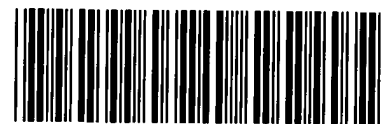

BANKSIDE HOTELS LIMITED

FINANCIAL STATEMENTS
INFORMATION FOR FILING WITH THE REGISTRAR
FOR THE YEAR ENDED 31 DECEMBER 2018

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BANKSIDE HOTELS LIMITED
REGISTERED NUMBER: 03214521

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	5	6,240,449	6,144,416
Investment property	7	45,200,000	44,997,711
		<u>51,440,449</u>	<u>51,142,127</u>
Current assets			
Stocks		7,631	7,833
Debtors: amounts falling due within one year	8	5,783,007	5,269,487
Cash at bank and in hand		2,544,064	2,717,368
		<u>8,334,702</u>	<u>7,994,688</u>
Creditors: amounts falling due within one year	9	(2,587,155)	(8,036,159)
Net current assets/(liabilities)		<u>5,747,547</u>	<u>(41,471)</u>
Total assets less current liabilities		57,187,996	51,100,656
Creditors: amounts falling due after more than one year	10	(28,871,791)	(22,862,509)
Provisions for liabilities			
Deferred taxation	12	(3,039,082)	(2,586,924)
		<u>(3,039,082)</u>	<u>(2,586,924)</u>
Net assets		<u>25,277,123</u>	<u>25,651,223</u>
Capital and reserves			
Called up share capital		100	100
Investment property reserve		21,636,385	21,588,388
Profit and loss account		3,756,194	4,209,920
Equity attributable to owners of the parent company		<u>25,392,679</u>	<u>25,798,408</u>
Non-controlling interests		(115,556)	(147,185)
		<u>25,277,123</u>	<u>25,651,223</u>

BANKSIDE HOTELS LIMITED
REGISTERED NUMBER: 03214521

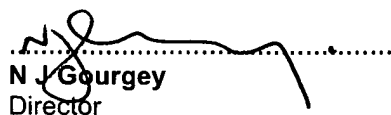
CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 DECEMBER 2018

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

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

The company has opted not to file the consolidated statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

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


.....
N J Gourney
Director

Date: 12 December 2019

The notes on pages 7 to 22 form part of these financial statements.

BANKSIDE HOTELS LIMITED
REGISTERED NUMBER: 03214521

COMPANY STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2018

	Note	2018 £	2017 £
Fixed assets			
Tangible assets	5	405,248	450,275
Investments	6	21	21
Investment property	7	35,000,000	34,897,711
		<u>35,405,269</u>	<u>35,348,007</u>
Current assets			
Debtors: amounts falling due within one year	8	4,031,562	3,515,222
Cash at bank and in hand		1,240,346	1,178,529
		<u>5,271,908</u>	<u>4,693,751</u>
Creditors: amounts falling due within one year	9	(929,741)	(855,822)
Net current assets		<u>4,342,167</u>	<u>3,837,929</u>
Total assets less current liabilities		<u>39,747,436</u>	<u>39,185,936</u>
Creditors: amounts falling due after more than one year	10	(15,000,000)	(15,000,000)
Provisions for liabilities			
Deferred taxation	12	(3,128,693)	(2,861,251)
		<u>(3,128,693)</u>	<u>(2,861,251)</u>
Net assets excluding pension asset		<u>21,618,743</u>	<u>21,324,685</u>
Net assets		<u><u>21,618,743</u></u>	<u><u>21,324,685</u></u>
Capital and reserves			
Called up share capital		100	100
Investment property reserve		21,536,385	21,588,388
Profit and loss account		82,258	(263,803)
		<u><u>21,618,743</u></u>	<u><u>21,324,685</u></u>

BANKSIDE HOTELS LIMITED
REGISTERED NUMBER: 03214521

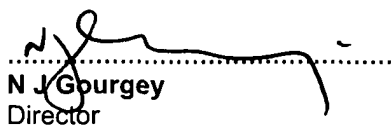
COMPANY STATEMENT OF FINANCIAL POSITION (CONTINUED)
AS AT 31 DECEMBER 2018

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

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

The company has opted not to file the consolidated statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

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


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N J Gurgey
Director

Date: 12 December 2019

The notes on pages 7 to 22 form part of these financial statements.

BANKSIDE HOTELS LIMITED

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Called up share capital	Investment property revaluation reserve	Profit and loss account	Equity attributable to owners of parent company	Non- controlling interests	Total equity
	£	£	£	£	£	£
At 1 January 2017	100	21,529,288	3,023,804	24,553,192	(180,202)	24,372,990
Comprehensive income for the year						
Profit for the year	-	-	1,245,216	1,245,216	33,017	1,278,233
Deferred tax adjustment	-	59,100	(59,100)	-	-	-
Total comprehensive income for the year	-	59,100	1,186,116	1,245,216	33,017	1,278,233
At 1 January 2018	100	21,588,388	4,209,920	25,798,408	(147,185)	25,651,223
Comprehensive income for the year						
Loss for the year	-	-	(405,729)	(405,729)	31,629	(374,100)
Deferred tax adjustment	-	(154,292)	154,292	-	-	-
Fair value gain on investment properties transferred to investment properties revaluation reserve	-	202,289	(202,289)	-	-	-
At 31 December 2018	100	21,636,385	3,756,194	25,392,679	(115,556)	25,277,123

The notes on pages 7 to 22 form part of these financial statements.

BANKSIDE HOTELS LIMITED

**COMPANY STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2018**

	Called up share capital £	Investment property revaluation reserve £	Profit and loss account £	Total equity £
At 1 January 2017	100	21,529,288	(930,204)	20,599,184
Comprehensive income for the year				
Profit for the year	-	-	725,501	725,501
Deferred tax movement	-	59,100	(59,100)	-
Total comprehensive income for the year	-	59,100	666,401	725,501
At 1 January 2018	100	21,588,388	(263,803)	21,324,685
Comprehensive income for the year				
Profit for the year	-	-	294,058	294,058
Deferred tax movement	-	(154,292)	154,292	-
Fair value gain on investment properties transferred to investment properties revaluation reserve	-	102,289	(102,289)	-
At 31 December 2018	100	21,536,385	82,258	21,618,743

The notes on pages 7 to 22 form part of these financial statements.

BANKSIDE HOTELS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

1. General information

The principal activity of Bankside Hotels Limited ('the company') is that of leasing hotels.

The company is a private company limited by shares and is incorporated in England and Wales.

The address of its registered office is 35 Ballards Lane, London, N3 1XW.

2. Accounting policies

2.1 Basis of preparation of financial statements

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

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires Group management to exercise judgement in applying the Group's accounting policies (see note 3).

The company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of Comprehensive Income in these financial statements.

The following principal accounting policies have been applied:

2.2 Basis of consolidation

The consolidated financial statements present the results of the company and its own subsidiaries ("the Group") as if they form a single entity. Intercompany transactions and balances between group companies are therefore eliminated in full.

The consolidated financial statements incorporate the results of business combinations using the purchase method. In the Statement of Financial Position, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair values at the acquisition date. The results of acquired operations are included in the Consolidated Statement of Comprehensive Income from the date on which control is obtained. They are deconsolidated from the date control ceases.

In accordance with the transitional exemption available in FRS 102, the group has chosen not to retrospectively apply the standard to business combinations that occurred before the date of transition to FRS 102, being 01 January 2016.

BANKSIDE HOTELS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2. Accounting policies (continued)

2.3 Revenue

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

Sale of goods

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the Group has transferred the significant risks and rewards of ownership to the buyer;
- the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the Group will receive the consideration due under the transaction; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Rendering of services

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

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

2.4 Tangible fixed assets

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

BANKSIDE HOTELS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2. Accounting policies (continued)

2.4 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, on a reducing balance basis.

Depreciation is provided on the following basis:

Freehold property	- 2% straight line
Plant and machinery	- 33% reducing balance
Fixtures and fittings	- 15% reducing balance
Office equipment	- 33% reducing balance

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Consolidated Statement of Comprehensive Income.

2.5 Investment property

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

2.6 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.7 Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis. Work in progress and finished goods include labour and attributable overheads.

At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

2.8 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.9 Financial instruments

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

BANKSIDE HOTELS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2. Accounting policies (continued)

2.9 Financial instruments (continued)

(i) Financial assets

Basic financial assets, including trade and other debtors, and amounts due from related companies, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in the Statement of Comprehensive Income.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

(ii) Financial liabilities

Basic financial liabilities, including trade and other creditors and accruals, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade creditors are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

(iii) Offsetting

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

BANKSIDE HOTELS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2. Accounting policies (continued)

2.10 Foreign currency translation

Functional and presentation currency

The company's functional and presentational currency is GBP.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the Consolidated Statement of Comprehensive Income except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the Consolidated Statement of Comprehensive Income within 'finance income or costs'. All other foreign exchange gains and losses are presented in the Consolidated Statement of Comprehensive Income within 'other operating income'.

2.11 Finance costs

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

2.12 Operating leases: the Group as lessee

Rentals paid under operating leases are charged to the Consolidated Statement of Comprehensive Income on a straight line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the lease term, unless another systematic basis is representative of the time pattern of the lessee's benefit from the use of the leased asset.

The Group has taken advantage of the optional exemption available on transition to FRS 102 which allows lease incentives on leases entered into before the date of transition to the standard 01 January 2017 to continue to be charged over the period to the first market rent review rather than the term of the lease.

BANKSIDE HOTELS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2. Accounting policies (continued)

2.13 Pensions

Defined contribution pension plan

The Group operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Group pays fixed contributions into a separate entity. Once the contributions have been paid the Group has no further payment obligations.

The contributions are recognised as an expense in the Consolidated Statement of Comprehensive Income when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of Financial Position. The assets of the plan are held separately from the Group in independently administered funds.

2.14 Interest income

Interest income is recognised in the Consolidated Statement of Comprehensive Income using the effective interest method.

2.15 Borrowing costs

All borrowing costs are recognised in the Consolidated Statement of Comprehensive Income in the year in which they are incurred.

2.16 Provisions for liabilities

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

Provisions are charged as an expense to the Consolidated Statement of Comprehensive Income in the year that the Group becomes aware of the obligation, and are measured at the best estimate at the Statement of Financial Position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of Financial Position.

BANKSIDE HOTELS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

2. Accounting policies (continued)

2.17 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Consolidated Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company and the Group operate and generate income.

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

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where they relate to timing differences in respect of interests in subsidiaries, associates, branches and joint ventures and the Group can control the reversal of the timing differences and such reversal is not considered probable in the foreseeable future.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.18 Exceptional items

Exceptional items are transactions that fall within the ordinary activities of the Group but are presented separately due to their size or incidence.

3. Judgements in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

There are no judgments (apart from those involving estimates) that have had a significant effect on amounts recognised in the financial statements.

4. Employees

The average monthly number of employees, including directors, during the year was 28 (2017 - 29).

BANKSIDE HOTELS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

5. Tangible fixed assets

Group

	Freehold property £	Plant and machinery £	Fixtures and fittings £	Office equipment £	Total £
Cost or valuation					
At 1 January 2018	5,634,939	2,810,786	1,399,929	70,510	9,916,164
Additions	-	-	387,372	450	387,822
Disposals	-	-	(2,427)	(24,145)	(26,572)
At 31 December 2018	5,634,939	2,810,786	1,784,874	46,815	10,277,414
Depreciation					
At 1 January 2018	511,501	2,405,123	815,098	40,026	3,771,748
Charge for the year on owned assets	84,899	50,339	141,475	10,208	286,921
Disposals	-	-	(1,819)	(19,885)	(21,704)
At 31 December 2018	596,400	2,455,462	954,754	30,349	4,036,965
Net book value					
At 31 December 2018	5,038,539	355,324	830,120	16,466	6,240,449
At 31 December 2017	5,123,438	405,663	584,831	30,484	6,144,416

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

	2018 £	2017 £
Freehold	5,038,539	5,123,438
	<u>5,038,539</u>	<u>5,123,438</u>

BANKSIDE HOTELS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

5. Tangible fixed assets (continued)

Company

	Plant and machinery £	Fixtures and fittings £	Total £
Cost or valuation			
At 1 January 2018	2,622,000	612,329	3,234,329
At 31 December 2018	<u>2,622,000</u>	<u>612,329</u>	<u>3,234,329</u>
Depreciation			
At 1 January 2018	2,258,827	525,227	2,784,054
Charge for the year on owned assets	36,317	8,710	45,027
At 31 December 2018	<u>2,295,144</u>	<u>533,937</u>	<u>2,829,081</u>
Net book value			
At 31 December 2018	<u>326,856</u>	<u>78,392</u>	<u>405,248</u>
At 31 December 2017	<u>363,173</u>	<u>87,102</u>	<u>450,275</u>

6. Fixed asset investments

Company

	Investments in subsidiary companies £
Cost or valuation	
At 1 January 2018	21
At 31 December 2018	<u>21</u>

BANKSIDE HOTELS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

6. Fixed asset investments (continued)

Subsidiary undertakings

The following were subsidiary undertakings of the company:

Name	Registered office	Class of shares	Holding
Riverbank Hotels Ltd	England & Wales	Ordinary	100%
Pedersen (Temple Quay) Ltd	England & Wales	A Ordinary	95%
Pedersen (Newport) Ltd	England & Wales	A Ordinary	95%
Pedersen (Swansea) Ltd	England & Wales	A Ordinary	95%
Pearl Hotel (Swansea) Ltd	England & Wales	Ordinary	95%

BANKSIDE HOTELS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

7. Investment property**Group**

	Freehold investment property £
Valuation	
At 1 January 2018	44,997,711
Surplus on revaluation	202,289
At 31 December 2018	<u><u>45,200,000</u></u>

The 2018 valuations were made by the directors, on an open market value for existing use basis.

If the Investment properties had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2018 £	2017 £
Historic cost	10,494,831	10,494,831
	<u><u>10,494,831</u></u>	<u><u>10,494,831</u></u>

Company

	Freehold investment property £
Valuation	
At 1 January 2018	34,897,711
Surplus on revaluation	102,289
At 31 December 2018	<u><u>35,000,000</u></u>

The 2018 valuations were made by the directors, on an open market value for existing use basis.

BANKSIDE HOTELS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

8. Debtors

	Group 2018 £	Group 2017 £	Company 2018 £	Company 2017 £
Amounts owed by group undertakings	-	-	1,691,151	1,520,149
Other debtors	5,220,761	5,067,664	1,850,441	1,828,606
Prepayments and accrued income	562,246	201,823	489,970	166,467
	<u>5,783,007</u>	<u>5,269,487</u>	<u>4,031,562</u>	<u>3,515,222</u>

9. Creditors: Amounts falling due within one year

	Group 2018 £	Group 2017 £	Company 2018 £	Company 2017 £
Bank loans (secured - see note 10)	-	5,150,000	-	-
Trade creditors	208,180	92,302	-	-
Amounts owed to group undertakings	-	-	85,000	85,000
Other taxation and social security	183,464	226,233	100,022	144,226
Other creditors	1,250,156	1,684,765	117,920	7,442
Accruals and deferred income	945,355	882,859	626,799	619,154
	<u>2,587,155</u>	<u>8,036,159</u>	<u>929,741</u>	<u>855,822</u>

BANKSIDE HOTELS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

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

	Group 2018 £	Group 2017 £	Company 2018 £	Company 2017 £
Bank loans	28,871,791	22,862,509	15,000,000	15,000,000
	<u>28,871,791</u>	<u>22,862,509</u>	<u>15,000,000</u>	<u>15,000,000</u>

The bank loans are secured as follows:

£21,000,000 is secured by a legal charge over the company's freehold property and the freehold properties of Pedersen (Newport) Ltd and Pedersen (Swansea) Ltd. In addition there is a composite cross-company arrangement as detailed in note 13.

The remaining loan balance is secured by:

- (i) A first legal charge over Pedersen (Temple Quay) Ltd's freehold property.
- (ii) A mortgage debenture giving a fixed and floating charge over the assets of Pedersen (Temple Quay) Ltd.
- (iii) A charge over the Agreement to Lease between Pedersen (Temple Quay) Ltd and the tenant of its freehold property.
- (iv) An interest guarantee provided by Bankside Hotels Ltd.

11. Loans

Analysis of the maturity of loans is give below:

	Group 2018 £	Group 2017 £	Company 2018 £	Company 2017 £
Amounts falling due within one year				
Bank loans	-	5,150,000	-	-
	<u>-</u>	<u>5,150,000</u>	<u>-</u>	<u>-</u>
Amounts falling due 2-5 years				
Bank loans	28,871,791	22,862,509	15,000,000	15,000,000
	<u>28,871,791</u>	<u>22,862,509</u>	<u>15,000,000</u>	<u>15,000,000</u>
	<u>28,871,791</u>	<u>28,012,509</u>	<u>15,000,000</u>	<u>15,000,000</u>

BANKSIDE HOTELS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

12. Deferred taxation

Group

	2018 £
At beginning of year	(2,586,924)
Charged to profit or loss	(452,158)
At end of year	(3,039,082)

Company

	2018 £
At beginning of year	(2,861,251)
Charged to profit or loss	(267,442)
At end of year	(3,128,693)

The provision for deferred taxation is made up as follows:

	Group 2018 £	Group 2017 £	Company 2018 £	Company 2017 £
Revaluation of investment property	(3,306,389)	(2,861,251)	(3,306,389)	(2,861,251)
Utilisation of tax losses in the future	267,307	274,327	177,696	-
	(3,039,082)	(2,586,924)	(3,128,693)	(2,861,251)

13. Contingent liabilities

On 24 July 2018, the group entered into a cross-company arrangement with the group's lender to guarantee and indemnify the liabilities of the related group entities Bankside Hotels Limited, Pedersen (Swansea) Limited and Pedersen (Newport) Limited which amounted to £21,000,000 at the balance sheet date.

The bank has registered a fixed and floating charge against the assets of the group.

BANKSIDE HOTELS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2018**

14. Pension commitments

The Group operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Group in an independently administered fund. Contributions totalling £nil (2017 - £nil) were payable to the fund at the reporting date and are included in creditors.

15. Related party transactions**Group and Company**

Where possible, the Group has taken advantage of the exemption conferred by Section 33.1A of Financial Reporting Standard 102: Related Party Disclosures, from the requirement to disclose transactions with wholly-owned group undertakings.

Group

Shown below are the transactions during the year and the balances at the year end with other related parties:

	Other debtors 2018 £	Other creditors 2018 £	Management fees 2018 £	Interest receivable 2018 £
Balances with companies with common shareholders	8,039,882	893,199	926,000	162,064
Provisions made against above balances	(2,848,471)	-	-	-
Balances with directors	-	110,477	-	-
Balance with shareholder	1,232	-	-	-
	<u>5,192,643</u>	<u>1,003,676</u>	<u>926,000</u>	<u>162,064</u>

	Other debtors 2017 £	Other creditors 2017 £	Management fees 2017 £	Interest receivable 2017 £
Balances with companies with common shareholders	8,115,730	1,460,399	1,116,000	156,764
Provisions made against above balances	(3,071,153)	-	-	-
Balances with directors	2,938	-	-	-
Balance with shareholder	1,232	-	-	-
	<u>5,048,747</u>	<u>1,460,399</u>	<u>1,116,000</u>	<u>156,764</u>

BANKSIDE HOTELS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

Company

	Other debtors 2018 £	Other creditors 2018 £	Management fees 2018 £	Interest receivable 2018 £
Balances with subsidiaries	3,146,271	-	-	30,503
Provisions made against above balances	(1,455,121)	-	-	-
Balances with companies with common shareholders	3,733,449	7,442	710,000	47,325
Provisions made against above balances	(1,885,471)	-	-	-
Balance with directors	-	110,477	-	-
Balance with a shareholder	1,232	-	-	-
	<u>3,540,360</u>	<u>117,919</u>	<u>710,000</u>	<u>77,828</u>

	Other debtors 2017 £	Other creditors 2017 £	Management fees 2017 £	Interest receivable 2017 £
Balances with subsidiaries	2,975,269	-	-	28,494
Provisions made against above balances	(1,455,121)	-	-	-
Balances with companies with common shareholders	3,931,833	7,442	750,000	46,512
Provisions made against above balances	(2,108,153)	-	-	-
Balances with directors	2,463	-	-	-
Balance with shareholder	1,232	-	-	-
	<u>3,347,523</u>	<u>7,442</u>	<u>750,000</u>	<u>75,006</u>

16. Auditors' information

The auditors' report on the financial statements for the year ended 31 December 2018 was unqualified.

The audit report was signed on *12 December 2019* by Ian Saunderson FCA (Senior Statutory Auditor) on behalf of Berg Kaprow Lewis LLP.