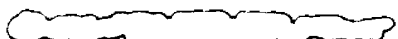



**Strategic Report, Report of the Directors and**  
**Financial Statements for the Year Ended 31 October 2018**  
**for**  
**Bicester Hotel Ltd**



**Bicester Hotel Ltd**

**Contents of the Financial Statements**  
**for the Year Ended 31 October 2018**

	<b>Page</b>
<b>Company Information</b>	<b>1</b>
<b>Strategic Report</b>	<b>2</b>
<b>Report of the Directors</b>	<b>3</b>
<b>Report of the Independent Auditors</b>	<b>5</b>
<b>Statement of Comprehensive Income</b>	<b>7</b>
<b>Balance Sheet</b>	<b>8</b>
<b>Statement of Changes in Equity</b>	<b>9</b>
<b>Cash Flow Statement</b>	<b>10</b>
<b>Notes to the Cash Flow Statement</b>	<b>11</b>
<b>Notes to the Financial Statements</b>	<b>12</b>
	

**Bicester Hotel Ltd**

**Company Information**  
**for the Year Ended 31 October 2018**

**DIRECTORS:**

Mr GJ Payne  
Mrs M Payne  
Miss EL Payne  
Mr MJM Oppenheim  
Dr J Wilson

**SECRETARY:**

Mrs M Payne

**REGISTERED OFFICE:**

Chesterton  
Bicester  
Oxfordshire  
OX26 1TE

**REGISTERED NUMBER:**

05997594 (England and Wales)

**AUDITORS:**

Peter Upton  
Bridge House  
2 Bridge Avenue  
Maidenhead  
Berkshire  
SL6 1RR

## **Bicester Hotel Ltd**

### **Strategic Report** **for the Year Ended 31 October 2018**

The directors present their strategic report for the year ended 31 October 2018.

#### **REVIEW OF BUSINESS**

The company saw a slight reduction in turnover over the previous year yet increased profitability through greater efficiency. The local rooms market had levelled out during the year following the introduction of additional rooms to the area in the previous period and that allowed the company to re-establish itself as a leader in the local market. Occupancy levels have recovered, and with a growth too in average rate, RevPar has increased. Golf subscriptions have followed national trends, with a continued decrease in membership numbers, however additional income from other golf segments have partially compensated for this and the contribution from golf operations has increased tremendously. The Health Club performance was comparable with last year with both sales and contribution seeing little change. However there are significant development plans for the coming year in this area which will see the offering greatly improved with some very unique facilities.

An increase in the National Living Wage was absorbed within an overall reduced payroll spend, compared to the previous year. This saving, along with other operational cost reduction initiatives, resulted in a net profit for the year of £264,860, a significant increase over the year ended October 2017 despite the reduced turnover.

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

The principle risks to the business are expected to be the economy, local competition and employment. There remains an element of uncertainty with regards performance within the hospitality sector.

The local area enjoys a low unemployment rate which already puts pressure on recruitment. Brexit will bring with it further challenges in this respect and a strategy to improve staff retention and reduce the need for recruitment is in place. The staff are seen as a major asset which is set to be protected through improved, ongoing training and development.

There are plans for further increases in the number of bedrooms available in the local area, with a national chain recently announcing a new venture. We are confident that the demand will increase in line with the additional supply as Bicester continues to grow rapidly, with significant investment projected in both local housing and industry. Additional facilities are due to be added to the resort in order to ensure that market share is at least retained.

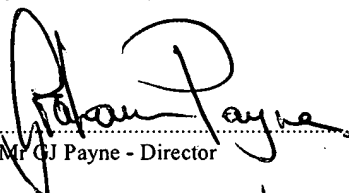
#### **ANALYSIS USING FINANCIAL KEY PERFORMANCE INDICATORS**

Room occupancy for the year increased from 82.0% to 82.7% and average rate increased by 0.6% from £99.49 to £100.09. RevPar was ahead over the previous year, £82.81 from £81.54, because of the increase in accommodation revenue whilst TrevPar was down from £267.54 to £262.96 because total revenue has decreased.

#### **POSITION AT YEAR END**

Net assets as at the year-end have increased over the previous period end and the company has seen a significant improvement in its forecasted cash flow position. Finance lease debt due after one year is falling as liabilities are repaid.

#### **ON BEHALF OF THE BOARD:**

  
.....  
Mr CJ Payne - Director

Date: 24 April 2019

## **Bicester Hotel Ltd**

### **Report of the Directors** **for the Year Ended 31 October 2018**

The directors present their report with the financial statements of the company for the year ended 31 October 2018.

#### **PRINCIPAL ACTIVITY**

The principal activity of the company in the year under review was that of a hotel with leisure and golf facilities.

#### **DIVIDENDS**

No dividends will be distributed for the year ended 31 October 2018.

#### **FUTURE DEVELOPMENTS**

The directors are committed to improve the existing resort and also levels of service, whilst adding new facilities for the company's members and other guests. Planning has been approved and finance secured to build an additional 60 bedrooms, along with a high performance gym and outdoor leisure area which are already under construction. These additional leisure facilities are expected to open in the Autumn of 2019.

#### **DIRECTORS**

The directors shown below have held office during the whole of the period from 1 November 2017 to the date of this report.

Mr GJ Payne  
Mrs M Payne  
Miss EL Payne  
Mr MJM Oppenheim

Other changes in directors holding office are as follows:

Dr J Wilson - resigned 27 November 2017  
Dr J Wilson - appointed 10 June 2018

#### **GOING CONCERN**

The directors consider the company to be a going concern as detailed in note 20 of the financial statements.

#### **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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.

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

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

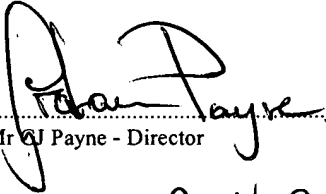
**Bicester Hotel Ltd**

**Report of the Directors**  
**for the Year Ended 31 October 2018**

**AUDITORS**

The auditors, Peter Upton, will be proposed for re-appointment at the forthcoming Annual General Meeting.

**ON BEHALF OF THE BOARD:**



.....

Mr GJ Payne - Director

Date: 24 April 2019

**Report of the Independent Auditors to the Members of  
Bicester Hotel Ltd**

**Opinion**

We have audited the financial statements of Bicester Hotel Ltd (the 'company') for the year ended 31 October 2018 which comprise the Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Equity, Cash Flow Statement and Notes to the Cash Flow Statement, 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 31 October 2018 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.

**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 Auditors' 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.

**Emphasis of matter**

We draw your attention to note 18 in the financial statements regarding related parties and the company's reliance on its parent company for the provision of the hotel premises and financing from which it operates. The implication of this is that the ability for the company to continue as a going concern is reliant on the continuing viability of its parent company. The directors have provided more information in note 20. Our opinion is not modified in respect of this matter.

**Other information**

The directors are responsible for the other information. The other information comprises the information in the Strategic Report and the Report of the Directors, but does not include the financial statements and our Report of the Auditors 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.

**Opinion 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 Strategic Report and the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Report of the Directors have 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 Strategic Report or the Report of the Directors.

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.

**Report of the Independent Auditors to the Members of  
Bicester Hotel Ltd**

**Responsibilities of directors**

As explained more fully in the Statement of Directors' Responsibilities set out on page three, 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 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.

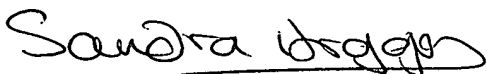
**Auditors' responsibilities for the audit of the financial statements**

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 a Report of the Auditors 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 on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

**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 a Report of the Auditors 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.



Sandra Higgins (Senior Statutory Auditor)  
for and on behalf of Peter Upton  
Bridge House  
2 Bridge Avenue  
Maidenhead  
Berkshire  
SL6 1RR

Date: 24 April 2019



**Bicester Hotel Ltd****Statement of Comprehensive Income**  
**for the Year Ended 31 October 2018**

	Notes	31.10.18 £	31.10.17 £
<b>TURNOVER</b>		4,986,918	5,032,351
Cost of sales		<u>2,366,428</u>	<u>2,554,903</u>
<b>GROSS PROFIT</b>		2,620,490	2,477,448
Administrative expenses		<u>2,254,182</u>	<u>2,211,038</u>
<b>OPERATING PROFIT</b>	4	366,308	266,410
Interest payable and similar expenses	5	<u>101,448</u>	<u>112,289</u>
<b>PROFIT BEFORE TAXATION</b>		264,860	154,121
Tax on profit	6	<u>45,412</u>	<u>75,499</u>
<b>PROFIT FOR THE FINANCIAL YEAR</b>		219,448	78,622
<b>OTHER COMPREHENSIVE INCOME</b>		-	-
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>		<u><u>219,448</u></u>	<u><u>78,622</u></u>

The notes form part of these financial statements

**Bicester Hotel Ltd (Registered number: 05997594)****Balance Sheet****31 October 2018**

	Notes	31.10.18 £	31.10.17 £
<b>FIXED ASSETS</b>			
Tangible assets	7	-	-
<b>CURRENT ASSETS</b>			
Stocks	8	98,051	100,322
Debtors	9	4,129,222	4,258,156
Cash at bank		50,147	103,457
		<u>4,277,420</u>	<u>4,461,935</u>
<b>CREDITORS</b>			
Amounts falling due within one year	10	<u>2,622,992</u>	<u>2,804,284</u>
<b>NET CURRENT ASSETS</b>		<u>1,654,428</u>	<u>1,657,651</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>1,654,428</u>	<u>1,657,651</u>
<b>CREDITORS</b>			
Amounts falling due after more than one year	11	<u>295,357</u>	<u>518,028</u>
<b>NET ASSETS</b>		<u><u>1,359,071</u></u>	<u><u>1,139,623</u></u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	15	3,000,000	3,000,000
Retained earnings	16	(1,640,929)	(1,860,377)
<b>SHAREHOLDERS' FUNDS</b>		<u><u>1,359,071</u></u>	<u><u>1,139,623</u></u>

The financial statements were approved by the Board of Directors on 24 April 2019 and were signed on its behalf by:

  
 Mr GJ Payne - Director

The notes form part of these financial statements

**Bicester Hotel Ltd****Statement of Changes in Equity**  
**for the Year Ended 31 October 2018**

	Called up share capital £	Retained earnings £	Total equity £
<b>Balance at 1 November 2016</b>	3,000,000	(1,938,999)	1,061,001
<b>Changes in equity</b>			
Total comprehensive income	-	78,622	78,622
<b>Balance at 31 October 2017</b>	3,000,000	(1,860,377)	1,139,623
<b>Changes in equity</b>			
Total comprehensive income	-	219,448	219,448
<b>Balance at 31 October 2018</b>	3,000,000	(1,640,929)	1,359,071

The notes form part of these financial statements

**Bicester Hotel Ltd****Cash Flow Statement  
for the Year Ended 31 October 2018**

	Notes	31.10.18 £	31.10.17 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	1	271,317	503,007
Interest paid		(90,203)	(109,180)
Interest element of finance lease payments paid		(11,245)	(3,109)
Net cash from operating activities		<u>169,869</u>	<u>390,718</u>
 <b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		(167,351)	(178,714)
Net cash from investing activities		<u>(167,351)</u>	<u>(178,714)</u>
 <b>Cash flows from financing activities</b>			
Capital repayments in year		(55,828)	(65,188)
Net cash from financing activities		<u>(55,828)</u>	<u>(65,188)</u>
 <b>(Decrease)/increase in cash and cash equivalents</b>		<u>(53,310)</u>	<u>146,816</u>
Cash and cash equivalents at beginning of year	2	103,457	(43,359)
 <b>Cash and cash equivalents at end of year</b>	2	<u><u>50,147</u></u>	<u><u>103,457</u></u>

The notes form part of these financial statements

**Bicester Hotel Ltd****Notes to the Cash Flow Statement**  
**for the Year Ended 31 October 2018****1. RECONCILIATION OF PROFIT BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS**

	31.10.18	31.10.17
	£	£
Profit before taxation	264,860	154,121
Finance costs	101,448	112,289
	<u>366,308</u>	<u>266,410</u>
Decrease in stocks	2,271	2,369
Decrease in trade and other debtors	250,873	511,508
Decrease in trade and other creditors	(348,135)	(277,280)
	<u>271,317</u>	<u>503,007</u>
<b>Cash generated from operations</b>	<u><u>271,317</u></u>	<u><u>503,007</u></u>

**2. CASH AND CASH EQUIVALENTS**

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

**Year ended 31 October 2018**

	31.10.18	1.11.17
	£	£
Cash and cash equivalents	<u>50,147</u>	<u>103,457</u>

**Year ended 31 October 2017**

	31.10.17	1.11.16
	£	£
Cash and cash equivalents	103,457	33,284
Bank overdrafts	-	(76,643)
	<u>103,457</u>	<u>(43,359)</u>

**3. MAJOR NON-CASH TRANSACTIONS**

During the year ended 31 October 2018 fixed assets were sold to the parent company for net book value of £167,351 (2017: £237,352) with proceeds paid through the intercompany loan account.

**1. STATUTORY INFORMATION**

Bicester Hotel Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

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

**Significant judgements and estimates**

Estimates and judgements are based on historical experience and expectations of future events and are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected. Critical areas of judgement and estimation are:

The company has tax losses brought forward from prior years in relation to trading and the revaluation of fixed assets and investments. Deferred tax assets have been included in the financial statements on the basis that future profits and gains will be made and the trading tax losses will be utilised to reduce tax payable in future years, and that the value of fixed assets and investments will increase to at least their original cost value.

**Turnover**

Turnover represents members' club subscriptions receivable, hotel room sales and other golfing and ancillary income receivable from members and visitors, which is recognised on provision of services. Members' joining fees are recognised on receipt, and on ongoing membership fees received in advance are recognised in the period to which they relate.

**Tangible fixed assets**

Tangible fixed assets are capitalised at cost. They are subsequently measured at cost less accumulative depreciation and any cumulative impairment losses.

From 31 October 2016 the group implemented the policy that all assets were to be owned by the parent company with an annual rent paid for their use by the company. No depreciation is provided on assets subsequently purchased as they are intended for immediate transfer to the parent company.

**Stocks**

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost is determined using the first in first out method. The carrying amount of stock sold is recognised as an expense in the period in which the related revenue is recognised.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

**Notes to the Financial Statements - continued  
for the Year Ended 31 October 2018****2. ACCOUNTING POLICIES - continued****Hire purchase and leasing commitments**

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet and subsequently sold on to the parent company at cost without being depreciated.

The interest element of these obligations is charged to profit and loss over the relevant period using the sum of digits method. The capital element of the future payments is treated as a liability.

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

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

The company makes payments to defined contribution pensions schemes on behalf of employees. Payments made to the schemes are charged against profits in the accounting period.

**Financial instruments**

The company only has financial assets and liabilities of a kind that qualify as basic financial instruments, which are initially recognised at transaction value and subsequently measured at their settlement value.

Debtors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial assets are initially recognised at transaction price including any transaction costs and subsequently less any impairment losses for bad and doubtful debts.

Creditors are measured at transaction price (which is usually the invoice price), less any impairment losses for bad and doubtful debts. Loans and other financial liabilities are initially recognised at transaction price including any transaction costs and subsequently less any impairment losses for bad and doubtful debts.

**3. EMPLOYEES AND DIRECTORS**

	31.10.18	31.10.17
	£	£
Wages and salaries	2,068,509	2,006,827
Social security costs	157,293	153,563
Other pension costs	17,607	10,764
	<u>2,243,409</u>	<u>2,171,154</u>

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

	31.10.18	31.10.17
Administration	13	9
Hotel	33	36
Food and beverage	37	39
Health and spa	23	26
Golf	10	12
Crèche	7	7
	<u>123</u>	<u>129</u>

Key management are directors of the company. Their total compensation for the year amounted to £64,286 (2017: £41,750)

	31.10.18	31.10.17
	£	£
Directors' remuneration	<u>62,452</u>	<u>41,750</u>

Pension contributions totalling £222 (2017: Nil) were paid in respect of one of the directors.

**Bicester Hotel Ltd****Notes to the Financial Statements - continued  
for the Year Ended 31 October 2018****4. OPERATING PROFIT**

The operating profit is stated after charging:

	31.10.18	31.10.17
	£	£
Other operating leases	418,500	418,500
Auditors' remuneration	12,000	12,000
	<u>430,500</u>	<u>430,500</u>

**5. INTEREST PAYABLE AND SIMILAR EXPENSES**

	31.10.18	31.10.17
	£	£
Bank loan interest	-	8,999
Other interest payable	87,147	100,181
Interest on late tax	3,056	-
Hire purchase	11,245	3,109
	<u>101,448</u>	<u>112,289</u>

**6. TAXATION****Analysis of the tax charge**

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

	31.10.18	31.10.17
	£	£
Deferred tax	45,412	75,499
Tax on profit	<u>45,412</u>	<u>75,499</u>

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

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

	31.10.18	31.10.17
	£	£
Profit before tax	<u>264,860</u>	<u>154,121</u>
Profit multiplied by the standard rate of corporation tax in the UK of 19% (2017 - 19.414%)	50,323	29,921
Effects of:		
Expenses not deductible for tax purposes	570	-
Capital allowances in excess of depreciation	(62)	-
Depreciation in excess of capital allowances	-	259
Utilisation of tax losses	(5,419)	45,319
Total tax charge	<u>45,412</u>	<u>75,499</u>



**Bicester Hotel Ltd****Notes to the Financial Statements - continued  
for the Year Ended 31 October 2018****7. TANGIBLE FIXED ASSETS**

	Assets under construction £	Fixtures and fittings £	Totals £
<b>COST</b>			
Additions	155,838	11,513	167,351
Disposals	(155,838)	(11,513)	(167,351)
	<u>          </u>	<u>          </u>	<u>          </u>
At 31 October 2018	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>
<b>NET BOOK VALUE</b>			
At 31 October 2018	-	-	-
	<u>          </u>	<u>          </u>	<u>          </u>

**Sale and leaseback transaction and arrangements**

All of the assets owned by the company at 31 October 2016 and subsequent additions have been sold to the parent company for net book value and rented back for use by the company.

**8. STOCKS**

	31.10.18 £	31.10.17 £
Goods for resale	98,051	100,322
	<u>          </u>	<u>          </u>

**9. DEBTORS**

	31.10.18 £	31.10.17 £
Amounts falling due within one year:		
Trade debtors	70,359	75,843
Amounts owed by group undertakings	2,708,775	2,629,949
Other debtors	926,650	1,070,513
Prepayments and accrued income	136,648	149,649
	<u>          </u>	<u>          </u>
	3,842,432	3,925,954
	<u>          </u>	<u>          </u>

Amounts falling due after more than one year:  
Deferred tax asset

	286,790	332,202
	<u>          </u>	<u>          </u>

Aggregate amounts

	4,129,222	4,258,156
	<u>          </u>	<u>          </u>

Deferred tax asset

	31.10.18 £	31.10.17 £
Accelerated Capital Allowances	(284)	332,202
Losses	287,074	-
	<u>          </u>	<u>          </u>
	286,790	332,202
	<u>          </u>	<u>          </u>

Other debtors include £926,042 (2017: £1,069,098) owed by related parties.

The recoverability of deferred tax depends on future profits of the company and the directors expect most of the recorded asset to be received after one year.

**Notes to the Financial Statements - continued  
for the Year Ended 31 October 2018****10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.10.18	31.10.17
	£	£
Finance leases (see note 12)	56,886	60,084
Trade creditors	434,580	502,325
Social security and other taxes	375,990	427,401
Other creditors	1,356,686	1,368,175
Accruals and deferred income	398,850	446,299
	<u>2,622,992</u>	<u>2,804,284</u>

Other creditors falling due within one year includes £1,157,383 (2017: £1,131,832) owed to related parties.

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

	31.10.18	31.10.17
	£	£
Finance leases (see note 12)	41,339	93,969
Other creditors	254,018	424,059
	<u>295,357</u>	<u>518,028</u>

Interest is payable on loans falling due within one year and after more than one year totalling £442,813 (2017: £617,672) included in other creditors at 13% per annum.

**12. LEASING AGREEMENTS**

Minimum lease payments fall due as follows:

	Finance leases	
	31.10.18	31.10.17
	£	£
Net obligations repayable:		
Within one year	56,886	60,084
Between one and five years	41,339	93,969
	<u>98,225</u>	<u>154,053</u>
	Non-cancellable operating leases	
	31.10.18	31.10.17
	£	£
Within one year	419,085	419,280
Between one and five years	1,674,000	1,674,585
In more than five years	7,912,516	8,331,016
	<u>10,005,601</u>	<u>10,424,881</u>

Operating lease commitments mainly relate to a 25 year lease at £418,500 per annum from the parent company, commencing 28 September 2017 for the hotel premises, including all alterations, equipment and fixtures other than the company's trade fixtures.

**Bicester Hotel Ltd****Notes to the Financial Statements - continued  
for the Year Ended 31 October 2018****13. SECURED DEBTS**

The following secured debts are included within creditors:

	31.10.18	31.10.17
	£	£
Finance leases	98,225	170,052
Other creditors	442,813	617,672
	<u>541,038</u>	<u>787,724</u>

Finance leases relate to specified equipment which was purchased by the company and subsequently sold to its parent company.

Other creditors are secured on assets which were purchased by the company and subsequently sold to its parent company.

**14. DEFERRED TAX**

	31.10.18	31.10.17
	£	£
Balance at 1 November 2017		(332,202)
Accelerated Capital Allowances		(62)
Losses		45,474
Balance at 31 October 2018		<u>(286,790)</u>
	31.10.18	31.10.17
	£	£
Accelerated capital allowances	284	346
Losses	(287,074)	(332,548)
	<u>(286,790)</u>	<u>(332,202)</u>

**15. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:			31.10.18	31.10.17
Number:	Class:	Nominal value:	£	£
3,000,000	Ordinary	£1	<u>3,000,000</u>	<u>3,000,000</u>

**16. RESERVES**

	Retained earnings
	£
At 1 November 2017	(1,860,377)
Profit for the year	219,448
At 31 October 2018	<u>(1,640,929)</u>

**17. ULTIMATE PARENT COMPANY**

Investfront (Oxon) Ltd is regarded by the directors as being the company's ultimate parent company.

**Bicester Hotel Ltd****Notes to the Financial Statements - continued  
for the Year Ended 31 October 2018****18. RELATED PARTY DISCLOSURES****Entities with control, joint control or significant influence over the entity**

	31.10.18	31.10.17
	£	£
Net book value of fixed asset disposals	167,351	237,352
Debtors	2,708,775	2,629,949
Creditors	717,234	745,423
Administrative expenses	418,500	418,500
Interest payable	30,556	12,500

Amounts due from and to related parties are due within one year and are unsecured. Interest is payable on £200,000 of the amount due to a related party at 15% pa.

The bank debts and some finance leases are secured on assets which were owned by the company and transferred to a related party during the last two years.

**Key management personnel of the entity or its parent (in the aggregate)**

	31.10.18	31.10.17
	£	£
Creditors	121,666	52,202
Remuneration	62,674	41,750
Administrative expenses	62,020	59,850

Amounts due to related parties are due within one year with no interest payable and are unsecured.

**Other related parties**

	31.10.18	31.10.17
	£	£
Debtors	926,042	1,069,098
Creditors	365,060	400,385
Administrative expenditure	8,198	26,634
Interest Payable	1,731	4,501

Amounts due from and to related parties are due within one year and are unsecured. Interest is payable on £18,738 (2017 : £54,059) of the amount due to related party at 8% pa.

**Reliance on parent company**

At 31 October 2018 Bicester Hotel Ltd had commitments to Investfront (Oxon) Ltd under operating leases for the premises from which it operates totalling £10,005,601 (2017 : £10,423,516) over the next 25 years.

At 31 October 2018 Bicester Hotel Ltd had commitments under finance leases for the secured on assets owned by Investfront (Oxon) Ltd totalling £99,225 (2017 : £154,053) over the next five years.

At 31 October 2018 Bicester Hotel Ltd had loans totalling £442,813 (2017: £617,672) secured on assets owned by Investfront (Oxon) Ltd.

At 31 October 2018 Investfront (Oxon) Ltd had an unsecured interest free loan totalling £2,708,775 (2017: £2,629,949) from Bicester Hotel Ltd.

**19. ULTIMATE CONTROLLING PARTY**

The ultimate controlling parties are Mr GJ Payne and Mrs M Payne, as Trustees for the beneficial owners of the company.

**20. GOING CONCERN**

The group-wide refinancing of long-term debt in September 2017 has resulted in a significant reduction in group loan repayments, and therefore rental payments by the company, and will continue this way for the foreseeable future. Related party debtors totalling £4.1m at the year-end were owed by entities reliant on those additional profits from the hotel, golf and spa operation to repay those debts.