

Company Registration No. 04707338 (England and Wales)

**ST CHRISTOPHER'S INNS LIMITED**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**26 MARCH 2016**

WEDNESDAY



\*A5MC93DT\*

A10

21/12/2016

#533

COMPANIES HOUSE

# ST CHRISTOPHER'S INNS LIMITED

## COMPANY INFORMATION

---

<b>Directors</b>	Mr K C Knowles Mr T R Sykes Mr M C Roberts
<b>Secretary</b>	Mr T R Sykes
<b>Company number</b>	04707338
<b>Registered office</b>	Overlord House 1D Colet Gardens Hammersmith London England W14 9DH
<b>Auditor</b>	RSM UK Audit LLP Chartered Accountants 25 Farringdon Street London United Kingdom EC4A 4AB
<b>Business address</b>	Overlord House 1D Colet Gardens Hammersmith London England W14 9DH

---

# ST CHRISTOPHER'S INNS LIMITED

## DIRECTORS' REPORT

FOR THE YEAR ENDED 26 MARCH 2016

---

The directors present their annual report and financial statements for the year ended 26 March 2016.

### Principal activities

The principal activity of the company during the year was that of letting freehold properties to group companies for use as licensed public houses with ancillary budget accommodation.

### Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr K C Knowles  
Mr T R Sykes  
Mr M C Roberts

### Auditor

The auditor, RSM UK Audit LLP, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

### Statement of disclosure to auditor

So far as the directors are aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board



.....  
Mr T R Sykes  
Director  
.....

21/12/16

# **ST CHRISTOPHER'S INNS LIMITED**

## **DIRECTORS' RESPONSIBILITIES STATEMENT FOR THE YEAR ENDED 26 MARCH 2016**

---

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;
- 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.

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ST CHRISTOPHER'S INNS LIMITED**

---

We have audited the financial statements on pages 5 to 14. 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 FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

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.

### **Respective responsibilities of directors and auditor**

As more fully explained in the Directors' Responsibilities Statement set out on page 2, 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 (APB's) Ethical Standards for Auditors.

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

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at <http://www.frc.org.uk/auditscopeukprivate>

### **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 26 March 2016 and of its profit 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.

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

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements and, based on the work undertaken in the course of our audit, the Directors' Report has been prepared in accordance with applicable legal requirements.

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

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ST CHRISTOPHER'S INNS LIMITED (CONTINUED)

---

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

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

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

*RSM UK Audit LLP*

Paul Newman BSc ACA (Senior Statutory Auditor)  
for and on behalf of RSM UK Audit LLP, Statutory Auditor  
Chartered Accountants  
25 Farringdon Street  
London  
United Kingdom  
EC4A 4AB

*21/12/11*

# ST CHRISTOPHER'S INNS LIMITED

## INCOME STATEMENT

FOR THE YEAR ENDED 26 MARCH 2016

---

	2016 £	2015 £
Turnover	717,500	732,731
Administrative expenses	(354,451)	(388,399)
<b>Operating profit</b>	<b>363,049</b>	<b>344,332</b>
Interest payable and similar expenses	(64,000)	(246,378)
<b>Profit on ordinary activities before taxation</b>	<b>299,049</b>	<b>97,954</b>
Taxation	199,869	48,405
<b>Profit for the financial year</b>	<b>498,918</b>	<b>146,359</b>

---

9

**ST CHRISTOPHER'S INNS LIMITED****STATEMENT OF FINANCIAL POSITION****AS AT 26 MARCH 2016**

	Notes	2016 £	£	2015 £	£
<b>Fixed assets</b>					
Investment properties	4	17,277,000		17,277,000	
<b>Current assets</b>					
Debtors	5	22,215		698	
Cash at bank and in hand		531,111		509,114	
		553,326		509,812	
<b>Creditors: amounts falling due within one year</b>	6	(10,311,835)		(10,567,370)	
<b>Net current liabilities</b>		(9,758,509)		(10,057,558)	
<b>Total assets less current liabilities</b>		7,518,491		7,219,442	
<b>Provisions for liabilities</b>		(1,211,430)		(1,411,299)	
<b>Net assets</b>		6,307,061		5,808,143	
<b>Capital and reserves</b>					
Called up share capital	8	1		1	
Profit and loss reserves	9	6,307,060		5,808,142	
<b>Total equity</b>		6,307,061		5,808,143	

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements on pages 5 to 14 were approved by the board of directors and authorised for issue on 24/12/2016 and are signed on its behalf by:

.....  
Mr T R Sykes  
Director

# ST CHRISTOPHER'S INNS LIMITED

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 26 MARCH 2016

	Notes	Share capital £	Revaluation reserve £	Profit and loss reserves £	Total £
<b>Balance at 29 March 2014</b>		1	3,501,192	(73,932)	3,427,261
Effect of transition to FRS 102	12	-	(3,501,192)	5,735,715	2,234,523
<b>Balance at 29 March 2014</b>		1	-	5,661,783	5,661,784
<b>Period ended 31 March 2015:</b>					
Profit and total comprehensive income for the year		-	-	146,359	146,359
<b>Balance at 31 March 2015</b>		1	-	5,808,142	5,808,143
<b>Period ended 26 March 2016:</b>					
Profit and total comprehensive income for the year		-	-	498,918	498,918
<b>Balance at 26 March 2016</b>		1	-	6,307,060	6,307,061

# ST CHRISTOPHER'S INNS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 26 MARCH 2016

---

### 1 Accounting policies

#### Company information

St Christopher's Inns Limited is a private company limited by shares incorporated in England and Wales. The registered office is Overlord House, 1D Colet Gardens, Hammersmith, London, England, W14 9DH.

#### Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The directors have chosen to early adopt the provisions of SI 2015/980 'The Companies, Partnerships and Groups (Accounts and Reports) Regulations 2015' and Section 1A of FRS 102.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

These financial statements are the first financial statements of St Christopher's Inns Limited prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102). The financial statements of St Christopher's Inns Limited for the year ended 31 March 2015 were prepared in accordance with previous UK GAAP.

Some of the FRS 102 recognition, measurement, presentation and disclosure requirements and accounting policy choices differ from previous UK GAAP. Consequently, the directors have amended certain accounting policies to comply with FRS 102. The directors have also taken advantage of certain exemptions from the requirements of FRS 102 permitted by FRS 102 Chapter 35 'Transition to this FRS'.

Comparative figures have been restated to reflect the adjustments made, except to the extent that the directors have taken advantage of exemptions to retrospective application of FRS 102 permitted by FRS 102 Chapter 35 'Transition to this FRS'. Adjustments are recognised directly in retained earnings at the transition date and are detailed in note 12.

#### Prior period adjustment

The effects of the prior period adjustment have been disclosed in note 13.

#### Going concern

The company meets its day to day working capital requirements through loans from Bed & Bars Limited, the parent company, and Interpub Limited, a fellow subsidiary undertaking. Therefore, the accounts have been prepared on a going concern basis.

#### Turnover

Turnover represents the rental income from the letting of the company's freehold property and is recognised on a receivable basis.

# ST CHRISTOPHER'S INNS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 26 MARCH 2016

---

### 1 Accounting policies (Continued)

#### **Investment properties**

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured using the fair value model and stated at its fair value as the reporting end date. The surplus or deficit on revaluation is recognised in the income statement.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

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

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### **Financial instruments**

The Company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102, in full, to all of its financial instruments.

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument, and are offset only when the Company currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial instruments are classified as liabilities and equity instruments according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

#### **Financial assets**

Trade, group and other debtors (including accrued income) which are receivable within one year and which do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses.

Where the arrangement with a debtor constitutes a financing transaction, the debtor is initially measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument and subsequently measured at amortised cost.

#### **Other financial assets**

Other financial assets are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss.

# ST CHRISTOPHER'S INNS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 26 MARCH 2016

---

### 1 Accounting policies (Continued)

#### ***Impairment of financial assets***

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

#### ***Financial liabilities***

Trade, group and other creditors (including accruals) payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

Where the arrangement with a creditor constitutes a financing transaction, the creditor is initially measured at the present value of future payments discounted at a market rate of interest for a similar instrument and subsequently measured at amortised cost.

#### ***Other financial liabilities***

Debt instruments that do not meet the conditions in FRS 102 paragraph 11.9 are subsequently measured at fair value through profit or loss. Debt instruments may be designated as being measured at fair value through profit or loss to eliminate or reduce an accounting mismatch or if the instruments are measured and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

#### ***Equity instruments***

Equity instruments issued by the company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

#### ***Derivatives***

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured to fair value, at each reporting date. Fair value gains and losses are recognised in profit or loss unless hedge accounting is applied and the hedge is a cash flow hedge.

#### ***Taxation***

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability simultaneously.

# ST CHRISTOPHER'S INNS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 26 MARCH 2016

### 1 Accounting policies (Continued)

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting period.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

#### Operating leases

Income received under operating leases are credited to income on a straight line basis over the lease term.

### 2 Auditors remuneration

The fee for the company's audit is incurred by Beds and Bars Limited, the ultimate parent company.

### 3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2016 Number	2015 Number
Total	3	3

During the current and comparative accounting periods the only employees of the company were the directors. The directors are all employed by other entities in the group and did not receive remuneration directly in respect of their services as directors of the company.

### 4 Investment property

	2016 £
Fair value	
At 1 April 2015 and 26 March 2016	17,277,000

Investment property comprises of properties rented out to fellow group undertakings. The fair value of the investment property has been arrived at on the basis of a valuation carried out at 25 November 2014 by Christie & Co. Chartered Surveyors, who are not connected with the company. The valuation was made on an open market value basis by reference to market evidence of transaction prices for similar properties.

# ST CHRISTOPHER'S INNS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 26 MARCH 2016

### 5 Debtors

	2016	2015
	£	£
Amounts falling due within one year:		
Other debtors	22,215	698

### 6 Creditors: amounts falling due within one year

	2016	2015
	£	£
Amounts due to group undertakings	10,286,038	10,541,522
Other taxation and social security	24,597	24,648
Other creditors	1,200	1,200
	<u>10,311,835</u>	<u>10,567,370</u>

### 7 Provisions for liabilities

	2016	2015
	£	£
Deferred tax liabilities	1,211,430	1,411,299
	<u>1,211,430</u>	<u>1,411,299</u>

Included within the deferred tax liability above are amounts of £1,364,715 (2015 - £1,321,728) which relate to the latent tax liability on the gain in fair value of the investment properties. The remaining balance of deferred tax relates to fixed asset timing differences.

### 8 Called up share capital

	2016	2015
	£	£
Ordinary share capital Issued and fully paid		
1 Ordinary shares of £1 each	1	1

Ordinary shares have full voting, dividend and capital distribution rights. They do not confer any rights of redemption.

### 9 Reserves

#### Profit and loss reserves

The profit and loss reserve represents the cumulative profit and loss net of distributions to owners.

### 10 Related party transactions

The company has taken advantage of the exemption available in FRS 102 paragraph 33.1A, whereby it has not disclosed transactions with the ultimate parent company, or any wholly owned subsidiary undertaking of the group.

# ST CHRISTOPHER'S INNS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 26 MARCH 2016

### 11 Parent company

The immediate parent company is St Christopher's Holdings Limited, a company registered in England and Wales.

The ultimate parent company is Beds & Bars Limited, a company registered in England and Wales, and they are the smallest and largest group for which consolidated accounts including St Christopher's Inns Limited are prepared.

Beds & Bars Limited prepares group financial statements and copies can be obtained from – Overlord House, 1D Colet Gardens, Hammersmith, London, England, W14 9DH.

### 12 Reconciliations on adoption of FRS 102

#### Reconciliation of equity

	Notes	30 March 2014 £	31 March 2015 £
Equity as reported under previous UK GAAP		3,427,261	7,129,871
Adjustments arising from transition to FRS 102:			
Reclassification of freehold property	a	195,800	233,700
Revaluation of the investment property	b	3,496,285	(233,700)
Deferred tax	c	(1,457,562)	(1,321,728)
Equity reported under FRS 102		<u>5,661,784</u>	<u>5,808,143</u>

#### Reconciliation of profit/ (loss)

	Notes	2015 £
Loss as reported under previous UK GAAP		(361,757)
Adjustments arising from transition to FRS 102:		
Reclassification of freehold property	a	4,102,267
Revaluation of the investment property	b	(3,729,985)
Deferred tax	c	135,834
Profit reported under FRS 102		<u>146,359</u>

# ST CHRISTOPHER'S INNS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 26 MARCH 2016

---

### 12 Reconciliations on adoption of FRS 102 (Continued)

#### Notes to reconciliations on adoption of FRS 102

##### (a) Reclassification of freehold property

Under SSAP 19 paragraph 8(b), properties let to and occupied by another group company are excluded from the scope of investment property. Consequently, under old UK GAAP, the company had classified the properties held on the balance sheet as freehold property.

No such exemption exists in FRS 102 Section 16 'Investment Property', and as a result the properties with a carrying value of £15,527,420 at 30 March 2014 and £17,277,000 at 31 March 2015 have been reclassified as investment properties.

The company had elected to maintain the freehold property at valuation under previous UK GAAP. In accordance with previous UK GAAP, the valuations were performed by a qualified expert approximately every five years and valuation differences were taken through the Statement of Recognised Gains or Losses. Between these valuations, the valuation was depreciated over the expected useful life of the property. Under FRS 102 paragraph 16.7, the properties are held as investment properties at annual valuation and no depreciation is to be charged.

Accumulated depreciation of £195,800 at 30 March 2014, additional depreciation charged during the year ended 31 March 2015 and included within administrative expenses of £97,900, and depreciation eliminated on disposal of £60,000 included as a credit balance within administrative expenses have all been reversed.

In addition, cumulative revaluation amounts held in the revaluation reserve at 30 March 2014 of £3,501,192 were reclassified to form part of the retained profit and loss account at that date, and additional gains on revaluation of £4,064,367 were reclassified from Other Comprehensive Income to the Income Statement.

##### (b) Revaluation of the investment property

As part of the revaluation policy adopted under previous UK GAAP, the properties of the company were revalued on 25 November 2014 by Christie & Co. Chartered Surveyors and members of RICS.

The total fair value of investment property and equity at 30 March 2014 have been increased by £3,729,985 in order to reflect the total valuation of £19,453,205 at that date. Consequently, the movement on valuation and profit for the year ended 31 March 2015 have been decreased by £3,729,985 to retain the fair value of investment properties at 31 March 2015 of £17,277,000.

##### (c) Deferred tax

Under previous UK GAAP, recognition of deferred taxation balances relating to land and buildings was not required unless there was the intention to sell the assets at the balance sheet date. Under FRS 102, no such exemption exists and the directors do not foresee any other reason why the deferred tax asset relating to the investment properties should not be recognised.

The directors do not have any intention of selling the properties for the foreseeable future, and therefore, the balance has been recognised as a long term liability.

### 13 Prior period adjustment

Creditors may not be disclosed as due in more than 1 year unless there is an unconditional right to defer payment for more than 12 months from the reporting date. Balances of £10,541,522 and £5,183,265 at 31 March 2015 and 30 March 2014 respectively have been disclosed previously as being due in more than one year on the basis that the Group gave assurances that the balances would not be called upon in the 12 month period from the reporting date. However, no unconditional right to defer payment for 12 months from the reporting date exists, therefore, the balances have been reclassified to creditors: amounts falling due within one year.