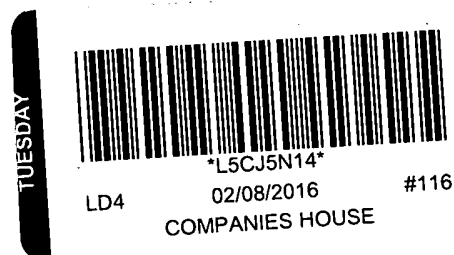


Dunston Hall Hotel Limited
Directors' report and financial
statements
Registered number 02208921
3 January 2016



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Directors and advisors

Executive directors

Michael Purtill FCA	Managing Director
Ian Goulding BSc ACA	Finance Director

Secretary and registered office

Ian Goulding
Wellington House
Cliffe Park
Bruntcliffe Road
Morley
Leeds
LS27 0RY

Registered auditor

KPMG LLP
1 Sovereign Square
Sovereign Street
Leeds
LS1 4DA

Solicitors

DLA Piper UK LLP
Princes Exchange
Princes Square
Leeds
LS1 4BY

Strategic report (*continued*)

Principal activities

The company's principal activity is that of a property investment company. The property is a four star hotel trading within the UK provincial hotel market and it is leased out to a fellow subsidiary undertaking of the QHotels group.

Business model

With the significant value held within fixed assets there is a requirement for the company to have access to significant sources of long-term funds. These are provided by the Stratton Point group through a combination of cash and equity funds. The company has used bank loans inter-group borrowings and shareholder equity as sources of funds.

Business review and results

The trading performance of the company is set out in the profit and loss account within these financial statements.

The balance sheet of the company sets out the financial position of the company at the year end and note 1 sets out the financial support provided by the group. The directors are satisfied that this position is satisfactory for the foreseeable future.

Going concern

Note 1 provides a detailed narrative as to the directors' considerations of the going concern of the company.

On the basis of their assessment of the company's financial position, and enquiries made of the directors of Stratton Point Group Limited, its ultimate UK parent, the company's directors have a reasonable expectation that the company will be able to continue in operational existence for the foreseeable future. Accordingly they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Key performance indicators

The profit and loss account and balance sheet show the KPIs of the business, namely the level of profitability of the company and the value of its freehold property.

Principal risks and uncertainties

Financing and interest rates

The company finances its activities through loans provided by fellow group undertakings on commercial terms.

Interest rates on loans to and from group undertakings are set by the directors of the parent company and ultimately are a function of the financing arrangements of the group. The company does not trade in financial instruments and has no other form of derivatives.

Property insurance and consequential loss

The company's key asset is its interest in freehold property and as such mitigates the risk of damage or destruction of that asset by putting in place appropriate insurance cover. The cover is provided on a group-wide basis and provides for full reinstatement value of the property and loss of gross profits for a period of three years.

Strategic report (*continued*)

Future developments and subsequent events

The directors note that there has been a continued improvement in the UK provincial hotel market in 2015. Trading in the early part of 2016 suggests that this improvement will continue in the medium term, despite the uncertainty in the UK economy, largely around possible Brexit. Profitability of the business is also set to continue to improve following the anticipated improvement in revenues and as well as enjoying a full year of cost savings flowing from the central procurement review. This growth will be partially offset by the additional cost burden arising from the introduction of the National Living Wage from 1 April 2016.

As stated in notes 14 and 15, with effect from 18 April 2016 the company became a guarantor to a £340,000,000 co-borrower bank facility between Devonshire Point Limited and Stratton Point 1 Limited, a related party. The facility is secured by fixed and floating charges over the company's assets, together with the assets of Devonshire Point Limited, Stratton Point 1 Limited and their respective subsidiary undertakings.

By order of the board



I Goulding
Company Secretary

17 June 2016

Wellington House
Cliffe Park
Bruntcliffe Road
Morley
Leeds
LS1 4BY

Directors' report

The directors present their directors' report and the financial statements for the 53 week year ended 3 January 2016 (*2014: 52 weeks ended 28 December 2014*). The group adopts a variable reference date and the financial statements are prepared for a fiscal year to the Sunday closest to 31 December each year. The term "year" within the financial statements refers to the fiscal year as noted herein.

Directors and directors' interests

The directors of the company who served during the year were:

Michael Purtill
Ian Goulding

All directors benefited from qualifying third party indemnity provisions in place during the financial year and at the date of this report.

Dividends

The directors do not recommend the payment of a dividend (*2014: £9,833,000*).

Charitable and political donations

Donations made by the company during the year for charitable purposes amount to £nil (*2014: £nil*). No contributions were made by the company for political purposes (*2014: £nil*).

Disclosure of information to auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

By order of the board



I Goulding
Company Secretary

17 June 2016

Wellington House
Cliffe Park
Bruntcliffe Road
Morley
Leeds
LS1 4BY

Statement of directors' responsibilities in respect of the Strategic Report, Directors' Report and the financial statements

The directors are responsible for preparing the Strategic Report, Directors' 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 they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

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 judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

KPMG LLP
1 Sovereign Square
Sovereign Street
Leeds
LS1 4DA
United Kingdom

Independent auditor's report to the members of Dunston Hall Hotel Limited

We have audited the financial statements of Dunston Hall Hotel Limited for the year ended 3 January 2016 set out on pages 8 to 18. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

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 Directors' Responsibilities Statement set out on page 5, 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

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 3 January 2016 and of its profit for the year then ended;
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice; 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.

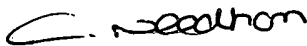
Independent auditor's report to the members of Dunston Hall Hotel Limited

(continued)

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.



Claire Needham (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
1 Sovereign Square
Sovereign Street
Leeds
LS1 4DA

23 June 2016

Profit and loss account
for the 53 week year ended 3 January 2016

	<i>Note</i>	Year ended 3 January 2016 £'000	Year ended 28 December 2014 £'000
Turnover	2	950	1,534
Cost of sales		-	-
Gross profit		950	1,534
Administrative expenses		(404)	(70)
Revaluation of investment property		5,668	6,117
Operating profit		6,214	7,581
Income from investments		-	9,833
Interest payable and similar charges	3	(790)	-
Profit on ordinary activities before taxation	4	5,424	17,414
Tax on profit on ordinary activities	5	(961)	(324)
Profit for the financial year		4,463	17,090

All of the company's operations during the year shown above represent continuing operations.

The company has no other comprehensive income other than the profit above and therefore no separate statement of comprehensive income has been presented.

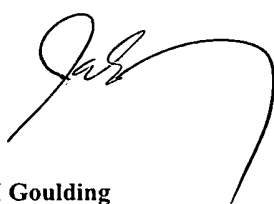
Notes on pages 11 to 18 form an integral part of the financial statements.

Balance sheet
as at 3 January 2016

	<i>Note</i>	As at 3 January 2016 £'000	As at 28 December 2014 £'000
Fixed assets			
Investment property	6	26,400	20,393
Current assets			
Debtors	8	1,186	184
Creditors: amounts falling due within one year	9	(12,887)	(11,337)
Net current liabilities		<u>(11,701)</u>	<u>(11,153)</u>
Total assets less current liabilities		14,699	9,240
Provisions for liabilities			
Deferred tax liability	10	(1,184)	(188)
Net assets		<u>13,515</u>	<u>9,052</u>
Capital and reserves			
Called up share capital	11	-	-
Share premium		42	42
Profit and loss account		13,473	9,010
Total equity shareholders' funds		<u>13,515</u>	<u>9,052</u>

Notes on pages 11 to 18 form an integral part of the financial statements.

The financial statements were approved by the board of directors on 17 June 2016 and were signed on its behalf by:



I Goulding
 Finance Director

Statement of changes in equity
for the 53 week year ended 3 January 2016

	Called up share capital £'000	Share premium £'000	Profit & loss account £'000	Total equity £'000
Balance at 30 December 2013	-	42	1,753	1,795
Total comprehensive income for the period				
Profit	-	-	17,090	17,090
Other comprehensive income	-	-	-	-
Total comprehensive income for the period	-	-	17,090	17,090
Transactions with owners, recorded directly in equity; Dividends	-	-	(9,833)	(9,833)
Total contributions by and distributions to owners	-	-	(9,833)	(9,833)
Balance at 28 December 2014	-	42	9,010	9,052

	Called up share capital £'000	Share premium £'000	Profit & loss account £'000	Total equity £'000
Balance at 28 December 2014	-	42	9,010	9,052
Total comprehensive income for the period				
Profit	-	-	4,463	4,463
Total comprehensive income for the period	-	-	4,463	4,463
Balance at 3 January 2016	-	42	13,473	13,515

There were no transactions with owners in the current year.

Notes on pages 11 to 18 form an integral part of the financial statements.

Notes

(forming part of the financial statements)

1 Accounting policies

Dunston Hall Hotel Limited (the "Company") is a company limited by shares and incorporated and domiciled in the UK.

These financial statements were prepared in accordance with Financial Reporting Standard 102 *The Financial Reporting Standard* applicable in the UK and Republic of Ireland ("FRS 102") as issued in August 2014. The presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £1,000.

An explanation of how the transition to FRS 102 has affected the financial position and performance of the company is provided in note 16.

The Company's ultimate parent undertaking, Stratton Point Group, includes the Company in its consolidated financial statements. The consolidated financial statements of Stratton Point Group Limited are prepared in accordance with FRS 102 and are available to the public and may be obtained from Companies House. In these financial statements, the Company is considered to be a qualifying entity (for the purpose of this FRS) and has applied the exemptions available under FRS 102 in respect of the following disclosures;

- The reconciliation of the number of shares outstanding from the beginning to the end of the period;
- No separate parent company Cash Flow Statement with related notes; and
- Key Management personnel compensation.

The company proposes to adopt the reduced disclosure framework of FRS 102 in its next financial statements.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Basis of preparation

The financial statements have been prepared for the 53 weeks ended 3 January 2016 (*2014: 52 weeks ended 28 December 2014*). The group adopts a variable reference date and the financial statements are prepared for a fiscal year to the Sunday closest to 31 December each year. The term "year" within the financial statements refers to the fiscal year as noted herein.

Measurement convention

The financial statements are prepared on the historical cost basis except that the following assets and liabilities are stated at their fair value; investment property.

Significant judgements and estimates

Other than determining the fair value of the investment property, discussed in note 7 and 16 there are no other key judgements made within the financial statements.

Going concern

The company participates in centralised treasury arrangements of its intermediate parent company, Stratton Point Limited, and fellow subsidiary undertakings. Further, the company is party to Stratton Point Limited's external bank loan facilities and the company's assets are secured under this bank facility. The directors have assessed the responses of directors of Stratton Point Group Limited, the ultimate UK parent of the group, to their enquiries with regard to the wider group's cash forecasts on both a base case as well as realistic downside scenarios.

Stratton Point Group Limited has indicated that for at least 12 months from the date of approval of these financial statements it will continue to make available such funds as are needed by the company.

On the basis of the above, the company's directors have a reasonable expectation that the company will be able to continue in operational existence for the foreseeable future. Accordingly they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Notes (continued)

1 Accounting policies (continued)

Investment property

Investment properties are properties which are held either to earn rental income or for capital appreciation, or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition investment properties whose fair value can be measured reliably without undue cost or effort are held at fair value. Any gains or losses arising from changes in the fair value are recognised in profit or loss in the period that they arise.

If a reliable measure is not available without undue cost or effort for an item of investment property, this item is thereafter accounted for as tangible fixed assets in accordance with section 17 until a reliable measure of fair value becomes available.

Turnover

Turnover comprises rental income from group undertakings, which exclude value added tax.

Trade and other debtors / creditors

Trade and other debtors are recognised initially at transaction price less attributable transaction costs. Trade and other creditors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method, less any impairment losses in the case of trade debtors. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of instrument for a similar debt instrument.

Interest-bearing borrowings classified as basic financial instruments

Interest-bearing borrowings are recognised initially at the present value of future payments discounted at a market rate of interest. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method, less any impairment losses.

Interest receivable and Interest payable

Interest payable and similar charges include interest payable, finance charges on shares classified as liabilities and finance leases recognised in profit or loss using the effective interest method, unwinding of the discount on provisions, and net foreign exchange losses that are recognised in the profit and loss account.

Other interest receivable and similar income include interest receivable on funds invested and net foreign exchange gains.

Interest income and interest payable are recognised in profit or loss as they accrue, using the effective interest method. Dividend income is recognised in the profit and loss account on the date the company's right to receive payments is established. Foreign currency gains and losses are reported on a net basis.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the Company's cash management are included as a component of cash and cash equivalents for the purpose only of the cash flow statement.

Notes (continued)

1 Accounting policies (continued)

Taxation

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. The following timing differences are not provided for: differences between accumulated depreciation and tax allowances for the cost of a fixed asset if and when all conditions for retaining the tax allowances have been met; to the extent that it is not probable that they will reverse in the foreseeable future and the reporting entity is able to control the reversal of the timing difference. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. Deferred tax balances are not discounted.

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.

Provisions

Where the Company enters into financial guarantee contract to guarantee the indebtedness of other companies within its group, the company treats the guarantee contract as a contingent liability until such time as it becomes probable that the company will be required to make a payment under the guarantee.

2 Segmental reporting

The company's turnover, profit before taxation and net assets are derived from its principal activity within the UK and as such no segmental information has been disclosed.

3 Interest payable and other charges

	Year ended 3 January 2016 £'000	Year ended 28 December 2014 £'000
Interest payable to group undertakings	790	-

4 Expenses and auditor's remuneration

	Year ended 3 January 2016 £'000	Year ended 28 December 2014 £'000
<i>Profit on ordinary activities before taxation is stated after charging/crediting:</i>		
Property rent receivable	(950)	(1,534)
Investment property revaluation	(5,668)	(6,117)

The audit fee for the company for the current and prior year was borne by Stratton Point 2 Limited, a fellow subsidiary, an estimate of the audit fee relating to this company is £1,000 (2014: £1,000). The company paid no other fees to the auditors for other services (2014: £nil).

The directors received no remuneration in respect of their services to this Company for the year ended 3 January 2016 (2014: £nil).

Notes *(continued)*

5 Tax on profit on ordinary activities

	Year ended 3 January 2016 £'000	Year ended 28 December 2014 £'000
Current tax		
Current tax on income for the period	-	45
Group relief	17	92
Adjustments in respect of prior periods	(1)	-
Total current tax	16	137
Deferred tax		
Origination and reversal of timing differences charged to profit and loss	945	187
Total deferred tax	945	187
Total tax	961	324

	Year ended 3 January 2016			Year ended 28 December 2014		
	£'000	£'000	£'000	£'000	£'000	£'000
	Current tax	Deferred tax	Total tax	Current tax	Deferred tax	Total tax
Recognised in profit and loss account	16	945	961	137	187	324
Total tax	16	945	961	137	187	324

Reductions in the UK corporate tax rate from 23% to 21% (effective from 1 April 2014) and to 20% (effective 1 April 2015) were substantively enacted on 2 July 2013. Further reductions to 19% (effective from 1 April 2017) and 18% (effective from 1 April 2020) were substantively enacted on 26 October 2015.

The deferred tax liability at 3 January 2016 has been calculated based on these rates. An additional reduction to 17% (effective from 1 April 2020) was announced in the Budget on 16 March 2016. This will reduce the company's future current tax charge accordingly and reduce the deferred tax liability at 3 January 2016 by £63,000.

Notes (continued)

5 Tax on profit on ordinary activities (continued)

The current tax charge for the year is higher than (2014: lower than) the standard rate of corporation tax in the UK 20.25% (2014: 21.50%). The differences are explained below:

	Year ended 3 January 2016 £'000	Year ended 28 December 2014 £'000
<i>Current tax reconciliation</i>		
Profit on ordinary activities before tax	(245)	16,474
Current tax charge at 20.25% (2014: 21.50%)	(50)	3,542
<i>Effects of:</i>		
Non qualifying depreciation	13	11
Group relief not paid for	-	(190)
Non-qualifying (impairment reversal)/impairment of fixed assets	-	(1,113)
Dividend income	-	(2,114)
Short term timing differences	53	1
Recognition of deferred tax on tax losses, rollover relief & capital allowances over depreciation	945	187
Total tax charge (see above)	961	324

6 Investment property

	3 January 2016 £'000	28 December 2014 £'000
Net book value at 29 December 2014	20,393	14,200
Additions	745	203
Disposals	-	-
Transfers	-	(67)
Depreciation	(406)	(60)
Net gain from fair value adjustments	5,668	6,117
Net book value at 3 January 2016	26,400	20,393
Historical cost net book value	19,821	19,452

The group's freehold and leasehold properties were independently valued by Jane Lees, MRICS and Robert Chess, FRICS of CBRE in April 2016. The valuation was prepared in accordance with the RICS Valuation – Professional Standards January 2014 ("the Red Book") published by the Royal Institution of Chartered Surveyors. The directors consider that the carrying value materially represents the market value at 3 January 2016.

7 Investments

The company has an investment of £100 (2014: £100) at cost, representing the whole of the issued ordinary share capital of Dunston Hall Hotel Trading Limited, a company incorporated in England, which manages a hotel.

Notes (continued)

8 Debtors

	03 January 2016	28 December 2014
	£'000	£'000
Amounts due from group undertakings	1,134	183
Deferred tax asset (note 10)	52	1
	<u>1,186</u>	<u>184</u>

The loans due from group undertakings are repayable on demand and attract interest at 7.0%.

9 Creditors: amounts falling due within one year

	3 January 2016	28 December 2014
	£'000	£'000
Amounts due to group undertakings	12,843	11,293
Other creditors	44	-
Other tax and social security	-	44
	<u>12,887</u>	<u>11,337</u>

The loans due to group undertakings are repayable on demand and attract interest at 7.0%.

10 Deferred tax

	Assets		Liabilities		Net Deferred tax	
	3 January 2016	28 December 2014	3 January 2016	28 December 2014	3 January 2016	28 December 2014
	£'000	£'000	£'000	£'000	£'000	£'000
Accelerated capital allowances and losses	52	1	-	-	52	1
Revaluation	-	-	(1,184)	(188)	(1,184)	(188)
Deferred tax (liability)/ asset	<u>52</u>	<u>1</u>	<u>(1,184)</u>	<u>(188)</u>	<u>(1,132)</u>	<u>(187)</u>

The company has no unrecognised deferred tax.

11 Called up share capital

	03 January 2016	28 December 2014
	£	£
Authorised, allotted, called up and fully paid		
- ordinary shares of £1 each	100	100
400 preference shares of £1 each	400	400
	<u>500</u>	<u>500</u>

Notes (continued)

12 Capital commitments

	03 January 2016	28 December 2014
	£'000	£'000
Capital expenditure that has been contracted for but has not been provided for in the financial statements	657	38

13 Ultimate controlling party

The immediate controlling party is Stratton Point 1 Limited, a company incorporated in England and the ultimate controlling party is Devonshire Point Investment S.a.r.l, a company incorporated in Luxembourg whose registered office is 4, rue Lou Hemmer, L-1748 Findel.

14 Contingent liabilities

As stated in note 15, with effect from 18 April 2016 the company became a guarantor to a co-borrower bank facility between Stratton Point 1 Limited and Devonshire Point Limited, a related party. The facility is secured by fixed and floating charges over the company's assets, together with the assets of Devonshire Point Limited, Stratton Point 1 Limited and their respective subsidiary undertakings.

15 Post balance sheet events

On 18 April 2016 the Stratton Point group reorganised in debt finances, entering into a £340,000,000 co-borrower arrangement with the Devonshire Point group, a related party group. The company became a guarantor under the facility and its assets were provided as security to the facility.

16 Explanation of transition to FRS 102

As stated in note 1, these are the Company's first financial statements prepared in accordance with FRS 102.

The accounting policies set out in notes 1 have been applied in preparing the financial statements for the year ended 3 January 2016 and the comparative information presented in these financial statements for the year ended 28 December 2014.

In preparing its FRS 102 balance sheet, the company has adjusted amounts previously reported in financial statements prepared in accordance with its old basis of accounting. An explanation of how the transition to FRS 102 has affected the Company's financial position and performance is set out in the following tables and notes that accompany the tables.

Reconciliation of equity

	Note	29 December 2014 £'000
Capital and reserves (as previously stated)		9,239
Tangible fixed assets	a	(20,393)
Investment property	a	20,393
Deferred tax charged on revalued assets	b	(188)
Deferred tax charged on ACA's/losses	c	1
Capital and reserves (as restated)		9,052

Notes *(continued)*

16 Explanation of transition to FRS 102 *(continued)*

Reconciliation of profit for the year ended 28 December 2014

	Note	29 December 2014 £'000
Profit/loss on ordinary activities after tax taxation (as previously stated)		16,337
Fixed asset revaluation	<i>d</i>	940
Deferred tax on ACA's/losses	<i>c</i>	(187)
Profit for the year		17,090

Notes to the reconciliations

a) Hotel property classification

Dunston Hall Hotel Limited was not previously required to recognise tangible assets as investment property, due to lease of the Hotel property within the Stratton Point Group and as such assets were recognised and subsequently measured under the provisions of tangible fixed assets. Under FRS 102, this treatment is not permitted and as such all assets held to earn rentals, including rentals from Group entities, are recognised as Investment properties. As a result the Hotel property becomes investment property, measured at fair value, with changes in fair value recognised in profit or loss.

b) Deferred tax on revalued assets

Under UK GAAP deferred tax on timing differences arising from revaluation of fixed assets was not required to be provided for. Under FRS 102, deferred tax must be provided for on such transactions. The upwards revaluation of £0.8m in 2014 therefore gives rise to £0.2m deferred tax charge in 2014 accounts.

c) Deferred tax on ACA's/losses

Under UK GAAP deferred tax on timing differences arising from accelerated capital allowances and losses was not required to be provided for. Under FRS 102, deferred tax must be provided for, as such a deferred tax credit arose in 2014 accounts.

d) Fixed asset revaluation

Under UK GAAP revaluation of fixed assets was charged to total recognised gains and losses. Under FRS 102 this must be charged to the profit and loss account.