

Newstay Manchester Trading Limited

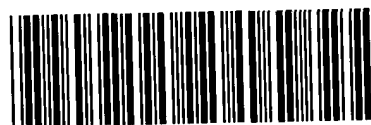
Report and Financial Statements

Year Ended

31 December 2017

Company Number 08391521

MONDAY



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Newstay Manchester Trading Limited

Company Information

Director	A Fish
Company secretary	K Adair
Registered number	08391521
Registered office	Hill House 1 Little New Street London EC4A 3TR
Independent auditor	BDO LLP 55 Baker Street London W1U 7EU

Newstay Manchester Trading Limited

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Newstay Manchester Trading Limited

Director's Report for the Year Ended 31 December 2017

The director presents his report and the financial statements for the year ended 31 December 2017.

Principal activity

The principal activity of the company is the operation of the Marriot Manchester Victoria and Albert Hotel ("the Hotel") in Manchester.

Results

The profit for the year, after taxation, amounted to £150k (2016 - loss of £113k).

Directors

The directors who served during the year were:

A Fish
N Kirk (resigned 4 May 2017)

Director's responsibilities

The director is responsible for preparing the director's report and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the director must not approve the financial statements unless he is 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 director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is 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.

Newstay Manchester Trading Limited

Director's Report (continued) for the Year Ended 31 December 2017

Disclosure of information to auditor

Each of the persons who are directors at the time when this directors' report is approved has confirmed 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 ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

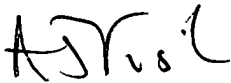
Auditor

The auditor, BDO LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.



.....
A Fish
Director

Date: 29 - 6 - 18

Newstay Manchester Trading Limited

Independent Auditor's Report to the Members of Newstay Manchester Trading Limited

Opinion

We have audited the financial statements of Newstay Manchester Trading Limited ("the company") for the year ended 31 December 2017 which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2017 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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

Conclusions relating to going concern

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

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

Newstay Manchester Trading Limited

Independent Auditor's Report to the Members of Newstay Manchester Trading Limited (continued)

Other information

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

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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

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

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

Newstay Manchester Trading Limited

Independent Auditor's Report to the Members of Newstay Manchester Trading Limited (continued)

Responsibilities of director

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

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

Auditor's responsibilities for the audit of the financial statements

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

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

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in 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.

BDO LLP

Stuart Collins (senior statutory auditor)
For and on behalf of BDO LLP, statutory auditor
London
United Kingdom

Date: 2 July 2018

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Newstay Manchester Trading Limited

Statement of Comprehensive Income for the Year Ended 31 December 2017

	Note	2017 £000	2016 £000
Turnover	4	6,135	6,129
Cost of sales		(2,442)	(2,390)
Gross profit		3,693	3,739
Administrative expenses		(3,585)	(3,950)
Other operating income	5	78	78
Operating profit/(loss)	6	186	(133)
Tax on profit/(loss)	8	(36)	20
Profit/(loss) and total comprehensive income/(loss) for the year		150	(113)

All amounts relate to continuing operations.

The notes on pages 9 to 19 form part of these financial statements.

Newstay Manchester Trading Limited

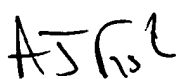
Registered number: 08391521

Statement of Financial Position as at 31 December 2017

	Note	2017 £000	2016 £000
Fixed assets			
Tangible assets	9	1,302	1,255
Current assets			
Stocks	10	36	31
Debtors	11	493	529
Cash and cash equivalents		441	788
		<u>970</u>	<u>1,348</u>
Creditors: amounts falling due within one year	12	(1,128)	(1,549)
Net current liabilities		<u>(158)</u>	<u>(201)</u>
Total assets less current liabilities		<u>1,144</u>	<u>1,054</u>
Creditors: amounts falling due after more than one year	13	(1,130)	(1,209)
Provisions for liabilities			
Deferred tax	14	(19)	-
		<u>(19)</u>	<u>-</u>
Net liabilities		<u>(5)</u>	<u>(155)</u>
Capital and reserves			
Share capital	15	-	-
Profit and loss account	16	(5)	(155)
		<u>(5)</u>	<u>(155)</u>

The company's financial statements have been prepared in accordance with the 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:



A Fish
 Director

Date: 29-6-18

The notes on pages 9 to 19 form part of these financial statements.

Newstay Manchester Trading Limited

Statement of Changes in Equity for the Year Ended 31 December 2017

	Profit and loss account	Total equity
	£000	£000
At 1 January 2017	(155)	(155)
Comprehensive income for the year		
Profit and total comprehensive income for the year	150	150
At 31 December 2017	<u>(5)</u>	<u>(5)</u>

Statement of Changes in Equity for the Year Ended 31 December 2016

	Profit and loss account	Total equity
	£000	£000
At 1 January 2016	(42)	(42)
Comprehensive loss for the year		
Loss and total comprehensive loss for the year	(113)	(113)
At 31 December 2016	<u>(155)</u>	<u>(155)</u>

The notes on pages 9 to 19 form part of these financial statements.

Newstay Manchester Trading Limited

Notes to the Financial Statements for the Year Ended 31 December 2017

1. General information

Newstay Manchester Trading Limited is a private company, limited by shares, incorporated in England and Wales under the Companies Act 2006. The address of the registered office is stated on the company information page and the nature of the company's operations and principal activity are set out in the director's report.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland 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 management to exercise judgement in applying the company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Financial reporting standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 4 Statement of Financial Position paragraph 4.12(a)(iv);
- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.41(b), 11.41(c), 11.41(e), 11.41(f), 11.42, 11.44 to 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of WNE Victoria Limited as at 31 December 2017 and these financial statements may be obtained from Companies House, Crown Way, Cardiff, CU14 3UZ.

2.3 Going concern

Based on future projections the director is satisfied that for a period of at least 12 months from the date of approval of these accounts, the company can meet all its current liabilities as and when they fall due. The financial statements have therefore been drawn up on a going concern basis.

Newstay Manchester Trading Limited

Notes to the Financial Statements for the Year Ended 31 December 2017

2. Accounting policies (continued)

2.4 Turnover

Turnover comprises revenue recognised by the company in respect of goods and services supplied during the year, exclusive of value added tax and trade discounts.

Sale of goods:

The company operates restaurants and bars at the Hotel. Sales of goods are recognised when the restaurant or bars sell a product to a customer.

Sale of services:

The company supplies conference and event facilities as well as hotel rooms to businesses and private customers. Sales of rooms and conference and event facilities are recognised on the dates those facilities are used. Deposits received in advance are not recognised as turnover until the day of the stay or event.

All turnover arose within the United Kingdom.

2.5 Tangible fixed assets

Tangible fixed assets under the cost model 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.

The company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant and machinery	- 5-15%
Fixtures and fittings	- 8-20%
Work in progress	- Not depreciated

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 statement of comprehensive income.

2.6 Operating leases

Rentals paid under operating leases are charged to the statement of comprehensive income on a straight line basis over the lease term.

Newstay Manchester Trading Limited

Notes to the Financial Statements for the Year Ended 31 December 2017

2. Accounting policies (continued)

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.

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 the statement of comprehensive income.

2.8 Debtors

Short term debtors are measured at transaction price, less any impairment.

2.9 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.

2.10 Financial instruments

The company classifies financial instruments, or their component parts, on initial recognition as a financial asset, a financial liability or an equity instrument in accordance with the substance of the contractual arrangement.

Trade and other debtors are stated at their original invoiced value, as the interest that would be recognised from discounting future cash receipts over the short credit period is not considered to be material. Trade debtors are reduced by appropriate allowances for estimated irrecoverable amounts. Interest on overdue trade debtors is recognised as it accrues.

Cash and cash equivalents comprise cash held by the company.

Trade creditors are stated at their original invoiced value, as the interest that would be recognised from discounting future cash payments over the short payment period is not considered to be material.

Interest bearing borrowings are initially recorded at fair value and are subsequently measured at amortised cost using the effective interest method. Finance costs are accounted for on an accruals basis in the statement of comprehensive income using the effective interest method.

2.11 Pensions

Defined contribution pension plan

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

The contributions are recognised as an expense in the 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 company in independently administered funds.

Newstay Manchester Trading Limited

Notes to the Financial Statements for the Year Ended 31 December 2017

2. Accounting policies (continued)

2.12 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the 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 operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting 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; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

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.

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

In preparing these financial statements, the directors have had to make the following judgements:

- Determine whether leases entered into by the company are operating or finance leases. These decisions depend on an assessment of whether the risks and rewards of ownership have been transferred from the lessor to the lessee on a lease by lease basis.
- Determine whether there are indicators of impairment of the company's tangible assets. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the asset and where it is a component of a larger cash-generating unit, the viability and expected future performance of that unit.

Other key sources of estimation uncertainty

- **Tangible fixed assets (see note 9)**
Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.
- **Deferred tax (see note 14)**
Management estimation is required to determine the amount of deferred tax asset that can be recognised, based upon likely timing and level of future taxable profits together with an assessment of the effect of future tax planning strategies.

Newstay Manchester Trading Limited

Notes to the Financial Statements for the Year Ended 31 December 2017

4. Turnover

The whole of the turnover is attributable to the operation of the Marriott Manchester Victoria and Albert Hotel in Manchester.

All turnover arose within the United Kingdom.

5. Other operating income

	2017 £000	2016 £000
Release of franchise inducement (see note 13)	78	78

6. Operating profit/(loss)

The operating profit/(loss) is stated after charging:

	2017 £000	2016 £000
Depreciation of tangible fixed assets	112	485
Fees payable to the company's auditor and its associates for the audit of the company's annual financial statements	11	11
Exchange differences	(1)	9
Other operating lease rentals	1,355	1,382

Newstay Manchester Trading Limited

Notes to the Financial Statements for the Year Ended 31 December 2017

7. Employees

Staff costs were as follows:

	2017 £000	2016 £000
Wages and salaries	1,677	1,576
Social security costs	115	119
Pension costs	15	16
	<u>1,807</u>	<u>1,711</u>

During the year, no director received any emoluments (2016 - £Nil). Directors are considered key management of the company.

The average monthly number of employees, including the directors, during the year was as follows:

	2017 No.	2016 No.
Hotel operations	110	108
Directors	1	2
	<u>111</u>	<u>110</u>

Newstay Manchester Trading Limited

Notes to the Financial Statements for the Year Ended 31 December 2017

8. Taxation

	2017 £000	2016 £000
Current tax		
Current tax on profits for the year	2	-
Total current tax	<u>2</u>	<u>-</u>
Deferred tax		
Origination and reversal of timing differences	34	(20)
Total deferred tax	<u>34</u>	<u>(20)</u>
Taxation on profit/(loss) on ordinary activities	<u>36</u>	<u>(20)</u>

Factors affecting tax charge for the year

The tax assessed for the year is the same as (2016 - higher than) the standard rate of corporation tax in the UK of 19.25% (2016 - 20%). The differences are explained below:

	2017 £000	2016 £000
Profit/(loss) on ordinary activities before tax	<u>186</u>	<u>(133)</u>
Profit/(loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 19.25% (2016 -20%)	36	(27)
Effects of:		
Expenses not deductible for tax purposes	4	3
Changes to tax rates	(4)	4
Total tax charge for the year	<u>36</u>	<u>(20)</u>

Newstay Manchester Trading Limited

Notes to the Financial Statements for the Year Ended 31 December 2017

9. Tangible fixed assets

	Plant and machinery £000	Fixtures and fittings £000	Work in progress £000	Total £000
Cost				
At 1 January 2017	353	2,161	-	2,514
Additions	65	69	25	159
At 31 December 2017	<u>418</u>	<u>2,230</u>	<u>25</u>	<u>2,673</u>
Depreciation				
At 1 January 2017	123	1,136	-	1,259
Charge for the year	21	91	-	112
At 31 December 2017	<u>144</u>	<u>1,227</u>	<u>-</u>	<u>1,371</u>
Net book value				
At 31 December 2017	<u>274</u>	<u>1,003</u>	<u>25</u>	<u>1,302</u>
At 31 December 2016	<u>230</u>	<u>1,025</u>	<u>-</u>	<u>1,255</u>

10. Stocks

	2017 £000	2016 £000
Finished goods and goods for resale	<u>36</u>	<u>31</u>

Stock recognised in cost of sales during the year as an expense was £357k (2016 - £392k).

No impairment loss was recognised in cost of sales against stock during the year (2016 - £Nil)

Newstay Manchester Trading Limited

Notes to the Financial Statements for the Year Ended 31 December 2017

11. Debtors

	2017 £000	2016 £000
Trade debtors	373	364
Amounts owed by group undertakings	36	-
Other debtors	49	104
Prepayments and accrued income	35	46
Deferred taxation	-	15
	<u>493</u>	<u>529</u>

The impairment loss recognised in the statement of comprehensive income was £Nil (2016 - £3k).

Amounts owed by group undertakings are unsecured and receivable on demand.

All amounts shown under debtors fall due for payment within one year.

12. Creditors: Amounts falling due within one year

	2017 £000	2016 £000
Trade creditors	115	183
Amounts owed to group undertakings	290	626
Corporation tax	2	-
Other taxation and social security	225	196
Other creditors	7	10
Accruals and deferred income	489	534
	<u>1,128</u>	<u>1,549</u>

Amounts owed to group undertakings are unsecured, interest free and payable on demand.

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

	2017 £000	2016 £000
Accruals and deferred income	<u>1,130</u>	<u>1,209</u>

Included in accruals and deferred income is an amount of £1,208k (2016 - £1,286k), of which £78k (2016 - £78k) is falling due within one year, which relates to "key money" paid by Marriott as an inducement to the company to enter into the franchise agreement. This will be released to the profit and loss account over the life of the franchise agreement.

Newstay Manchester Trading Limited

Notes to the Financial Statements for the Year Ended 31 December 2017

14. Deferred taxation

	2017 £000	2016 £000
At beginning of year	15	(5)
Charged to the income statement	(34)	20
At end of year	(19)	15

The deferred taxation balance is made up as follows:

	2017 £000	2016 £000
Accelerated capital allowances	(19)	8
Tax losses carried forward	-	7
	(19)	15

15. Share capital

	2017 £	2016 £
Allotted, called up and fully paid		
1 Ordinary share of £1	1	1

16. Reserves

Profit and loss account

Profit and loss account represents cumulative profits or losses, net of dividends paid and other adjustments.

17. Contingent liabilities

During March 2013, the company's immediate parent entered into a bank loan with Royal Bank of Scotland.

On 31 January 2017, the immediate parent repaid the bank debt and Royal Bank of Scotland released its pledge over the shares and assets of the company. The company's new indirect parent company entered into a new bank loan with Royal Bank of Scotland ("RBS"). Since that date, RBS has a new pledge over the shares and assets of the company. The new loan expires in January 2022.

Newstay Manchester Trading Limited

Notes to the Financial Statements for the Year Ended 31 December 2017

18. Pension commitments

The company operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £15k (2016 - £16k). Contributions totalling £3k (2016 - £2k) were payable to the fund at the reporting date and are included in creditors.

19. Commitments under operating leases

At 31 December 2017 the company had future minimum lease payments under non-cancellable operating leases as follows:

	2017 £000	2016 £000
Not later than 1 year	1,582	1,537
Later than 1 year and not later than 5 years	6,329	6,146
Later than 5 years	17,677	18,704
	<u>25,588</u>	<u>26,387</u>

20. Related party transactions

The company has taken advantage of the exemption available under paragraph 33.1A of the Financial Reporting Standard 102 not to disclose transactions with other wholly owned members of the group.

21. Controlling party

The immediate parent company of Newstay Manchester Trading Limited is Newstay Manchester Limited, a company registered in England and Wales.

The parent of the smallest group for which consolidated financial statements are prepared is WNE Victoria Limited. Consolidated financial statements for WNE Victoria Limited can be obtained from Companies House, Crown Way, Cardiff, CU14 3UZ.

The ultimate parent and controlling party of the company as at 31 December 2017 is WNE Investor S.à.r.l, a company registered in Luxembourg. Consolidated accounts are available at WNE Investor S.à.r.l's registered office in Luxembourg at 20, rue de la Poste, L-2346 Luxembourg.