

Stately Holiday Cottages Limited

Report and Financial Statements

Year Ended

31 December 2017



Company Number 4099198

STATELY HOLIDAY COTTAGES LIMITED

Annual report and financial statements for the year ended 31 December 2017

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Directors

GD Baber (Chairman)
NP Beamish
JC Boyce
RG Boyce
RSJ Seager

Secretary GD Baber

Registered office

HPB House, 24-28 Old Station Road, Newmarket, Suffolk, CB8 8EH

Company number

4099198

Auditor

RSM UK Audit LLP, Abbotsgate House, Hollow Road, Bury St Edmunds, Suffolk, IP32 7FA

STATELY HOLIDAY COTTAGES LIMITED

Report of the directors for the year ended 31 December 2017

Financial statements

The directors present their report together with the financial statements for the year ended 31 December 2017.

Principal activities

The company's principal activity during the year was that of a letting agent for holiday properties.

Directors

The directors of the company during the year were:

GD Baber
NP Beamish
JC Boyce
RG Boyce
RSJ Seager

Directors' indemnity insurance

Qualifying third party indemnity provision is in place for the benefit of all directors of the company.

Statement of disclosure to auditor

So far as each director is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, each director has 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.

Auditor

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

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

On behalf of the Board


GD Baber
Chairman

22/5/18

STATELY HOLIDAY COTTAGES LIMITED

Directors' responsibilities statement

The directors are responsible for preparing the Annual 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies' regime (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 those financial statements, the directors are required to:

- a. select suitable accounting policies and then apply them consistently;
- b. make judgements and estimates that are reasonable and prudent; and
- c. 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 which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the requirements of 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.

STATELY HOLIDAY COTTAGES LIMITED

Independent auditor's report to the member of Stately Holiday Cottages Limited

Opinion

We have audited the financial statements of Stately Holiday Cottages Limited (the 'company') for the year ended 31 December 2017 which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 December 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

STATELY HOLIDAY COTTAGES LIMITED

Independent auditor's report to the member of Stately Holiday Cottages Limited

Matters on which we are required to report by exception

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

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

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

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

This report is made solely to the company's member, 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 member 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 member, for our audit work, for this report, or for the opinions we have formed.

RSM UK Audit LLP

CLAIRE SUTHERLAND (Senior Statutory Auditor)
For and on behalf of RSM UK Audit LLP, Statutory Auditor
Chartered Accountants
Abbotsgate House
Hollow Road
Bury St Edmunds
Suffolk IP32 7FA

23 May 2018

STATELY HOLIDAY COTTAGES LIMITED

Statement of comprehensive income for the year ended 31 December 2017

	Note	2017	2016
		£	£
Turnover	1	231,194	247,728
Administrative expenses		(216,881)	(209,225)
Other operating income		4,814	3,883
Operating profit		19,127	42,386
Interest receivable		-	32
Interest payable		-	(23)
Profit on ordinary activities before taxation	3	19,127	42,395
Taxation on profit on ordinary activities	4	(3,689)	(8,491)
Profit on ordinary activities after taxation and total comprehensive income for the financial year		15,438	33,904

The notes on pages 9 to 14 form part of these financial statements.

STATELY HOLIDAY COTTAGES LIMITED

Statement of financial position at 31 December 2017

Company No 4099198

	Note	2017 £	£	2016 £	£
Fixed assets					
Tangible assets	5		-		-
Investments	6		-		2
			<u>-</u>		<u>2</u>
Current assets					
Debtors	7	192,178		168,563	
Cash at bank		266,977		255,513	
		<u>459,155</u>		<u>424,076</u>	
Creditors: amounts falling due within one year	8	<u>(186,610)</u>		<u>(166,971)</u>	
Net current assets			<u>272,545</u>		<u>257,105</u>
Net assets			<u>272,545</u>		<u>257,107</u>
Capital and reserves					
Called up share capital	9		100		100
Profit and loss account			272,445		257,007
Total equity			<u>272,545</u>		<u>257,107</u>

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 6 to 14 were approved by the Board and authorised for issue on 22/5/18 and are signed on its behalf by:


GD Baber
Chairman

The notes on pages 9 to 14 form part of these financial statements.

STATELY HOLIDAY COTTAGES LIMITED

Statement of changes in equity for the year ended 31 December 2017

	Share capital £	Profit and loss account £	Total £
Balance at 1 January 2016	100	223,103	223,203
Profit and total comprehensive income for the year	-	33,904	33,904
Balance at 31 December 2016	100	257,007	257,107
Profit and total comprehensive income for the year	-	15,438	15,438
Balance at 31 December 2017	100	272,445	272,545

STATELY HOLIDAY COTTAGES LIMITED

Accounting policies for the year ended 31 December 2017

General information

Stately Holiday Cottages Limited ("the Company") is a private company limited by shares incorporated in England and Wales.

The registered office address of the Company is HPB House, 24-28 Old Station Road, Newmarket, Suffolk, CB8 8EH.

Basis of accounting

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, and under the historical cost convention. 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.

Going concern

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus, they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Functional and presentational currencies

The financial statements are presented in sterling which is also the functional currency of the company.

Turnover

Turnover represents rental commissions receivable, excluding value added tax. The company recognises commission when the holiday is taken.

Where the company acts as agent, turnover includes only the commission element of the rental arrangements.

Tangible fixed assets

Tangible fixed assets were initially measured at cost and subsequently measured at cost, net of depreciation and any impairment losses. Depreciation was provided on all tangible fixed assets at rates calculated to write off the cost of each asset to its estimated residual value on a straight-line basis over its expected useful life, as follows:-

Office equipment	-	10% per annum
Computer equipment	-	25% per annum

Residual value was calculated on prices prevailing at the reporting date, after estimated costs of disposal, for the asset as if it were at the age and in the condition expected at the end of its useful life.

STATELY HOLIDAY COTTAGES LIMITED

Accounting policies for the year ended 31 December 2017 (Continued)

Impairments of fixed assets

An assessment is made at each reporting date of whether there are indications that a fixed asset may be impaired.

Fixed asset investments

Interests in subsidiaries are initially measured at cost, including directly attributable transaction costs and subsequently measured at cost less any accumulated impairment losses.

Interests in subsidiaries are assessed for impairment at each reporting date. Any impairments losses or reversals of impairment losses are recognised immediately in profit or loss.

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 tax is based on taxable profit for the year. Taxable profit differs from the profit on ordinary activities because it excludes items of income or expense that are taxable or deductible in other periods. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date. Deferred tax is not discounted.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and from the profit on ordinary activities that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

Current and deferred tax is charged or credited in 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 a net basis or to realise the asset and settle the liability simultaneously.

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.

Debtors

Debtors which are receivable within one year and which do not constitute a financing transaction are initially measured at the transaction price. Debtors are subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses.

STATELY HOLIDAY COTTAGES LIMITED

Accounting policies for the year ended 31 December 2017 (Continued)

Creditors

Creditors 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.

STATELY HOLIDAY COTTAGES LIMITED

Notes forming part of the financial statements for the year ended 31 December 2017

1 Turnover

The gross turnover and cost of sales for the year were as follows:

	2017 £	2016 £
Gross rental turnover	1,164,803	1,240,887
Gross rental costs	(933,609)	(993,159)
Turnover	231,194	247,728

2 Employees

The 5 (2016: 5) directors were the only employees of the company during the year and the previous period and received no remuneration.

3 Profit on ordinary activities before taxation

	2017 £	2016 £
Profit before taxation is stated after charging:		
Audit services - statutory audit	3,000	2,850

4 Taxation

	2017 £	2016 £
<i>Current tax:</i>		
UK corporation tax on profit for year	3,689	8,491

The tax assessed for the year is different to that calculated at the applicable standard rate of corporation tax in the UK. The differences are explained below:

	2017 £	2016 £
Profit on ordinary activities before tax	19,127	42,395
Tax on profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19.25% (2016 – 20%)	3,681	8,479
Effects of:		
Expenses not deductible for tax purposes	8	12
Current tax for the year	3,689	8,491

STATELY HOLIDAY COTTAGES LIMITED

Notes forming part of the financial statements for the year ended 31 December 2017 (Continued)

5 Tangible fixed assets

	Office equipment £	Computer equipment £	Total £
<i>Cost</i>			
At 1 January 2017 and 31 December 2017	678	936	1,614
<i>Depreciation</i>			
At 1 January 2017 and 31 December 2017	678	936	1,614
<i>Net book value</i>			
At 31 December 2016 and 31 December 2017	-	-	-

6 Fixed asset investments

Investment in subsidiary undertaking	£
<i>Cost</i>	
At 1 January 2017	2
Disposal	(2)
At 31 December 2017	-

The above investment represented a 100% shareholding in Countryside Holiday Homes Limited, (now Cotswolds Hideaways Limited), a dormant company incorporated in England and Wales. The shares were transferred at par to Hideaways Holidays Group Limited, a fellow subsidiary company, on 25 July 2017.

7 Debtors

	2017 £	2016 £
Amounts owed by group undertakings	97,004	84,080
Other debtors	95,174	84,483
	192,178	168,563

STATELY HOLIDAY COTTAGES LIMITED

Notes forming part of the financial statements for the year ended 31 December 2017 (Continued)

8 Creditors: amounts falling due within one year

	2017 £	2016 £
Trade creditors	71,442	58,585
Amounts owed to group undertakings	147	110
Corporation tax	3,689	8,491
Accruals and deferred income	111,332	99,785
	<u>186,610</u>	<u>166,971</u>

9 Share capital

	Authorised		Allotted, called up and fully paid	
	2017 Number	2016 Number	2017 £	2016 £
Ordinary shares of £1 each	<u>10,000</u>	<u>10,000</u>	<u>100</u>	<u>100</u>

10 Ultimate parent company

Throughout the year and the previous year, the ultimate parent company was Quality Holidays Assured Limited, a company incorporated in the Isle of Man, which is the parent of the largest and smallest groups of which the company is a member.

The address of the parent's registered office is: Bank Chambers
15-19, Athol Street
Douglas
Isle of Man
IM1 1LB

11 Contingent liabilities

A deed of accession was made on 5 September 2017 supplemental to an omnibus guarantee and set-off arrangement registered on 25 September 2014 in favour of Lloyds Bank plc (the bank), encompassing the company, its parent company Quality Holidays Assured Limited and fellow subsidiary companies Conker Interiors Limited, HPB Loans Limited, Lantern & Larks Limited, Newmarketing Campaign Limited, Norfolk Hideaways Limited, Rural Retreats Holidays Limited, and Signature Holidays Limited.

Each company guarantees payment of liabilities due to the bank by any or all of these companies. The arrangement also permits the bank to combine or consolidate all or any of the companies' accounts held with the bank with all or any of the companies' liabilities due to the bank and to set-off or transfer any credit balance held, in or towards satisfaction of any such liabilities. At 31 December 2017 total liabilities due to the bank by the companies were £5,263,535 (2016: £622,688).