

Capital Hill Hotels Limited

Annual report and financial statements

31 December 2015



Annual report and financial statements

for the year ended 31 December 2015

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Directors and advisers

Directors

Z E Guiziri

J A Thani

F Bakhos

K Cooper

Registered office

50 Berners Street

London W1T 3NG

Registered auditors

Ernst & Young LLP

1 More London Place

London SE1 2AF

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Strategic report

Principal activity

The principal activity of the company is to operate two five star hotels in central London – St Martins Lane and Sanderson. There have been no changes in the company's activities in the year under review.

Review of the business

The hotel market in London continues to expand its room supply and ADR performance remains under pressure. The results in this financial year were, affected by the continued refurbishment of guest rooms with out of order rooms at St Martins Lane representing 5,593 room nights. This represents 7.5% of total available rooms for the year. During the first 4 month of the year also the food and beverage and public areas were under renovation affecting restaurant, bar and banquet spaces.

Sanderson reflects an uninterrupted financial year with full trading capacity.

In the year under review, the reduced capacity at St Martins Lane for rooms and food and beverage resulted in total hotel revenue below the renovation affected prior year by a combined £2.0m/6.1%.

Gross Operating Profit decreased by a combined 7.5% (£1.6m) through the revenue shortfall in relation to the refurbishment projects.

Principal risk and uncertainties

The company's policy in respect of interest rate risk and liquidity risk is to maintain a mixture of long term and short term debt finance and readily accessible bank deposit accounts to ensure the company has sufficient funds for operations. Covenant testing points are tracked and reported to the facility provider on a quarterly basis. The cash deposits are held in a mixture of short term deposits and current accounts which earn interest at a floating rate.

The company's credit risk is primarily attributable to its trade debtors. Credit risk is managed by running credit checks on new customers and by monitoring payments against the agreed credit terms for specific corporate entities. The company monitors cash flow as part of its day to day control procedures. The directors consider cash flow projections on a monthly basis to ensure that appropriate facilities are available to be drawn upon as necessary.

Rising demand in the mid and long term is expected to see occupancy levels rise, albeit with average room rates under pressure with continuously increasing supply in London. Profit flow through is key and the company continues to focus on containing costs while ensuring its service offering is exceptional and is delivered in the exciting environment of the hotel properties.

Key performance indicators

The key performance indicators for the company are ARR (Average Room Rate), Occupancy (total available rooms divided by the rooms occupied expressed as a percentage), and RevPAR (Revenue Per Available Room) which is a combination of both expressed as £'s.

In the year under review the combined Occupancy for the hotels was 78.5% (2014 – 65.7%), the ARR achieved was £240.92 (2014 – £244.93). RevPar (the product of ARR and Occupancy) during the period under review was £189.15 (2014 – £160.81), which represents a year-on-year increase of 17.6%.

Strategic report

Principal risk and uncertainties (continued)

Key performance indicators (continued)

Taking the St Martins Lane refurbishment with 5,593 out of order room nights into consideration, the year under review had an adjusted occupancy of 82.1% (2014 – 83.3%) and the ARR achieved at £240.92 (2014 – £244.93) resulting in RevPar (the product of ARR and Occupancy) achieved at £197.70 (2014 – £203.92). This represents a year-on-year decrease of 3.1%.

On behalf of the board



Z E Guiziri
Director
3 March 2017

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Registered No. 07785139

Directors' report

The directors present their report and the audited financial statements of the company for the year ended 31 December 2015. The company is registered in England and Wales (company number 07785139).

Disclosures required by section 416(4) of the Act which have been included in the Strategic Report on pages 3 and 4 as required by section 414C(11) of the Act include:

- Principal activity;
- Review of the business; and
- Principal risks and uncertainties

The directors present their report and financial statements for the year ended 31 December 2015.

Results and dividends

The results of the year are set out in the accompanying Income Statement which shows loss after tax for the year ended 31 December 2015 of £2,827,000 (2014 – loss after tax of £1,164,000).

The Directors do not recommend the payment of a dividend for the year ended 31 December 2015 (2014 – £nil).

Employee involvement

The company's policy is to give full and fair consideration for applications for employment made by people with disabilities. Wherever possible we will continue the employment of staff that become disabled and provide equal opportunities for the training and development of disabled employees.

The company recognises the importance of the employees within its business and annually provides a communication program at which the company's achievements and goals are expressed.

Financial instruments

The Group had a loan facility of £119,500,000 (gross of unamortised issue costs). This has now been replaced by new facility £122,000,000 in August 2015.

Directors and their interests

The directors who served during the year ended 31 December 2015 and up to the date of this report are as follows:

Z E Guiziri
J A Thani
F Bakhos
K Cooper

According to the register of directors' interests, the director who held office at the end of the year had no interest in the shares of group companies, nor were any rights to subscribe for shares in group companies granted to, or exercised by, any of the directors.

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Directors' report

Future developments

The Directors anticipate that the activity of the Company will continue for the foreseeable future.

Events since the statement of financial position date

There have been no significant events since the statement of financial position date other than that disclosed in note 12 to the financial statements.

Statement of directors' responsibilities

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 International Financial Reporting Standards as adopted by the European Union. 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 group and company and of the profit or loss of the group and 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;
- state whether applicable International Financial Reporting Standards as adopted by the European have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Going concern

Note 2 sets out the basis upon which the Directors believe that it remains appropriate to prepare the financial statements on a going concern basis.

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Directors' report

Disclosure of information to the auditor

Each of the persons who are a director at the date of approval of this report confirms that:

- So far as the director is aware, there is no relevant audit information of which the company's auditor is unaware; and
- The director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006.

Ernst & Young LLP have expressed their willingness to continue in office as auditor. The board has noted the same and appropriate arrangements will be made in this regard.

Approved by the board of directors and signed on behalf of the board



Z E Guiziri
Director
3 March 2017

Independent auditors' report

To the members of Capital Hill Hotels Limited

We have audited the financial statements of Capital Hill Hotels Limited for the year ended 31 December 2015 which comprise the Consolidated Income Statement, Consolidated Statement of Financial Position, Company Statement of Financial Position, Consolidated Statement of Changes in Equity, Company Statement of Changes in Equity, Consolidated Cash Flow Statement and the related notes 1 to 19. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

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 explained more fully in the Statement of Directors' Responsibilities set out on page 6, 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 Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the group's and parent company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual Report and Financial Statements to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on the financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the parent company's affairs as at 31 December 2015 and of the group's loss for the year then ended;
- have been properly prepared in accordance with IFRSs as adopted by the European Union; 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 Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

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Independent auditors' report

To the members of Capital Hill Hotels Limited

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.

Ernst & Young LLP

Matthew Williams (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
London

8 March 2017

Consolidated income statement

for the year ended 31 December 2015

		<i>Restated*</i>	
	<i>Notes</i>	<i>2015</i>	<i>2014</i>
		<i>£000</i>	<i>£000</i>
Turnover		32,543	30,350
Cost of sales		(11,224)	(10,816)
Gross profit		21,319	19,534
Administrative expenses		(18,114)	(16,925)
Operating profit	5	3,205	2,609
Finance expense	6	(4,845)	(5,565)
Unrealised gain / (loss) on derivatives	16	(485)	1,726
(Loss) before taxation		(2,125)	(1,230)
Tax on (loss)	7	(702)	66
(Loss) for the financial year		<u>(2,827)</u>	<u>(1,164)</u>

* refer to Note 2.

There was no other Comprehensive Income in either year, therefore Total Comprehensive Income is represented by the loss for the years presented.

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Consolidated statement of financial position

at 31 December 2015

		<i>Restated*</i>
	<i>Notes</i>	<i>2015</i>
		<i>2014</i>
		<i>£000</i>
		<i>£000</i>
Non-current assets		
Property, plant & equipment	9	202,644
Current assets		
Inventory	10	242
Trade and other receivables	12	2,296
Cash at bank and in hand		3,928
Total assets		<u>6,466</u>
Current liabilities		
Trade and other payables	13	(5,527)
Deferred tax liability	14	(2,179)
Non-current liabilities		
Loans and borrowings	15	(121,272)
Derivative	16	(1,325)
		<u>78,807</u>
		<u>81,634</u>
Equity		
Called up share capital	17	-
Shareholder advance		78,126
Profit and loss account		681
		<u>78,807</u>
		<u>81,634</u>

* refer to Note 2

The financial statements were approved by the board of directors and authorised for issue on 3 March 2017



Z E Guiziri
Director

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Company statement of financial position

at 31 December 2015

	<i>Notes</i>	<i>2015</i> £000	<i>2014</i> £000
Assets			
Non-current assets			
Investment in subsidiary	11	99,159	99,159
Current assets			
Trade and other receivables	12	101,019	-
Total assets		<u>200,178</u>	<u>99,159</u>
Current liabilities			
Trade and other payables	13	(992)	(21,058)
Non-current liabilities			
Loans and borrowings	15	(121,272)	-
Derivative liability	16	(1,325)	-
		<u>76,589</u>	<u>78,101</u>
Equity			
Called up share capital	17	-	-
Shareholder advance		78,126	78,126
Profit and loss account		(1,537)	(25)
		<u>76,589</u>	<u>78,101</u>

The financial statements were approved by the board of directors and authorised for issue on 3 March 2017



Z E Guiziri
Director

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Consolidated statement of changes in equity

for the year ended 31 December 2015

	<i>Called up share capital</i> £000	<i>Shareholder advance</i> £000	<i>Profit and loss account</i> £000	<i>Total</i> £000
At 1 January 2014 (restated*)	–	78,126	4,672	82,798
(Loss) for the year	–	–	(1,164)	(1,164)
Other comprehensive income/(loss)	–	–	–	–
Total comprehensive (loss) for the year	–	–	(1,164)	(1,164)
At 31 December 2014 (restated*)	–	78,126	3,508	81,634
(Loss) for the year	–	–	(2,827)	(2,827)
Other comprehensive income/(loss)	–	–	–	–
Total comprehensive (loss) for the year	–	–	(2,827)	(2,827)
At 31 December 2015	–	78,126	681	78,807

* refer to Note 2.

Company statement of changes in equity

for the year ended 31 December 2015

	<i>Called up share capital</i>	<i>Shareholders advance</i>	<i>Profit and loss account</i>	<i>Total</i>
	<i>£000</i>	<i>£000</i>	<i>£000</i>	<i>£000</i>
At 1 January 2014	–	78,126	(15)	78,111
(Loss) for the year	–	–	(10)	(10)
Other comprehensive income/(loss)	–	–	–	–
Total comprehensive (loss) for the year	–	–	(10)	(10)
At 31 December 2014	–	78,126	(25)	78,101
(Loss) for the year	–	–	(1,512)	(1,512)
Other comprehensive income/(loss)	–	–	–	–
Total comprehensive (loss) for the year	–	–	(1,512)	(1,512)
At 31 December 2015	–	78,126	(1,537)	76,589

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Consolidated cash flow statement

for the year ended 31 December 2015

	2015 £000	2014 £000
Operating activities		
(Loss) before taxation	(2,125)	(1,230)
Adjustment to reconcile to net cash flows	-	-
Depreciation	4,548	4,315
Finance expense	4,845	5,565
Unrealised (gain) / loss on derivatives	485	(1,726)
	<u>7,753</u>	<u>6,924</u>
Working capital adjustments:		
(Increase) in inventory	(4)	(109)
(Increase) in receivables	(120)	(313)
(Decrease)/increase in payables	(477)	485
	<u>7,152</u>	<u>6,987</u>
Net cash flow from operating activities		
Investing activities		
Purchase of property, plant and equipment	(3,528)	(6,877)
	<u>(3,528)</u>	<u>(6,877)</u>
Net cash flow from investing activities		
Finance activities		
Proceeds from borrowings	121,272	-
Repayment of borrowings	(119,553)	(354)
Interest paid	(4,566)	(5,565)
	<u>(2,847)</u>	<u>(5,919)</u>
Net cash flow from financing activities		
Net increase/(decrease) in cash and cash equivalents	777	(5,809)
Cash and cash equivalents at the beginning of the year	3,151	8,960
	<u>3,928</u>	<u>3,151</u>
Cash and cash equivalents at 31 December		

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Notes to the financial statements

for the year ended 31 December 2015

1. General information

Capital Hill Hotels Limited is incorporated and domiciled in England and Wales. The principal activity of the company is to operate two five star hotels in central London – St Martin's Lane and Sanderson. The principal accounting policies adopted are set out in note 3.

2. Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union as issued by the International Accounting Standards Board.

For all periods up to and including the year ended 31 December 2014, the directors prepared its financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (UK GAAP). These financial statements for the year ended 31 December 2015 are the first that have been prepared in accordance with IFRS.

In preparing these financial statements the Company's opening statement of financial position was prepared as at 1 January 2014, the date of transition to IFRS. An explanation of transition to IFRS has affected the reported financial position and financial performance is given in note 19.

The financial statements are presented in British Pounds.

Exemptions applied

IFRS 1 allows first-time adopters certain exemptions from the retrospective application of certain requirements under IFRS. No exemptions were taken as a result of the transition to IFRS.

Going concern

A new financing facility of £122,000,000 was obtained in August 2015 and the group has received confirmation from the controlling party that it will provide financial support for the foreseeable future. The group is well placed to benefit from the current trading conditions and has no need to liquidate or reduce the scale of its operations. The directors are therefore confident that the group will meet its liabilities as they fall due.

Prior year adjustment

In the prior year financial statements, the Group incorrectly did not recognise a deferred taxation liability in the statement of financial position and the related deferred tax expense in the income statement. As a consequence deferred tax liabilities were understated by £1,543,000 at 1 January 2014 and £1,477,000 at 31 December 2014.

Consequently, the statement of financial position and income statement has been restated for the comparative periods and the deferred tax liability has been recorded in the statement of financial position as at 31 December 2014. Deferred tax of £1,543,000 was recorded in retained earnings as at 1 January 2014 and deferred tax income of £66,000 was recorded as at 31 December 2014.

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Notes to the financial statements

for the year ended 31 December 2015

3. Principal accounting policies

Standards issued but not yet effective

The standards and interpretations that are issued, but not yet effective, up to the date of the issuance of the financial statements and that may impact the company's financial statements are disclosed below. The company intends to adopt these standards, if applicable, when they become effective.

	<i>Effective for periods commencing on or after</i>
IFRS 9 Financial Instruments	1 January 2018
IFRS 15 Revenue from contracts	1 January 2018
IFRS 16 Leases	1 January 2019

The directors are currently considering the impact on the financial statements in the period of initial application.

Basis of consolidation

The consolidated financial statements include financial statements of the company and its subsidiary undertaking made up to 31 December 2015.

Revenue

Revenues are generated from the provision of the hotels' guest rooms, food and beverage outlets as well as ancillary services such as rental income from let areas, cancellation fees, concierge services and various others.

- Room revenue is recognised when the room is occupied
- Revenue from provision of food and beverages is recognised when sold
- Service revenue is recognised when the service is provided
- Rental income from operating leases is recognised on a straight line basis

Investments

Investments are stated at cost less provision for impairment.

Where there are indicators of impairment of investments in subsidiaries which indicate that the carrying value may not be recoverable, the Group performs impairment tests on these investments by comparing the carrying value with its recoverable amount; being the higher of its fair value less costs to sell and its value in use.

Property, plant & equipment

Property, plant & equipment are stated at cost less depreciation and any provision for impairment. Assets are depreciated to their residual values on a straight line basis over their estimated useful lives as follows:

Freehold and long leasehold buildings	– 50 years
Building surface finishes	– 25 – 38 years
Plant and machinery	– 15 years
Fixtures, fittings and equipment	– 5 – 10 years

No depreciation is provided on freehold land. No residual values are ascribed to building surface finishes.

Freehold land, freehold and long leasehold buildings and building surface finishes are all held as land and buildings within note 9.

No depreciation is provided for assets under construction in progress until the asset is placed into use.

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Notes to the financial statements

for the year ended 31 December 2015

3. Principal accounting policies

Deferred taxation

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are generally recognised for all taxable temporary differences

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are generally recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

Loans and borrowings

Loans and borrowing are recognised initially at fair value net of directly attributable transaction costs. After initial recognition, loans and borrowings are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit or loss.

Inventory

Stocks are stated at the lower of cost and net realisable value.

Pension scheme

The group operates a defined contribution pension scheme. Contributions are charged to the profit and loss account in the period in which they are incurred.

Derivative instruments & hedging

The Company used derivative financial instruments in the form of interest rate swaps to reduce its exposure to interest rate fluctuations on the floating rate bank loan. The Company has determined that its interest rate swap does not qualify for hedge accounting under IFRS. Accordingly, such derivative instruments are initially recognised at fair value on the date in which the derivative is entered into and subsequently re-measured at fair value on the balance sheet and changes to the fair value are recorded in profit or loss.

Significant accounting estimates and assumptions

The preparation of financial statements in conformity with IFRS requires the directors to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

The significant estimates and assumptions in determining the financial condition and results of the company are as follows:

Estimates

- The depreciable lives of property, plant & equipment

Judgements

- The recoverability of any recognised deferred taxation assets

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Notes to the financial statements

for the year ended 31 December 2015

4. Staff numbers and costs

	2015	2014
	<i>No.</i>	<i>No.</i>
<i>The average number of employees in the year was:</i>		
Hotel operating staff	207	246
Management/administration	28	25
Sales and marketing	15	14
Maintenance	11	17
Total	<u>261</u>	<u>302</u>

The aggregate payroll costs for these persons were as follows:

	2015	2014
	<i>£000</i>	<i>£000</i>
Wages and salaries	8,605	8,394
Social security costs	664	720
Pension costs	106	119
	<u>9,375</u>	<u>9,233</u>

The directors were paid by a parent entity for their services to the wider group. It is not practical to allocate an amount for their services to this company alone.

The directors represent key management personnel.

Funded defined contribution scheme for employees (group scheme)

Pension costs of £106,000 (2014 – £119,000) were charged to the profit and loss account of which £nil (2014 – £nil) was outstanding at the balance sheet date.

The pension scheme is held with Standard Life and is administered by Origen.

5. Operating profit

This is arrived at after charging:

	2015	2014
	<i>£000</i>	<i>£000</i>
Auditors' remuneration:		
– Group – audit	75	73
Depreciation of property, plant & equipment	3,783	3,551

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Notes to the financial statements

for the year ended 31 December 2015

6. Finance expense

	2015	2014
	£000	£000
Interest on loans	4,566	5,421
Amortisation of issue costs	272	144
Bank loan break costs	7	–
	<u>4,845</u>	<u>5,565</u>

7. Taxation

(a) Analysis of tax charge in the year

	2015	2014
	£000	£000
Current tax:		
Current tax on profits for the year	–	–
Total current tax	<u>–</u>	<u>–</u>
Deferred tax:		
Current year	557	–
Adjustment in respect of previous periods	359	(104)
Effects of changes in tax rates	(214)	38
Total deferred tax (note 16)	<u>702</u>	<u>(66)</u>

(b) Factors affecting total tax charge for the year

	2015	2014
	£000	£000
(Loss) before tax	<u>(2,125)</u>	<u>(1,230)</u>
Tax on loss at UK tax rate of 20.25% (2014 – 21.49%)	(430)	(264)
<i>Effects of:</i>		
Adjustments in respect of prior years	359	(104)
Expenses not deductible	681	476
Losses	–	167
Tax rate changes	(214)	(3)
Amounts not recognised	306	–
Income not taxed in the current year	–	(338)
Tax charge for the period	<u>702</u>	<u>(66)</u>

8. Company profit for the financial year

The company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own profit & loss account in these financial statements.

The loss for the year is £1,511,610 (2014 – £10).

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Notes to the financial statements

for the year ended 31 December 2015

9. Property, plant & equipment – Group

	<i>Land and buildings £000</i>	<i>Plant and machinery £000</i>	<i>Fixtures, fittings and equipment £000</i>	<i>Construction In Progress £000</i>	<i>Total £000</i>
Cost					
At 1 January 2015	194,463	6,078	11,137	3,222	214,900
Additions	30	437	193	2,868	3,528
Transfer	–	–	6,090	(6,090)	–
At 31 December 2015	194,493	6,515	17,420	–	218,428
Depreciation					
At 1 January 2015	5,835	3,255	2,147	–	11,237
Charge for the year	1,894	1,170	1,484	–	4,548
At 31 December 2015	7,729	4,425	3,631	–	15,785
Net book amount at 31 December 2015	186,764	2,090	13,789	–	202,643
Cost					
At 1 January 2014	194,463	5,984	4,355	3,222	208,024
Additions	–	94	935	5,847	6,876
Transfer	–	–	5,847	(5,847)	–
At 31 December 2014	194,463	6,078	11,137	3,222	214,900
Depreciation					
At 1 January 2014	3,942	2,075	904	–	6,921
Charge for the year	1,893	1,180	1,243	–	4,315
At 31 December 2014	5,835	3,255	2,147	–	11,236
Net book amount at 31 December 2014	188,629	2,823	8,990	3,222	203,664

Included in total net book value of land and buildings is £35,043,000 (2014 – £35,907,000) of long leasehold property. All property, plant and equipment of the group are held by the subsidiary undertaking, Capital Hill Hotels Group London Limited.

10. Inventory

	<i>Group 2015 £000</i>	<i>Group 2014 £000</i>
Food and beverage	242	238

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Notes to the financial statements

for the year ended 31 December 2015

11. Investment in subsidiary

	<i>Company</i> £000	<i>Company</i> £000
At 1 January 2015 and 31 December 2015	<u>99,159</u>	<u>99,159</u>

The company owns 100% of the ordinary shares of Capital Hill Hotels Group Europe Limited, a company incorporated in England and Wales, whose principal activity is the operation of two 5 star hotels - St Martins Lane and Sanderson in London, operated by Morgans Group Hotels.

12. Trade and other receivables

	<i>Group</i> 2015 £000	<i>Company</i> 2015 £000	<i>Group</i> 2014 £000	<i>Company</i> 2014 £000
Trade receivables	957	–	952	–
Amounts due from parent undertaking	320	101,019	21,294	–
Prepayments	1,019	–	988	–
	<u>2,296</u>	<u>101,019</u>	<u>23,234</u>	<u>–</u>

Included within the amounts due from parent undertaking is an amount of £101,020,000 due from a subsidiary. In November 2016 it was agreed between the parties that the amount would not be payable until 2020.

13. Trade and other payables

	<i>Group</i> 2015 £000	<i>Company</i> 2015 £000	<i>Group</i> 2014 £000	<i>Company</i> 2014 £000
Bank loans	–	–	2,000	–
Trade payables	1,070	–	765	–
Amounts due to group undertakings and related parties	1,408	992	494	21,058
Taxation and social security	1,171	–	966	–
Accruals and deferred income	1,829	–	1,720	–
Other payables	49	–	17	–
Corporation tax	–	–	42	–
	<u>5,527</u>	<u>992</u>	<u>6,004</u>	<u>21,058</u>

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Notes to the financial statements

for the year ended 31 December 2015

14. Deferred taxation

(a) Deferred tax note

	2015	2014*
	£000	£000
Provision at the start of the year	1,477	1,543
Adjustment in respect of prior years	359	(104)
Deferred tax charge to the income statement	343	38
Provision at the end of the year	<u>2,179</u>	<u>1,477</u>

(b) Analysis of deferred tax balance

	2015	2014
	£000	£000
Fixed assets	3,109	3,491
Other temporary differences	(6)	(5)
Losses utilised	(1,204)	(2,009)
Derivatives	280	-
Provision at the end of the year	<u>2,179</u>	<u>1,477</u>

* see Note 2

The standard rate of corporation tax in the UK was changed from 21% to 20% with effect from 1 April 2015. Accordingly, the company's profits for the accounting period are taxed at an effective rate of 20.25% (2014 – 21.5%).

The corporation tax rate will reduce to 19% from 1 April 2017, and 18% from 1 April 2020. As these future tax reductions have been enacted at the 31 December 2015, in accordance with accounting standards, the effect has either been reflected or disclosed in the company's financial statements at 31 December 2015. A further amendment was proposed in the March 2016 budget to reduce the corporation tax rate to 17% from 1 April 2020. The effect of the company of the further proposed reduction will be reflected in the company's financial statements in future years, as appropriate, once the proposal has been substantively enacted. The rate changes will impact the amount of future tax payments made by the company.

The rate changes will impact the amount of any future tax payments made by the group.

The group has losses carried forward of £8.2m (2014 – £8.0m) which is represented by the losses offset against the deferred taxation liabilities set out above.

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Notes to the financial statements

for the year ended 31 December 2015

15. Interest bearing loans and borrowings

	<i>Group</i> 2015 £000	<i>Group</i> 2014 £000
Bank loans	<u>121,272</u>	<u>117,227</u>

Bank loans are repayable as follows:

	2015 £000	2014 £000
In one year or less, or on demand	–	2,000
In more than one year, but not more than two years	122,000	117,500
In more than two years, but not more than five years	–	–
	<u>122,000</u>	<u>119,500</u>

Bank loans are as follows:

	2015 £000	2014 £000
Sterling bank loans: libor plus 2.5%	<u>122,000</u>	<u>119,500</u>
	<u>122,000</u>	<u>119,500</u>

The Group had a loan facility of £119,500,000 (gross of unamortised issue costs). This was replaced by a new facility of £122,000,000 in August 2015.

The directors consider that the carrying value of the loans approximate to fair value.

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Notes to the financial statements

for the year ended 31 December 2015

16. Derivatives

The Company had entered into an interest cap agreement with the previous lender, for a notional amount of the outstanding loan whereby it capped its interest rate risk fixed. The cap was used to hedge the exposure to the variable interest rate on the loan borrowings.

The Company has now entered into an interest cap agreement with two UK based commercial banks, for a notional amount of the new syndicated loan obtained during the year, whereby it capped its interest rate risk fixed. The cap is used to hedge the exposure to the variable interest rate on the loan borrowings.

The fair value of the derivative instruments was determined using widely accepted valuation techniques including discounted cash flow analysis based on the contractual terms of the derivatives using the period of maturity of each instrument and observable market-based inputs, which include interest rate curves and implied volatilities. In addition, the Company considers counterparty risk of non-performance in determining the fair value of its derivative instruments by estimating the current and potential future exposure under the derivative instruments. The counterparty risk did not comprise a material portion of the fair value of the derivative instruments. Therefore, the fair values determined are considered to be based on significant other observable inputs (Level 2).

	2015	2014
	£000	£000
At beginning of period	(2,886)	(4,612)
Fair value adjustment	(485)	1,726
Derivative settlement	2,046	–
At 31 December	<u>(1,325)</u>	<u>(2,886)</u>

17. Called up share capital

	31 December 2015	31 December 2014
	£000	£000
Allotted, called up and fully paid 1 ordinary share of £1 each	<u>1</u>	<u>1</u>
	<u>1</u>	<u>1</u>

18. Related party balances and transactions

Capital Hill Hotels Group London Limited has a receivable of £128,000 (2014: £21,028,000) from Capital Hill Hotels Limited as at 31st December 2015.

Havana Holdings (UK) Limited has a receivable of £864,000 (2014: £Nil) from Capital Hill Hotels Limited as at 31st December 2015.

Capital Hill Hotels Limited has lent £101,020,000 (2014 – £Nil) to Capital Hill Hotels Group London Limited.

There were no other transactions between the parties during the current year.

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Notes to the financial statements

for the year ended 31 December 2015

19. Transition to IFRS

The Group and Company transitioned to IFRS from previous extant UK GAAP at 1 January 2014.

The impact of the transition is as follows:

	£000
Reconciliation of equity at 1 January 2014	
Equity under previous UK GAAP (Restated*)	82,980
Negative goodwill adjustment	4,430
Derivative adjustment	<u>(4,612)</u>
Equity under IFRS (Restated*)	<u>82,798</u>
	£000
Reconciliation of equity at 31 December 2014	
Equity under previous UK GAAP (Restated*)	80,337
Negative goodwill adjustment	4,183
Derivative adjustment	<u>(2,886)</u>
Equity under IFRS (Restated*)	<u>81,634</u>
	£000
Reconciliation of profit and loss for the year ended 31 December 2014	
Profit/(loss) for the year under previous UK GAAP (Restated*)	(2,643)
Negative goodwill adjustment	(247)
Derivative adjustment	<u>1,726</u>
Profit/(loss) for the year under IFRS (Restated*)	<u>(1,164)</u>

* refer to Note 2.

Under IFRS 3, *Business Combinations*, any gain on a 'bargain purchase' (negative goodwill) is recorded in the income statement.

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