

The Gos Hotel Ltd

**Annual Report and Financial Statements
Year Ended 31 March 2020**

Registration number: 11054774



The Gos Hotel Ltd

Company Information

Directors	J J Bester J A Nel
Registered office	Lowin House Tregolls Road Truro Cornwall TR1 2NA
Bankers	National Westminster Bank PLC 2 - 4 St Nicholas Street Truro Cornwall TR1 2RN
Auditors	PKF Francis Clark Statutory Auditor Lowin House Tregolls Road Truro Cornwall TR1 2NA

The Gos Hotel Ltd

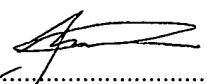
Balance Sheet

31 March 2020

	Note	2020 £	2019 £
Fixed assets			
Investments	4	4,607,170	4,607,170
Current assets			
Debtors	5	419,475	44,000
Cash at bank and in hand		<u>3,146</u>	<u>1,892</u>
		422,621	45,892
Creditors: Amounts falling due within one year	6	<u>(818,319)</u>	<u>(503,475)</u>
Net current liabilities		<u>(395,698)</u>	<u>(457,583)</u>
Total assets less current liabilities		4,211,472	4,149,587
Creditors: Amounts falling due after more than one year	6	<u>(4,250,725)</u>	<u>(4,215,008)</u>
Net liabilities		<u>(39,253)</u>	<u>(65,421)</u>
Capital and reserves			
Called up share capital	8	100	100
Profit and loss account		<u>(39,353)</u>	<u>(65,521)</u>
Total equity		<u>(39,253)</u>	<u>(65,421)</u>

These financial statements have been prepared and delivered in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and the option not to file the Profit and Loss Account has been taken.

Approved and authorised by the Board on 17/12/20 and signed on its behalf by:


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J J Bester
Director

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Notes to the Financial Statements

Year Ended 31 March 2020

1 General information

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

The address of its registered office is:

Lowin House
Tregolls Road
Truro
Cornwall
TR1 2NA

The principal place of business is:

The Grange Hotel
Station Square
Grange-over-Sands
Cumbria
LA11 6EJ.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

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

Statement of compliance

These financial statements 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 as applicable to companies subject to the small companies regime. The disclosure requirements of Section 1A of FRS102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in pounds sterling which is the functional currency of the company.

Monetary amounts in these financial statements are rounded to the nearest pound.

Basis of preparation

These financial statements have been prepared using the historical cost convention.

Group accounts not prepared

The company has taken advantage of the exemption provided by Section 399 of the Companies Act 2006 and has not prepared group accounts.

The Gos Hotel Ltd

Notes to the Financial Statements

Year Ended 31 March 2020

Going concern

At the balance sheet date the company had net current liabilities of £395,698 (2019 - £457,583).

Within net current liabilities £674,566 was connected with the other companies under common ownership having lent funds to The Gos Hotel Ltd. They have confirmed their continued support for the company for a period of no less than 12 months from the approval of the financial statements.

In preparing and approving these financial statements the directors have given due consideration to going concern risks, and in particular the impact of the Coronavirus pandemic. The pandemic has led to widespread, profound economic shocks, and has also forced the closure of hotels under government guidelines.

The Gos Hotel Ltd, being the holding company for its immediate trading subsidiary Eidmar Limited, is connected to the fortunes of this trading entity. A comprehensive commentary on the factors affecting the going concern position of the subsidiary company is outlined in the individual financial statements for Eidmar Limited.

After due consideration of these factors the Directors are satisfied that the company with the support of its subsidiary undertaking will be able to operate within its available facilities and continue as a going concern for the foreseeable future – being a period no less than 12 months from the date of approval of these financial statements.

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 is also recognised directly in other comprehensive income.

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

Investments

Investments in subsidiary undertakings are recognised at cost less impairment and classified as fixed asset investments.

Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

The Gos Hotel Ltd

Notes to the Financial Statements

Year Ended 31 March 2020

Financial instruments

Classification

The company holds the following financial instruments:

- Inter company loans;
- Cash at bank and bank loan balances; and
- Other loans from the parent undertaking.

All financial instruments are classified as basic.

Recognition and measurement

The company has chosen to apply the recognition and measurement principles in FRS102.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument and derecognised when in the case of assets, the contractual rights to cash flows from the assets expire or substantially all the risks and rewards of ownership are transferred to another party, or in the case of liabilities, when the company's obligations are discharged, expire or are cancelled.

Except for bank loans, such instruments are initially measured at transaction price, including transaction costs, and are subsequently carried at the undiscounted amount of the cash or other consideration expected to be paid or received, after taking account of impairment adjustments.

Bank loans are initially measured at transaction price, including transaction costs, and are subsequently carried at amortised cost using the effective interest method.

Critical judgements and estimation uncertainty

In applying the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources.

The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

3 Staff numbers

The company does not employ any staff.

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Notes to the Financial Statements

Year Ended 31 March 2020

4 Investments

	2020 £	2019 £
Investments in subsidiaries	<u>4,607,170</u>	<u>4,607,170</u>
Subsidiaries		£
Cost or valuation		
At 1 April 2019 and 31 March 2020		4,607,170
Provision		
At 1 April 2019 and 31 March 2020		<u>-</u>
Carrying amount		
At 31 March 2020		<u>4,607,170</u>
At 31 March 2019		<u>4,607,170</u>

Details of undertakings

Details of the investments in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking	Holding	Proportion of voting rights and shares held 2020	Proportion of voting rights and shares held 2019
Subsidiary undertakings			
Eidmar Limited	Ordinary	100%	100%

The principal operation of Eidmar Limited is that of a hotelier.

The registered office of the company is 18 North Street, Glenrothes, KY7 5NA.

The Gos Hotel Ltd

Notes to the Financial Statements

Year Ended 31 March 2020

5 Debtors

	2020 £	2019 £
Amounts due from group undertakings	227,423	44,000
Other debtors	192,052	-
	<u>419,475</u>	<u>44,000</u>

6 Creditors

Creditors: amounts falling due within one year

	Note	2020 £	2019 £
Due within one year			
Loans and borrowings	7	135,000	135,000
Amounts due to group undertakings		674,566	359,797
Accrued expenses		8,753	8,678
		<u>818,319</u>	<u>503,475</u>

Creditors: amounts falling due after more than one year

	Note	2020 £	2019 £
Due after one year			
Loans and borrowings	7	<u>4,250,725</u>	<u>4,215,008</u>

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Notes to the Financial Statements

Year Ended 31 March 2020

7 Loans and borrowings

	2020 £	2019 £
Current loans and borrowings		
Bank borrowings	<u>135,000</u>	<u>135,000</u>
	2020 £	2019 £
Loans and borrowings due after one year		
Bank borrowings	3,030,166	3,165,166
Other borrowings	<u>1,220,559</u>	<u>1,049,842</u>
	<u>4,250,725</u>	<u>4,215,008</u>

The amounts shown as being due relating to bank loans are secured by:

- A debenture from each of The GOS Hotel Limited and Eidmar Limited in favour of the Lender.
- A legal charge to be provided by The GOS Hotel Limited to the Lender, charging its interest in the Grange Hotel.
- A deed of subordination to be entered into between Fairtree Hospitality Real Estate Private Equity LP Inc, The GOS Hotel Limited and the Lender.
- A guarantee to be provided by The Palace Hotel Paignton Limited, The QH Paignton Limited, the Headland Hotel Torquay Limited, the Northfield Hotel Limited, Legg & Willis Ltd, The Borrowdale Gates Limited, Pennco Limited, Old Quay House Hotel Limited, Hotels with a View Limited and The Rosevine Limited to the Lender.
- A share charge to be provided by Fairtree Hospitality Real Estate Private Equity LP Inc to the Lender in respect of its shareholding in The GOS Hotel Limited.

8 Share capital

Allotted, called up and fully paid shares

	No.	2020 £	No.	2019 £
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

The Gos Hotel Ltd

Notes to the Financial Statements

Year Ended 31 March 2020

9 Financial commitments, guarantees and contingencies

Amounts not provided for in the balance sheet

The GOS Hotel Limited has provided guarantees in respect of borrowings due to the bank from fellow subsidiaries of Fairtree Hospitality Real Estate Private Equity LP Inc.

Including debt within the accounts of the GOS Hotel Limited the total value of guarantees provided by the company is £14,775,466 (2019 - £15,434,866).

The total amount of guarantees not included in the balance sheet is £11,610,300 (2019 - £12,134,700).

10 Non adjusting events after the financial period

Since the balance sheet date the group companies under common ownership of Fairtree Hospitality Real Estate Private Equity LP successfully concluded negotiations on the refinancing of their loan facilities into a new arrangement for £17,250,466. This arrangement comprises of composite guarantees being provided by all of the entities in question.

11 Audit report

The financial statements for the year ended 31 March 2020 were audited by:

PKF Francis Clark, statutory auditor
Lowin House
Tregolls Road
Truro
Cornwall
TR1 2NA

The senior statutory auditor was Thomas Roach BSc FCA

An unqualified and unmodified auditors' report on the financial statements for the year ended 31 March 2020 has been issued.