

RAVENWOOD HALL HOTEL LIMITED

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 JANUARY 2019

RAVENWOOD HALL HOTEL LIMITED
REGISTERED NUMBER: 01970451

BALANCE SHEET
AS AT 31 JANUARY 2019

	Note	2019 £	As restated 2018 £
Fixed assets			
Tangible assets	6	3,083,918	3,066,732
Current assets			
Stocks		20,574	24,665
Debtors: amounts falling due within one year	7	266,358	285,270
Cash at bank and in hand	8	11,232	74,916
		<u>298,164</u>	<u>384,851</u>
Creditors: amounts falling due within one year	9	(578,286)	(542,517)
Net current liabilities		<u>(280,122)</u>	<u>(157,666)</u>
Total assets less current liabilities		2,803,796	2,909,066
Creditors: amounts falling due after more than one year	10	(572,333)	(591,012)
Provisions for liabilities			
Deferred tax	13	(358,610)	(358,610)
Net assets		<u><u>1,872,853</u></u>	<u><u>1,959,444</u></u>
Capital and reserves			
Called up share capital	14	100	100
Revaluation reserve	15	1,786,995	1,786,995
Profit and loss account	15	85,758	172,349
		<u><u>1,872,853</u></u>	<u><u>1,959,444</u></u>

RAVENWOOD HALL HOTEL LIMITED
REGISTERED NUMBER: 01970451

BALANCE SHEET (CONTINUED)
AS AT 31 JANUARY 2019

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the statement of income and retained earnings in accordance with provisions applicable to companies subject to the small companies' regime.

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

Mr C D Jarvis
Director

Date: 22 November 2019

The notes on pages 3 to 12 form part of these financial statements.

RAVENWOOD HALL HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2019

1. General information

Ravenwood Hall Hotel Limited is a private Company limited by shares incorporated in England and Wales, United Kingdom. The address of the registered office is Rougham, Bury St Edmunds, Suffolk, IP30 9JA. This Company is not part of a group.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Revenue

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the Company and the Turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before Turnover is recognised:

Rendering of services

Turnover from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of Turnover can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably; and
- the costs incurred and the costs to complete the contract can be measured reliably.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2019

2. Accounting policies (continued)

2.3 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.

Land is not depreciated. Depreciation on other assets 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 property	-	Not depreciated
Motor vehicles	-	25% straight line
Fixtures and fittings	-	4-20% Straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or 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 Income and Retained Earnings.

Freehold buildings are carried at fair value determined annually by external valuers and derived from current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Income and Retained Earnings.

2.4 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 balance sheet 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 profit or loss.

2.5 Debtors

Short term debtors are measured at transaction price.

2.6 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 are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2019**

2. Accounting policies (continued)

2.7 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Income and Retained Earnings.

2.8 Creditors

Short term creditors are measured at the transaction price.

2.9 Finance costs

Finance costs are charged to the Statement of Income and Retained Earnings over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.10 Leased assets: the Company as lessee

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible fixed assets. Assets acquired by finance lease are depreciated over the shorter of the lease term and their useful lives. Assets acquired by hire purchase are depreciated over their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the Statement of Income and Retained Earnings so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

2.11 Pensions

Defined contribution pension plan

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 Income and Retained Earnings when they fall due. Amounts not paid are shown in accruals as a liability in the Balance Sheet. The assets of the plan are held separately from the Company in independently administered funds.

2.12 Borrowing costs

All borrowing costs are recognised in the Statement of Income and Retained Earnings in the year in which they are incurred.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2019

2. Accounting policies (continued)

2.13 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of Income and Retained Earnings in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

2.14 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Income and Retained Earnings, except that a charge attributable to an item of income and 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 corporation tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

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

- 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 tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

3. Prior year restatement

The previous years financial statements have been restated in order to recognise a deferred tax provision of £358,610 on revalued property held by the Company. The prior year revaluation reserve has been reduced by the same amount.

4. Employees

The average monthly number of employees, including directors, during the year was 48 (2018 - 71).

5. Exceptional items

During the prior year the Company sold The Black Lion, which made up part of the Company's trade and assets. The resulting profit realised on the sale of this asset is included in the statement of income and retained earnings.

RAVENWOOD HALL HOTEL LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2019**

6. Tangible fixed assets

	Land and buildings £	Plant and machinery etc. £	Total £
Cost or valuation			
At 1 February 2018	2,899,964	678,239	3,578,203
Additions	-	57,426	57,426
Disposals	-	(25,990)	(25,990)
At 31 January 2019	<u>2,899,964</u>	<u>709,675</u>	<u>3,609,639</u>
Depreciation			
At 1 February 2018	-	511,471	511,471
Charge for the year on owned assets	-	24,595	24,595
Charge for the year on financed assets	-	12,938	12,938
Disposals	-	(23,283)	(23,283)
At 31 January 2019	<u>-</u>	<u>525,721</u>	<u>525,721</u>
Net book value			
At 31 January 2019	<u>2,899,964</u>	<u>183,954</u>	<u>3,083,918</u>
At 31 January 2018	<u>2,899,964</u>	<u>166,768</u>	<u>3,066,732</u>

The net book value of land and buildings may be further analysed as follows:

	2019 £	2018 £
Freehold	<u>2,899,964</u>	<u>2,899,964</u>

Freehold property is included at a revalued amount. Property is included at a revalued amount as determined by the Directors of the Company. The original cost of the property is £867,821 (2018 - £867,821).

The net book value of assets held under finance leases or hire purchase contracts, included above, are as follows:

	2019 £	2018 £
Motor vehicles	<u>37,773</u>	<u>6,555</u>

RAVENWOOD HALL HOTEL LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2019**

7. Debtors

	2019 £	2018 £
Trade debtors	18,560	29,341
Other debtors	95,187	114,519
Called up share capital not paid	135,018	135,018
Prepayments and accrued income	17,593	6,392
	<u>266,358</u>	<u>285,270</u>

8. Cash and cash equivalents

	2019 £	2018 £
Cash at bank and in hand	11,232	74,916
Less: bank overdrafts	(118,869)	(43,795)
	<u>(107,637)</u>	<u>31,121</u>

9. Creditors: Amounts falling due within one year

	2019 £	2018 £
Bank overdrafts	118,869	43,795
Bank loans	46,168	43,816
Payments received on account	91,942	92,717
Trade creditors	125,839	159,347
Corporation tax	493	-
Other taxation and social security	31,366	18,568
Obligations under finance lease and hire purchase contracts	7,689	7,606
Other creditors	7,048	14,607
Accruals and deferred income	13,854	27,043
Share capital treated as debt	135,018	135,018
	<u>578,286</u>	<u>542,517</u>

RAVENWOOD HALL HOTEL LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2019**

10. Creditors: Amounts falling due after more than one year

	2019 £	2018 £
Bank loans	538,600	586,553
Net obligations under finance leases and hire purchase contracts	33,733	4,459
	<u>572,333</u>	<u>591,012</u>

The following liabilities were secured:

	2019 £	2018 £
Bank loans	584,768	630,639
Net obligations under finance leases and hire purchase contracts	41,422	12,065
	<u>626,190</u>	<u>642,704</u>

Details of security provided:

Included within creditors are secured debts amounting to £41,422 (2018 - £12,065) which are secured on the fixed assets to which they relate.

Included within creditors are secured debts amounting to £703,637 (2018 - £674,434) which are secured via a fixed and floating charge on the Company's assets, in addition to 3 life policies in respect one of the Directors of the Company.

11. Loans

Analysis of the maturity of loans is given below:

	2019 £	2018 £
Amounts falling due within one year		
Bank loans	46,168	43,816
Amounts falling due 1-2 years		
Bank loans	538,600	586,553
	<u>584,768</u>	<u>630,369</u>

RAVENWOOD HALL HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2019

12. Hire purchase and finance leases

Minimum lease payments under hire purchase fall due as follows:

	2019 £	2018 £
Within one year	7,689	7,606
Between 1-5 years	33,733	4,459
	<u>41,422</u>	<u>12,065</u>

13. Deferred taxation

	2019 £	As restated 2018 £
At beginning of year	358,610	385,459
Charged to profit or loss	-	(26,849)
At end of year	<u>358,610</u>	<u>358,610</u>

RAVENWOOD HALL HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2019

13. Deferred taxation (continued)

The provision for deferred taxation is made up as follows:

	2019	As restated 2018
	£	£
Deferred tax on property	<u>358,610</u>	<u>358,610</u>

RAVENWOOD HALL HOTEL LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2019

14. Share capital

	2019 £	2018 £
Shares classified as equity		
Allotted, called up and fully paid		
74 (2018 - 74) Ordinary 'A' shares of £1.00 each	74	74
26 (2018 - 26) Ordinary 'B' shares of £1.00 each	26	26
	<u>100</u>	<u>100</u>
	2019 £	2018 £
Shares classified as debt		
Allotted, called up and partly paid		
135,018 (2018 - 135,018) 5% Non voting redeemable preference shares of £1.00 each	<u>135,018</u>	<u>135,018</u>

15. Reserves

Revaluation reserve

The revaluation reserve represents revalued amounts on property held by the Company.

Profit and loss account

The profit and loss account represents cumulative profits and losses net of dividends and other adjustments.

16. Pension commitments

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 £8,025 (2018 - £10,612). contributions of £471 (2018 - £1,832) were payable to the fund at the balance sheet date.

17. Transactions with directors

At 01 February 2018 one of the directors owed the Company £58,171. During the financial year the Director made repayments of £31,359 and paid expenses on the Company's behalf of £15,494. The Company paid expenses on their behalf of £60,523. At 31 January 2019 £71,841 was owed to the Company. This loan is interest free and repayable on demand. S455 tax has been provided for in full.

18. Related party transactions

During the year the Company operated loans with one of the directors of the Company. The amount due to the Director at the year end was £3,000 (2018 - £3,000). This loan is interest free and repayable on demand.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.