

## Wy (Woodland Park) Limited

Report and Financial Statements

Period Ended

29 November 2018

Company Number 03819472



# Wy (Woodland Park) Limited

## Company Information

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<b>Directors</b>	K Arkley S Fairs P Fullerton
<b>Company secretary</b>	Vistra Company Secretaries Limited
<b>Registered number</b>	03819472
<b>Registered office</b>	The Old Library The Drive Sevenoaks Kent TN13 3AB
<b>Independent auditors</b>	BDO LLP 55 Baker Street London W1U 7EU

# Wy (Woodland Park) Limited

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# Wy (Woodland Park) Limited

## Directors' Report For the Period Ended 29 November 2018

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The directors present their report and the financial statements for the 52 week period ended 29 November 2018 (2017: 53 week period ended).

### Principal activities

The company's principal activity during the period continued to be that of the ownership and operation of the Woodlands Park Hotel.

### Business review

The hotel turnover has decreased by 3.7% to £3,509k (2017: £3,642k). Operating loss was £603k compared to a loss of £516k in 2017 and adding back depreciation EBITDA for the period was a loss of £231k compared to a loss of £155k for 2017.

Rooms performance showed a decrease of 1.9% in occupancy for the period and an increase of £0.40 in revpar (revenue per available room).

The decrease in total turnover is caused by a decrease in events, such as conferences and weddings.

The hotel has continued to operate within the upmarket country house hotel business and has maintained the assets of the business through a programme of improvements to services and facilities.

The hotel is still well positioned for growth as the market recovers driven by investment that will deliver increases in sales and EBITDA. The ongoing improvement in brand perception together with the continued drive towards excellence in service provision will also contribute to the future growth.

### Dividends

The loss for the period, after taxation, amounted to £421k (2017: loss £324k).

No dividends were paid during the period ended 29 November 2018 (2017: £nil).

### Directors

The following persons who served during the period:

K Arkley  
J Hands (resigned 9 March 2018)  
S Fairs (appointed 9 March 2018)  
P Fullerton

# Wy (Woodland Park) Limited

## Directors' Report (continued) For the Period Ended 29 November 2018

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### Directors' responsibilities

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent; and
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

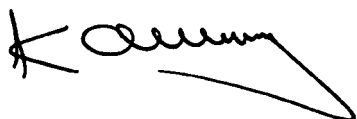
The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### Provision of information to auditor

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

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

This report was approved by the board on **29 August 2019** and signed on its behalf.



K Arkley  
Director

# Wy (Woodland Park) Limited

## Independent Auditors' Report to the Members of Wy (Woodland Park) Limited

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### Opinion

We have audited the financial statements of Wy (Woodland Park) Limited ("the company") for the period ended 29 November 2018 which comprise the Statements of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 29 November 2018 and of its loss for the period then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

### 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

# Wy (Woodland Park) Limited

## Independent Auditors' Report to the Members of Wy (Woodland Park) Limited (continued)

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### 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.

### Opinions on other matters 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 Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

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

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

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' Report and from the requirement to prepare a Strategic Report.

### Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

# Wy (Woodland Park) Limited

## Independent Auditors' Report to the Members of Wy (Woodland Park) Limited (continued)

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### 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.

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

### Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

BDO LLP

Ian Clayden (Senior Statutory Auditor)  
For and on behalf of BDO LLP, statutory auditor  
London  
United Kingdom

Date: 30 August 2019

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



# Wy (Woodland Park) Limited

## Statement of Comprehensive Income For the Period Ended 29 November 2018

		Period ended 29 November 2018 £	Period ended 30 November 2017 £
	Note		
Turnover		3,508,974	3,642,137
Cost of sales		(806,316)	(874,900)
<b>Gross profit</b>		<b>2,702,658</b>	<b>2,767,237</b>
Administrative expenses		(3,306,054)	(3,283,498)
<b>Operating loss</b>	3	<b>(603,396)</b>	<b>(516,261)</b>
Interest receivable	5	182,026	191,888
<b>Loss on ordinary activities before tax</b>		<b>(421,370)</b>	<b>(324,373)</b>
Tax on loss on ordinary activities	6	-	-
<b>Loss for the financial period</b>		<b>(421,370)</b>	<b>(324,373)</b>
Other comprehensive income for the period		-	-
<b>Total comprehensive loss for the period</b>		<b>(421,370)</b>	<b>(324,373)</b>

All amounts relate to continuing activities

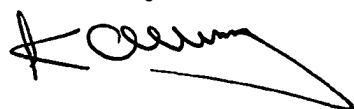
The notes on pages 9 to 19 form part of these financial statements.

**Wy (Woodland Park) Limited**  
Registered number: 03819472

**Statement of Financial Position**  
**As at 29 November 2018**

	Note	29 November 2018 £	30 November 2017 £
<b>Fixed assets</b>			
Tangible assets	7	10,356,850	10,502,229
<b>Current assets</b>			
Stocks	8	28,470	24,260
Debtors	9	4,066,025	3,802,868
Cash at bank and in hand		442,731	933,457
		<u>4,537,226</u>	<u>4,760,585</u>
Creditors: amounts falling due within one year	10	(829,943)	(777,311)
<b>Net current assets</b>		<u>3,707,283</u>	<u>3,983,274</u>
<b>Total assets less current liabilities</b>		<u>14,064,133</u>	<u>14,485,503</u>
<b>Net assets</b>		<u>14,064,133</u>	<u>14,485,503</u>
<b>Capital and reserves</b>			
Called up share capital	11	10,179,901	10,179,901
Profit and loss account	12	3,884,232	4,305,602
<b>Total equity</b>		<u>14,064,133</u>	<u>14,485,503</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on  
29 August 2019



**K Arkley**  
Director

The notes on pages 9 to 19 form part of these financial statements.

## Wy (Woodland Park) Limited

### Statement of Changes in Equity For the Period Ended 29 November 2018

	Called up share capital	Profit and loss account	Total equity
	£	£	£
<b>At 25 November 2016</b>	<b>10,179,901</b>	<b>4,629,975</b>	<b>14,809,876</b>
Loss for the period	-	(324,373)	(324,373)
<b>At 30 November 2017</b>	<b>10,179,901</b>	<b>4,305,602</b>	<b>14,485,503</b>
Loss for the period	-	(421,370)	(421,370)
<b>At 29 November 2018</b>	<b>10,179,901</b>	<b>3,884,232</b>	<b>14,064,133</b>

The notes on pages 9 to 19 form part of these financial statements.

# Wy (Woodland Park) Limited

## Notes to the Financial Statements For the Period Ended 29 November 2018

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### 1. Accounting policies

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

#### ***Basis of preparation***

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

The current period financial statements are prepared on a 52 week period (2017: 53 week period).

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see note 2).

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

#### ***Financial reporting standard 102 - reduced disclosure exemptions***

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.39 to 11.48A;
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.29;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Hand Picked Hotels Limited as at 29 November 2018 and these financial statements may be obtained from Companies House.

#### ***Going concern***

The company reports net current assets and a loss for the period. The company is managed within the group of its parent company, Hand Picked Hotels Limited. The group parent has indicated that it will provide financial support, if required, honouring its intercompany balances as necessary for the foreseeable future to ensure the company can meet all liabilities as they fall due. On this basis, and having made appropriate enquiries of the parent company, the directors are satisfied that it is appropriate to prepare these accounts on a going concern basis.

#### ***Turnover***

Turnover represents amounts receivable for accommodation, food and beverage sales and ancillary hotel services provided in the normal course of business, net of trade discounts, VAT and other sales related taxes. Turnover is recognised at the point at which goods and services are delivered to the customer. Deposits which have been received at the balance sheet date for which services have not yet been provided are shown as payments in advance within creditors. All turnover arose within the United Kingdom.

#### ***Interest***

Interest income and expense is recognised in the Statement of Comprehensive Income using the effective interest method.

# Wy (Woodland Park) Limited

## Notes to the Financial Statements For the Period Ended 29 November 2018

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### 1. Accounting policies (continued)

#### *Tangible fixed assets*

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

The company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method. Depreciation is provided on the following basis:

Freehold buildings core	- 50 years
Freehold buildings surface finishes and services	- 20 years
Fixtures and fittings	- 4 to 25 years

Freehold land is not depreciated.

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the statement of comprehensive income.

#### *Stocks*

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis.

At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in the statement of comprehensive income.

#### *Debtors*

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

#### *Creditors*

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

# Wy (Woodland Park) Limited

## Notes to the Financial Statements For the Period Ended 29 November 2018

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### 1. Accounting policies (continued)

#### ***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 years. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the balance sheet date.

#### ***Current and deferred taxation***

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

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

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

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

#### ***Cash and cash equivalents***

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents include deposits with an initial term of less than 3 months.

#### ***Related party transactions***

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

#### ***Operating leases***

Rentals paid under operating leases are charged to the statement of comprehensive income on a straight line basis over the period of the lease.

# Wy (Woodland Park) Limited

## Notes to the Financial Statements For the Period Ended 29 November 2018

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### 1. Accounting policies (continued)

#### ***Pensions***

The company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payment obligations.

The contributions are recognised as an expense in the statement of comprehensive income when they fall due. Amounts not paid are shown in accruals as a liability in the statement of financial position. The assets of the plan are held separately from the company in independently administered funds.

#### ***Financial instruments***

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

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

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

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

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

# Wy (Woodland Park) Limited

## Notes to the Financial Statements For the Period Ended 29 November 2018

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

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

- Determined whether leases entered into by the company either as a lessor or a lessee are operating 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.
- Determine whether there are indicators of impairment of the company's fixed assets. Factors taken into consideration in reaching such a decision include the economic viability, current value and expected future financial performance of the asset.

Other key sources of estimation uncertainty.

- Tangible fixed assets (see note 7)

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual value 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.

### 3. Operating loss

This is stated after charging:

	Period ended 29 November 2018 £	Period ended 30 November 2017 £
Depreciation of tangible fixed assets	372,171	361,729
Auditor's remuneration for audit services	4,420	4,240
Operating lease rentals - plant and machinery	3,632	3,312



# Wy (Woodland Park) Limited

## Notes to the Financial Statements For the Period Ended 29 November 2018

### 4. Staff costs

	Period ended 29 November 2018 £	Period ended 30 November 2017 £
Staff salaries	1,368,609	1,293,345
Social security costs	112,144	110,567
Other pension costs	34,666	33,265
	<u>1,515,419</u>	<u>1,437,177</u>
Agency staff	203,021	274,472
	<u>1,718,440</u>	<u>1,711,649</u>

None of the directors received any remuneration for the period (2017: £nil).

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

	Period ended 29 November 2018 No.	Period ended 30 November 2017 No.
Hotel operations	40	38
Administration	8	8
	<u>48</u>	<u>46</u>

### 5. Interest receivable

	Period ended 29 November 2018 £	Period ended 30 November 2017 £
Group interest receivable	<u>182,026</u>	<u>191,888</u>

# Wy (Woodland Park) Limited

## Notes to the Financial Statements For the Period Ended 29 November 2018

### 6. Taxation

	Period ended 29 November 2018 £	Period ended 30 November 2017 £
<b>Current tax</b>		
UK corporation tax at 19% (2017: 19.35%)	-	-
<b>Deferred tax</b>		
Origination and reversal of timing differences	-	-
<b>Tax on loss on ordinary activities</b>	-	-
<b>Reconciliation of tax charge</b>		
	Period ended 29 November 2018 £	Period ended 30 November 2017 £
Loss on ordinary activities before tax	(421,370)	(324,373)
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2017 - 19.35%)	(80,060)	(62,760)
<b>Effects of:</b>		
Expenses not deductible for tax purposes	59,817	20,980
Group relief claimed from management entities	13,084	(936)
Deferred tax not recognised	6,405	37,532
Difference in UK tax rates	754	5,184
<b>Total tax charge for the period</b>	-	-

The company has an unrecognised deferred tax asset of £237,000 (2017: £230,753) in respect of depreciation charged in excess of capital allowances at the end of the period.

The company also has capital losses carried forward of £40,700 (2017: £40,700) which creates a potential deferred tax asset of £6,900 (2017: £6,900).

# Wy (Woodland Park) Limited

## Notes to the Financial Statements For the Period Ended 29 November 2018

### 7. Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Total £
<b>Cost</b>			
At 1 December 2017	9,270,478	4,246,970	13,517,448
Additions	-	226,792	226,792
Disposals	-	(53,334)	(53,334)
At 29 November 2018	<u>9,270,478</u>	<u>4,420,428</u>	<u>13,690,906</u>
<b>Depreciation</b>			
At 1 December 2017	1,027,811	1,987,408	3,015,219
Charged for the period	47,378	324,793	372,171
Disposals	-	(53,334)	(53,334)
At 29 November 2018	<u>1,075,189</u>	<u>2,258,867</u>	<u>3,334,056</u>
<b>Net book value</b>			
At 29 November 2018	<u>8,195,289</u>	<u>2,161,561</u>	<u>10,356,850</u>
At 30 November 2017	<u>8,242,667</u>	<u>2,259,562</u>	<u>10,502,229</u>

Included in freehold land and building is freehold land of £1,750,219 (2017: £1,750,219) which is not depreciated.

### 8. Stocks

	2018 £	2017 £
Goods for resale	<u>28,470</u>	<u>24,260</u>

Stock recognised in cost of sales during the period as an expense was £427,854 (2017: £469,735).

# Wy (Woodland Park) Limited

## Notes to the Financial Statements For the Period Ended 29 November 2018

### 9. Debtors

	2018 £	2017 £
Trade debtors	98,503	44,352
Amounts owed by parent undertaking	3,924,145	3,690,918
Other debtors	27,666	28,148
Prepayments and accrued income	15,711	39,450
	<u>4,066,025</u>	<u>3,802,868</u>

### 10. Creditors: Amounts falling due within one year

	2018 £	2017 £
Payments in advance	296,317	280,399
Trade creditors	159,702	208,261
Other taxes and social security costs	142,325	117,133
Other creditors	88,402	83,782
Accruals and deferred income	143,197	87,736
	<u>829,943</u>	<u>777,311</u>

### 11. Share capital

	2018 £	2017 £
Allotted, called up and fully paid		
10,179,901 Ordinary shares of £1 each	<u>10,179,901</u>	<u>10,179,901</u>

### 12. Reserves

#### Profit and loss account

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

# Wy (Woodland Park) Limited

## Notes to the Financial Statements For the Period Ended 29 November 2018

### 13. Capital commitments

	2018 £	2017 £
Amounts contracted for but not provided in the accounts	7,105	-

At the period end the company had entered into construction contracts with unrelated parties for an amount of £7k, for light replacement works.

### 14. Defined contribution pension plans

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £34,666 (2017: £33,265). Contributions payable to the fund at the period end included in creditors totalled £5,179 (2017: £4,405).

### 15. Commitments under operating leases

Total future minimum lease payments under non-cancellable operating leases:

	Other 2018 £	Other 2017 £
Falling due:		
Within 1 year	3,632	3,632
Within two to five years	10,291	14,831
	<u>13,923</u>	<u>18,463</u>

### 16. Contingent liabilities

The company has granted fixed and floating charges over its assets in respect of group borrowing facilities. The amount owed by the Hand Picked Hotels Limited group as at 29 November 2018 was £80,000,000 (2017: £80,000,000). However, subsequent to the period end this amount has reduced to £30,000,000. However, subsequent to the period end this amount has been reduced to £30,000,000.

## Wy (Woodland Park) Limited

### Notes to the Financial Statements For the Period Ended 29 November 2018

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#### 17. Controlling party

On 7 March 2018, the entire share holdings of Hand Picked Hotels Limited held by its ultimate parent, Alscot S.a.r.l, were transferred to Hand Picked Hotels Holdings (Guernsey) Limited, a company incorporated in Guernsey, resulting in Julian Holdings Limited becoming the ultimate parent of the company as of that date.

Hand Picked Hotels Holdings (Guernsey) Limited is a company incorporated in Guernsey, whose registered office address is 1st and 2nd Floors Elizabeth House, Les Ruettes Brayes, St Peter Port, Guernsey, GY1 1EW.

The company's immediate parent undertaking is Hand Picked Hotels Limited. The largest and smallest group in whose financial statements the results of the company will be consolidated is Hand Picked Hotels Limited. The consolidated accounts of Hand Picked Hotels Limited will be available to the public and will be obtainable in due course from the Registrar of Companies, Companies House, Crown Way, Cardiff.

The ultimate parent company is Julian Holdings Limited, and the ultimate controlling party is Mr G Hands.

Julian Holdings Limited is a company incorporated in Guernsey, whose registered office address is PO Box 28 , Floor 2 Trafalgar Court, Les Banques, St Peter Port, Guernsey, GY1 4LY.