**

	<b>30/9/16</b>	30/9/15 as restated
	£	£
Deferred tax	<u><b>1,059,169</b></u>	<u><b>1,172,838</b></u>
		Deferred tax
		£
Balance at 1 October 2015		<b>1,172,838</b>
Revaluation reserve transfer		<u><b>(113,669)</b></u>
Balance at 30 September 2016		<u><u><b>1,059,169</b></u></u>

In accordance with the requirements of FRS102 the company now makes a provision for deferred tax based on the valuation of property compared to its tax base cost. The deferred tax provision as at the 30 September 2016 represents tax on potential capital gains should the company sell those assets at valuation.

The rate of corporation tax has been reduced to 19% with effect from 1 April 2017 and further reductions will see this fall to 17% by 2020.

**18. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	<b>30/9/16</b>	30/9/15 as restated
			£	£
12,050,000	Ordinary	£1	<u><b>12,050,000</b></u>	<u><b>12,050,000</b></u>

**19. RESERVES**

	Retained earnings £	Revaluation reserve £	Totals £
At 1 October 2015	<b>(2,002,235)</b>	<b>9,882,336</b>	<b>7,880,101</b>
Profit for the year	<b>545,637</b>		<b>545,637</b>
Deferred tax release	<b>-</b>	<b>113,669</b>	<b>113,669</b>
At 30 September 2016	<u><u><b>(1,456,598)</b></u></u>	<u><u><b>9,996,005</b></u></u>	<u><u><b>8,539,407</b></u></u>

**20. CONTINGENT LIABILITIES**

The company has a commitment as a guarantor on a lease arrangement with a maximum commencement value of £74,945. The amount of any liability which may ultimately fall due to be paid by the company reduces on a monthly basis and the lease expires in February 2018.



**COTSWOLD INNS & HOTELS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 30 September 2016**

**21. RELATED PARTY DISCLOSURES**

**Cleaver Cook LLP**

A limited liability partnership of which G J Cleaver is a partner.

The company was charged for services provided on normal commercial terms by Cleaver Cook LLP during the year amounting to £20,570 (2015 : £24,849).

At the balance sheet date the company owed £0 (2015 : £8,558) to Cleaver Cook LLP.

**Tivoli Inns Limited**

A company of which a son of the directors is a director and shareholder

During the year the company provided goods and services on normal commercial terms to Tivoli Inns Limited amounting to £2,486 (2015 : £4,458). All amounts were settled at the balance sheet date.

**Crophorne Inns**

A partnership controlled by M T Horton and P J Horton

The company provided goods and services to Crophorne Inns to the value of £49,297 (2015 : £64,269).

	<b>30/9/16</b>	30/9/15 as restated
	<b>£</b>	£
Amount due from related party at the balance sheet date	<b><u>1,384</u></b>	<u>2,516</u>

**WMT Pension Fund**

A pension fund of which M T Horton and P J Horton are beneficiaries

WMT Pension Fund charged rent to the company of £50,000 (2015 : £40,000).

	<b>30/9/16</b>	30/9/15 as restated
	<b>£</b>	£
Amount due to related party at the balance sheet date	<b><u>-</u></b>	<u>12,000</u>

**Hortons' Estates Limited**

A company in which M T Horton has an interest

The company bought goods and services from Hortons' Estates Limited during the year totalling £0 (2015 : £0).

**Cornex Limited**

A company which is wholly owned by Hortons' Estates Limited

A licensed unit at Innovation Square is leased to the company by Cornex Limited. The amounts charged during the year amounted to £23,624 (2015 : £92,815)

**Louisa Horton**

A daughter of the directors

The company bought goods from Louisa Horton during the year amounting to £1,485 (2015: £1,122).

**COTSWOLD INNS & HOTELS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - continued**  
**for the year ended 30 September 2016**

**21. RELATED PARTY DISCLOSURES - continued**

**Lypiatt Estates Limited**

A company of which M T Horton & P J Horton are directors & shareholders

The company bought goods and services from Lypiatt Estates Limited during the year amounting to £0 (2015 : £4,603).

The company sold goods and services to Lypiatt Estates Limited during the year amounting to £0 (2015 : £5,862).

	30/9/16	30/9/15 as restated
	£	£
Amounts written off during the year	-	140,579

**22. POST BALANCE SHEET EVENTS**

The Board of Directors have, since the balance sheet date and before date of approval of these accounts, made the decision to sell The George Hotel. Initial marketing of the hotel has commenced but at the date of approval of these accounts no legally binding contract for sale existed.

**23. ULTIMATE CONTROLLING PARTY**

The ultimate controlling party is M J Horton and P J Horton.

**24. FIRST YEAR ADOPTION**

These are the first financial statements prepared under the new Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

The Directors have assessed those areas where the new Financial Reporting Standard may have had an impact on transition. There have been no such transitional adjustments necessary as a result of the transition.

The Directors, having previously had the company carry its freehold properties at a market value, have taken advantage of a transitional relief available to the company and have adopted the latest valuation included in the 30 September 2014 accounts as a "Deemed Cost" as allowed under Section 35 of Financial Reporting Standard 102. The company will depreciate the relevant part of Freehold Buildings using the accounting policy as stated and will transfer any excess depreciation from the revaluation reserve to the profit and loss account.

FRS102 requires a deferred tax provision to be made on a full provision basis meaning that tax at the prevailing rate has to be provided by comparing the carrying value of property at its valuation with its original cost, any enhancement expenditure and indexation allowances available. At the date of transition this provision amounted to £1,307,799 and was brought into the comparative figures for the year ended 30 September 2015.

**COTSWOLD INNS & HOTELS LIMITED**

**RECONCILIATION OF EQUITY**  
**1 October 2014**  
**(DATE OF TRANSITION TO FRS 102)**

	Notes	UK GAAP £	Effect of transition to FRS 102 £	FRS 102 £
<b>FIXED ASSETS</b>				
Intangible assets	6	2,227,349	-	2,227,349
Tangible assets	7	30,667,253	-	30,667,253
		<u>32,894,602</u>	<u>-</u>	<u>32,894,602</u>
<b>CURRENT ASSETS</b>				
Stocks	8	221,095	-	221,095
Debtors	9	901,498	-	901,498
Cash at bank		2,194,413	-	2,194,413
		<u>3,317,006</u>	<u>-</u>	<u>3,317,006</u>
<b>CREDITORS</b>				
Amounts falling due within one year	10	(6,231,955)	-	(6,231,955)
<b>NET CURRENT LIABILITIES</b>		<u>(2,914,949)</u>	<u>-</u>	<u>(2,914,949)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		29,979,653	-	29,979,653
<b>CREDITORS</b>				
Amounts falling due after more than one year	11	(9,707,404)	-	(9,707,404)
<b>PROVISIONS FOR LIABILITIES</b>		-	(1,307,799)	(1,307,799)
<b>NET ASSETS</b>		<u>20,272,249</u>	<u>(1,307,799)</u>	<u>18,964,450</u>
<b>CAPITAL AND RESERVES</b>				
Called up share capital		12,050,000	-	12,050,000
Revaluation reserve		11,055,174	(1,307,799)	9,747,375
Retained earnings		(2,832,925)	-	(2,832,925)
<b>SHAREHOLDERS' FUNDS</b>		<u>20,272,249</u>	<u>(1,307,799)</u>	<u>18,964,450</u>

The notes form part of these financial statements

**COTSWOLD INNS & HOTELS LIMITED**  
**RECONCILIATION OF EQUITY - continued**  
**30 September 2015**

	Notes	UK GAAP £	Effect of transition to FRS 102 £	FRS 102 £
<b>FIXED ASSETS</b>				
Intangible assets	6	2,045,776	-	2,045,776
Tangible assets	7	31,425,468	-	31,425,468
		<u>33,471,244</u>	<u>-</u>	<u>33,471,244</u>
<b>CURRENT ASSETS</b>				
Stocks	8	224,858	-	224,858
Debtors	9	808,852	-	808,852
Cash at bank		1,893,257	-	1,893,257
		<u>2,926,967</u>	<u>-</u>	<u>2,926,967</u>
<b>CREDITORS</b>				
Amounts falling due within one year	10	(6,370,252)	-	(6,370,252)
<b>NET CURRENT LIABILITIES</b>		<u>(3,443,285)</u>	<u>-</u>	<u>(3,443,285)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		30,027,959	-	30,027,959
<b>CREDITORS</b>				
Amounts falling due after more than one year	11	(8,925,020)	-	(8,925,020)
<b>PROVISIONS FOR LIABILITIES</b>		-	(1,172,838)	(1,172,838)
<b>NET ASSETS</b>		<u>21,102,939</u>	<u>(1,172,838)</u>	<u>19,930,101</u>
<b>CAPITAL AND RESERVES</b>				
Called up share capital		12,050,000	-	12,050,000
Revaluation reserve		11,055,174	(1,172,838)	9,882,336
Retained earnings		(2,002,235)	-	(2,002,235)
<b>SHAREHOLDERS' FUNDS</b>		<u>21,102,939</u>	<u>(1,172,838)</u>	<u>19,930,101</u>

**Notes to the reconciliation of equity**

As at the date of transition the company was required under the provisions of FRS102 to include a deferred tax provision on its previously revalued properties which are now being carried at that valuation as a deemed cost. At the date of transition this provision amounted to £1,307,799 and as at 30th September 2015 this provision amounted to £1,172,838.

**COTSWOLD INNS & HOTELS LIMITED****RECONCILIATION OF PROFIT  
for the year ended 30 September 2015**

	<b>UK GAAP £</b>	<b>Effect of transition to FRS 102 £</b>	<b>FRS 102 £</b>
<b>TURNOVER</b>	19,001,652	-	19,001,652
Cost of sales	(12,761,865)	-	(12,761,865)
<b>GROSS PROFIT</b>	6,239,787	-	6,239,787
Administrative expenses	(5,234,012)	-	(5,234,012)
Other operating income	198,934	-	198,934
<b>OPERATING PROFIT</b>	1,204,709	-	1,204,709
Interest receivable and similar income	4,271	-	4,271
Interest payable and similar charges	(377,436)	-	(377,436)
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>	831,544	-	831,544
Tax on profit on ordinary activities	(854)	-	(854)
<b>PROFIT FOR THE FINANCIAL YEAR</b>	830,690	-	830,690