

Company Registration No. 04713142 (England and Wales)

**Aketon Limited**

**Annual report and  
group financial statements  
for the year ended 31 October 2021**

FRIDAY



\*AB8S3Q4R\*

A14

22/07/2022

#90

COMPANIES HOUSE

## **Aketon Limited**

### **Company information**

---

**Directors**

Simon Mackaness  
Peter Banks  
Judith Mackaness  
Matthew Mackaness  
Nicholas Mackaness

**Company number**

04713142

**Registered office**

Rudding Park  
Harrogate  
North Yorkshire  
HG3 1JH

**Independent auditor**

Saffery Champness LLP  
Mitre House  
North Park Road  
Harrogate  
North Yorkshire  
HG1 5RX

**Bankers**

Santander Corporate and Commercial Bank  
44 Merrion Street  
Leeds  
LS2 8JQ

---

## **Aketon Limited**

### **Contents**

---

	<b>Page</b>
Strategic report	1 - 4
Directors' report	5 - 6
Directors' responsibilities statement	7
Independent auditor's report	8 - 11
Consolidated statement of comprehensive income	12
Consolidated statement of financial position	13
Company statement of financial position	14
Consolidated statement of changes in equity	15
Company statement of changes in equity	16
Consolidated statement of cash flows	17
Notes to the financial statements	18 - 38

---

## Aketon Limited

### Strategic report

For the year ended 31 October 2021

---

The directors present the strategic report for the year ended 31 October 2021.

#### Fair review of the business

A difficult year from a revenue perspective with two lockdowns affecting revenues. When we were able to be open individual and leisure demand was strong, corporate business continued to suffer however Government support was integral in maintaining a healthy business.

#### Principal risks and uncertainties

As for many businesses of our size, the business environment in which we operate continues to be challenging. The company operates in an industry which is impacted by consumer spending patterns and their overall level of disposable income in the current economic climate is variable. The level of disposable income is therefore viewed as a key risk facing the company. Wage and food inflation is a key issue for this year.

#### Coronavirus

COVID 19 has severely impacted the hospitality industry and Rudding Park is no exception. When we were allowed to open demand was very high, and the Directors were satisfied with the performance of the company in those months.

The CIBLS overdraft was unused, the cash generation of the business was acceptable without it.

It is worth noting that Rudding Park still made a pre-tax profit of £1,966k and were able to repay all the requested bank loans.

#### Key performance indicators

Key performance indicators are considered to be those that communicate the financial performance and strength of the company as a whole, these being gross margin and operating profit margin. The key performance indicators are shown below:

	2021 £'000	2020 £'000	% change
Turnover	18,782	14,176	+32.5
Gross profit	5,491	2,437	+125.3
Gross profit margin	29.2	17.2	-
Operating profit	2,143	753	+184.6
Operating profit margin	11.4%	5.3%	-

### **Section 172 Statement**

The Board of Directors confirms that during the year under review, it has acted to promote the long-term success of the Company for the benefit of all stakeholders, whilst having due regard to the matters set out in section 172(1) (a) to (f) of the Companies Act 2006, being:

1. The likely consequences of any decision in the long term.
2. The interests of the Company's employees.
3. The need to foster the Company's business relationships with suppliers, customers and others.
4. The impact of the Company's operations on the community and the environment.
5. The desirability of the Company maintaining a reputation for high standards of business conduct.
6. The need to act fairly as between members of the Company.

### **Stakeholders**

The directors consider that the following groups are the company's key stakeholders; employees, guests, suppliers, communities, debt providers and regulators. The Board seeks to understand the respective interests of such stakeholder groups so that these may be properly considered in the Board's decisions. We do this through various communication channels and reporting structures.

#### **1. Consequences of Board Level Decisions**

The directors are mindful of their duties under section 172 (s172) to take into account the long-term impact of any decisions on stakeholder relationships and the impact of its activities on its reputation for high standards of business conduct.

In this financial year, the second year of the Covid 19 pandemic, the importance of decision making has been paramount in balancing both short and long-term considerations. Throughout the crisis we have continued to listen carefully to our guests, teams, and suppliers, and drew on their support and commitment as we protected and started to rebuild our business.

### **Employees**

We have had to provide consideration to all of our stakeholders during the pandemic, with particular focus on our employees given the importance and value of our teams to the overall long term business success.

### **Cash Resources**

The impact of Covid-19 forced closure in January 2021 on the business meant that we took immediate steps to preserve the cash resources within the business.

### **Investment**

The company has used the down time due to the Covid restrictions to accelerate maintenance and planned refurbishment investments. These investments have enhanced the amenity value of our product to our guests and provided better working environments for our teams, which both will promote the long-term health of the business. There are several future developments at an early stage of planning which will see the development in the amount and quality of the existing revenue streams within the business.

## **Aketon Limited**

### **Strategic report (continued)**

**For the year ended 31 October 2021**

---

#### **2. Interests of Company Employees**

The impact of Covid 19 forced closures has meant we have actively increased the employee engagement program to support the health, wellbeing and retention of our teams. The company has launched a number of initiatives which have supported with this goal which include; reduction in working hours, wage rate increase above National Living Wage, enhanced pay strategies, work perks and family & friend discounts, and enhanced learning and development courses across the organisation.

#### **3. Business Relationships with Suppliers, Guests & Others**

##### **Guests**

The satisfaction of our guests is paramount to the future success of the business. The company has an active program of guest satisfaction reporting which seeks to always improve the dialogue between our teams and guests during their stay to enhance their Ridding Park experience.

##### **Suppliers**

The company has a diverse group of suppliers from small to large in size, and local to international in location. The Board seeks to balance the benefits of maintaining strong partnering relationships with key suppliers alongside the need to obtain value for money for products and services received, as well as the desired quality and service levels for our guests. The board also like to support local suppliers where possible to support the immediate economy, and reduce the associated carbon impact from excessive delivery miles.

##### **Regulators**

The company has an engagement with regulators at all levels which includes HMRC, licensing, and environmental health. The boards believes we have a healthy, open and transparent relationship with all of our regulatory service providers.

#### **4. Impact on the Community and the Environment**

##### **Community**

We take an active role within the community to support local businesses and charities within our immediate surroundings, as well as in Harrogate and Yorkshire. In this financial year we have supported Princes Trust, Parkinsons Golf in Society, Harrogate Skills for Living, Disability Action, Strike, St Michael's Hospice, Barnardos, Sir Robert Ogden Macmillan Centre and numerous smaller local charities.

##### **Environment**

The Board is conscious of the impact the company has on the environment and it is therefore our responsibility to minimise wherever possible any detrimental effects our operations may have. The board has a goal to reduce overall carbon emissions in the future and ultimately to become carbon neutral through various long-term initiatives.

## Aketon Limited

### Strategic report (continued)

For the year ended 31 October 2021

---

#### Recycling

All of our waste is sorted either at source or by our waste provider this waste is 'Zero to landfill'. Of our total waste 48.9% (2020: 53%) was sent to a Refuse Derived Fuel Plant to create energy, 32.6% (2020: 35%) was recycled through a Materials Recovery Facility, and 18.5% (2020: 12%) recycled direct from site segregation e.g. glass and cardboard.

Our food waste is sent to an anaerobic digester to be converted into biogas and fertilisers, this generated 14,091 KWH (2020: 5,077 KWH) of renewable energy in the year.

Water from the estate borehole is used for irrigation and swimming pools.

#### Tree Planting

In the year we have planted over 500 (2020: 1000) trees on the estate which will contribute to offsetting approximately 500 (2020: 1000) tonnes of carbon dioxide over their lifetime – this is offsets over 1/3 of the carbon usage.

#### Sustainable Energy

In the financial year we have continued to investigate alternative sources of sustainable and clean energy production which are projects in progress. In the year we received planning permission for an Energy Centre which will provide more efficient and cleaner heating and power to the hotel, spa and restaurants.

### 5. Desirability for High Standards of Business Conduct

#### Governance

Rudding Park is predominantly a family-owned business. There is a structure and framework between the board and family members that promotes coordination and mutual understanding, as well as organise the relationship between family governance and business governance.

#### Ethical Trading and Responsible Sourcing

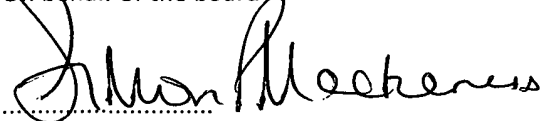
Rudding Park is committed to working with partners who share our basic principles. It is important both for us and our guests that goods are produced and services provided in an ethical and responsible manner.

We endeavour to meet high standards of ethical trading and responsible sourcing. We want our customers to be confident that the people who make our products work in safe conditions and are treated fairly. We aim to sell our product and services in a way that reduces the impact on the environment.

### 6. Acting Fairly Between Members of the Company

Rudding Park is wholly owned by shareholders who all work within the company in designated roles. The board believe there is fairness between the members and stakeholders of the company, and an openness in culture about availability and sharing of information.

On behalf of the board



Simon Mackaness

Director

17/05/22

## **Aketon Limited**

### **Directors' report**

**For the year ended 31 October 2021**

---

The directors present their annual report and financial statements for the year ended 31 October 2021.

#### **Principal activities**

The principal activities of the group in the year under review were as follows:

- a) Hotel accommodation with restaurant and spa
- b) Conference and banqueting facilities
- c) Holiday park and self-catering holiday properties
- d) Golf course

#### **Results and dividends**

The results for the year are set out on page 12.

Interim dividends of £150,000 were declared.

#### **Directors**

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Simon Mackaness  
Peter Banks  
Judith Mackaness  
Matthew Mackaness  
Nicholas Mackaness

#### **Disabled persons**

Aketon is an equal opportunities employer and supports the employment training and advancement of disabled persons where it is possible.



**Directors' report (continued)**

**For the year ended 31 October 2021**

---

**Employee involvement**

The company's policy is to consult and discuss with employees, through staff forums and at meetings, matters likely to affect employees' interests.

Information of matters of concern to employees is given through information bulletins and reports which seek to achieve a common awareness on the part of all employees of the financial and economic factors affecting the group's performance.

**Streamlined Energy and Carbon Reporting**

The company is fully compliant with the Energy Savings Opportunities Scheme (ESOS) reporting requirements. In the year the company used 7.47m KWH (2020: 6.33m KWH) of energy from the consumption of gas and electricity or an equivalent of 0.40KWH (2020: 0.44KWH) per £1 of revenue. This was made up of 780.6 (2020: 588.4) tonnes of carbon dioxide equivalent from combustion of gas, 673.5 (2020: 703.6) tonnes arising from purchased electricity, resulting in total carbon dioxide emissions equivalents of 1,454 (2020: 1,292) tonnes. To calculate the above we have used the reporting from our energy providers which shows the consumption in KWH of gas and electricity used in the period, we have then used the UK Government GHG Conversion Factors for Company Reporting to calculate the carbon dioxide emissions equivalents.

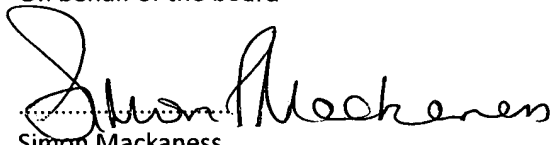
**Auditor**

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

**Statement of disclosure to auditor**

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the auditor of the company is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the auditor of the company is aware of that information.

On behalf of the board



Simon Mackaness

**Director**

Date: 17 May 2022

## **Aketon Limited**

### **Directors' responsibilities statement For the year ended 31 October 2021**

---

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the group and company, and of the profit or loss of the group for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group and company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the group's and company's transactions and disclose with reasonable accuracy at any time the financial position of the group and 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 group and company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

## **Aketon Limited**

### **Independent auditor's report**

#### **To the members of Aketon Limited**

---

#### **Opinion**

We have audited the financial statements of Aketon Limited (the 'parent company') and its subsidiaries (the 'group') for the year ended 31 October 2021 which comprise the group statement of comprehensive income, the group statement of financial position, the company statement of financial position, the group statement of changes in equity, the company statement of changes in equity, the group statement of cash flows and notes to the financial statements, including 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 group and of the parent company's affairs as at 31 October 2021 and of the group's 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 group and the parent 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**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group or the parent company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

## **Aketon Limited**

### **Independent auditor's report (continued)** **To the members of Aketon Limited**

---

#### **Other information**

The directors are 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.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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 strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have 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 group and the parent company and their environment obtained in the course of the audit, we have not identified material misstatements in the strategic report and the directors' report.

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

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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

#### **Responsibilities of directors**

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

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

**Independent auditor's report (continued)**  
**To the members of Aketon Limited**

---

**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the group and parent company 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud are detailed below.

**Identifying and assessing risks related to irregularities:**

We assessed the susceptibility of the group and parent company's financial statements to material misstatement and how fraud might occur, including through discussions with the directors, discussions within our audit team planning meeting, updating our record of internal controls and ensuring these controls operated as intended. We evaluated possible incentives and opportunities for fraudulent manipulation of the financial statements. We identified laws and regulations that are of significance in the context of the group and parent company by discussions with directors and by updating our understanding of the sector in which the group and parent company operates.

Laws and regulations of direct significance in the context of the group and parent company include The Companies Act 2006 and UK Tax legislation.

**Audit response to risks identified**

We considered the extent of compliance with these laws and regulations as part of our audit procedures on the related financial statement items including a review of group and parent company financial statement disclosures. We reviewed the parent company's records of breaches of laws and regulations, minutes of meetings and correspondence with relevant authorities to identify potential material misstatements arising. We discussed the parent company's policies and procedures for compliance with laws and regulations with members of management responsible for compliance.

During the planning meeting with the audit team, the engagement partner drew attention to the key areas which might involve non-compliance with laws and regulations or fraud. We enquired of management whether they were aware of any instances of non-compliance with laws and regulations or knowledge of any actual, suspected or alleged fraud. We addressed the risk of fraud through management override of controls by testing the appropriateness of journal entries and identifying any significant transactions that were unusual or outside the normal course of business. We assessed whether judgements made in making accounting estimates gave rise to a possible indication of management bias. At the completion stage of the audit, the engagement partner's review included ensuring that the team had approached their work with appropriate professional scepticism and thus the capacity to identify non-compliance with laws and regulations and fraud.

**Aketon Limited**

**Independent auditor's report (continued)**  
**To the members of Aketon Limited**

---

As group auditors, our assessment of matters relating to non-compliance with laws or regulations and fraud differed at group and component level according to their particular circumstances. Our communications included a request to identify instances of non-compliance with laws and regulations and fraud that could give rise to a material misstatement of the group financial statements in addition to our risk assessment.

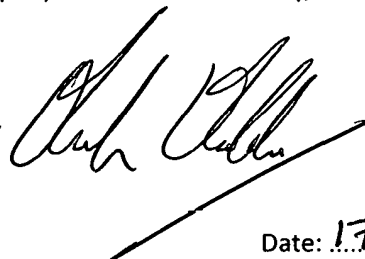
There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on 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 parent 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 parent company's members those matters we are required to state to them in an auditors 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 parent company and the parent company's members as a body, for our audit work, for this report, or for the opinions we have formed.

**Martin Holden (Senior Statutory Auditor)**  
**For and on behalf of Saffery Champness LLP**



Date: 17/05/22

**Chartered Accountants**  
**Statutory Auditors**

Mitre House  
North Park Road  
Harrogate  
North Yorkshire  
HG1 5RX

**Aketon Limited****Group statement of comprehensive income**  
**For the year ended 31 October 2021**

		<b>2021</b>	<b>2020</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>
<b>Turnover</b>	<b>3</b>	18,782,467	14,175,910
Cost of sales		(13,291,940)	(11,738,817)
<b>Gross profit</b>		<u>5,490,527</u>	<u>2,437,093</u>
Administrative expenses		(4,770,302)	(3,490,972)
Other operating income		<u>1,423,044</u>	<u>1,807,187</u>
<b>Operating profit</b>	<b>4</b>	2,143,269	753,308
Interest payable and similar expenses	<b>8</b>	(177,501)	(251,731)
<b>Profit before taxation</b>		<u>1,965,768</u>	<u>501,577</u>
Tax on profit	<b>9</b>	(785,469)	(247,566)
<b>Profit for the financial year</b>	<b>25</b>	<u><u>1,180,299</u></u>	<u><u>254,011</u></u>

Profit for the financial year is all attributable to the owners of the parent company.

Total comprehensive income for the year is all attributable to the owners of the parent company.

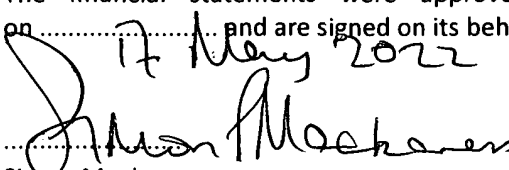
The income statement has been prepared on the basis that all operations are continuing operations.

**Aketon Limited**

**Group statement of financial position  
As at 31 October 2021**

	Notes	£	2021 £	£	2020 £
<b>Fixed assets</b>					
Tangible assets	12		29,318,088		29,278,336
<b>Current assets</b>					
Stocks	16	703,240		1,030,363	
Debtors	17	1,184,773		266,796	
Cash at bank and in hand		3,610,492		1,226,374	
		5,498,505		2,523,533	
<b>Creditors: amounts falling due within one year</b>	18	(11,315,979)		(8,195,593)	
<b>Net current liabilities</b>			(5,817,474)		(5,672,060)
<b>Total assets less current liabilities</b>			23,500,614		23,606,276
<b>Creditors: amounts falling due after more than one year</b>	19		(6,112,500)		(7,702,500)
<b>Provisions for liabilities</b>					
Deferred tax liability	22	1,689,325		1,235,286	
			(1,689,325)		(1,235,286)
<b>Net assets</b>			15,698,789		14,668,490
<b>Capital and reserves</b>					
Called up share capital	24		17,841		17,841
Profit and loss reserves	25		15,680,948		14,650,649
<b>Total equity</b>			15,698,789		14,668,490

The financial statements were approved by the board of directors and authorised for issue on 17 May 2022 and are signed on its behalf by:

  
Simon Mackaness  
Director



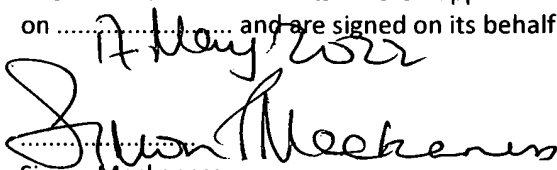
**Aketon Limited**

**Company statement of financial position**  
**As at 31 October 2021**

		2021	2020
	Notes	£	£
<b>Fixed assets</b>			
Investments	13	9,866,099	9,866,099
		<u>          </u>	<u>          </u>
<b>Capital and reserves</b>			
Called up share capital	24	17,841	17,841
Profit and loss reserves	25	9,848,258	9,848,258
		<u>          </u>	<u>          </u>
<b>Total equity</b>		<u>9,866,099</u>	<u>9,866,099</u>

As permitted by s408 Companies Act 2006, the company has not presented its own profit and loss account and related notes. The company's profit for the year was £150,000 (2020 - £150,000 profit).

The financial statements were approved by the board of directors and authorised for issue on 17 May 2022 and are signed on its behalf by:

  
Simon Mackaness  
Director

**Company Registration No. 04713142**

**Aketon Limited****Group statement of changes in equity  
For the year ended 31 October 2021**

	Notes	Share capital £	Profit and loss reserves £	Total £
<b>Balance at 1 November 2019</b>		17,841	14,546,638	14,564,479
<b>Year ended 31 October 2020:</b>				
Profit and total comprehensive income for the year		-	254,011	254,011
Dividends	10	-	(150,000)	(150,000)
<b>Balance at 31 October 2020</b>		17,841	14,650,649	14,668,490
<b>Year ended 31 October 2021:</b>				
Profit and total comprehensive income for the year		-	1,180,299	1,180,299
Dividends	10	-	(150,000)	(150,000)
<b>Balance at 31 October 2021</b>		17,841	15,680,948	15,698,789

**Aketon Limited**

**Company statement of changes in equity  
For the year ended 31 October 2021**

	Notes	Share capital £	Profit and loss reserves £	Total £
<b>Balance at 1 November 2019</b>		17,841	9,848,258	9,866,099
<b>Year ended 31 October 2020:</b>				
Profit and total comprehensive income for the year		-	150,000	150,000
Dividends	10	-	(150,000)	(150,000)
<b>Balance at 31 October 2020</b>		17,841	9,848,258	9,866,099
<b>Year ended 31 October 2021:</b>				
Profit and total comprehensive income for the year		-	150,000	150,000
Dividends	10	-	(150,000)	(150,000)
<b>Balance at 31 October 2021</b>		17,841	9,848,258	9,866,099

**Aketon Limited**

**Group statement of cash flows**  
**For the year ended 31 October 2021**

		2021	2020
	Notes	£	£
<b>Cash flows from operating activities</b>			
Cash generated from operations	30	6,032,202	3,857,367
Interest paid		(177,501)	(251,731)
Income taxes paid		(123,152)	(163,943)
<b>Net cash inflow from operating activities</b>		<u>5,731,549</u>	<u>3,441,693</u>
<b>Investing activities</b>			
Purchase of tangible fixed assets		(1,128,234)	(377,962)
<b>Net cash used in investing activities</b>		<u>(1,128,234)</u>	<u>(377,962)</u>
<b>Financing activities</b>			
Repayment of bank loans		(1,970,833)	(1,533,334)
Payment of finance leases obligations		(11,668)	(39,086)
Dividends paid to equity shareholders		(236,696)	(200,000)
<b>Net cash used in financing activities</b>		<u>(2,219,197)</u>	<u>(1,772,420)</u>
<b>Net increase in cash and cash equivalents</b>		<u>2,384,118</u>	<u>1,291,311</u>
Cash and cash equivalents at beginning of year		<u>1,226,374</u>	<u>(64,937)</u>
<b>Cash and cash equivalents at end of year</b>		<u><u>3,610,492</u></u>	<u><u>1,226,374</u></u>

## Aketon Limited

### Notes to the financial statements

For the year ended 31 October 2021

---

#### 1 Accounting policies

##### Company information

Aketon Limited ("the company") is a private limited company incorporated in England and Wales. The registered office is Rudding Park, Harrogate, North Yorkshire, HG3 1JH.

The group consists of Aketon Limited and its subsidiary Rudding Park Limited.

##### 1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

The company is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this company, which are intended to give a true and fair view of the assets, liabilities, financial position and profit or loss of the group. The company has therefore taken advantage of exemptions from the following disclosure requirements for parent company information presented within the consolidated financial statements:

- Section 7 'Statement of Cash Flows': Presentation of a statement of cash flow and related notes and disclosures;
- Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instrument Issues: Interest income/expense and net gains/losses for financial instruments not measured at fair value; basis of determining fair values; details of collateral, loan defaults or breaches, details of hedges, hedging fair value changes recognised in profit or loss and in other comprehensive income;
- Section 26 'Share based Payment': Share-based payment expense charged to profit or loss, reconciliation of opening and closing number and weighted average exercise price of share options, how the fair value of options granted was measured, measurement and carrying amount of liabilities for cash-settled share-based payments, explanation of modifications to arrangements;
- Section 33 'Related Party Disclosures': Compensation for key management personnel.

As permitted by s408 Companies Act 2006, the company has not presented its own profit and loss account and related notes. The company's profit for the year was £150,000 (2020 - £150,000 profit).

**1 Accounting policies (continued)**

**1.2 Basis of consolidation**

In the parent company financial statements, the cost of a business combination is the fair value at the acquisition date of the assets given, equity instruments issued and liabilities incurred or assumed, plus costs directly attributable to the business combination. The excess of the cost of a business combination over the fair value of the identifiable assets, liabilities and contingent liabilities acquired is recognised as goodwill. The cost of the combination includes the estimated amount of contingent consideration that is probable and can be measured reliably, and is adjusted for changes in contingent consideration after the acquisition date. Provisional fair values recognised for business combinations in previous periods are adjusted retrospectively for final fair values determined in the 12 months following the acquisition date. Investments in subsidiaries, joint ventures and associates are accounted for at cost less impairment.

Deferred tax is recognised on differences between the value of assets (other than goodwill) and liabilities recognised in a business combination accounted for using the purchase method and the amounts that can be deducted or assessed for tax, considering the manner in which the carrying amount of the asset or liability is expected to be recovered or settled. The deferred tax recognised is adjusted against goodwill or negative goodwill.

The consolidated group financial statements consist of the financial statements of the parent company Aketon Limited together with all entities controlled by the parent company (its subsidiaries) and the group's share of its interests in joint ventures and associates.

All financial statements are made up to 31 October 2021. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with those used by other members of the group.

All intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

**1.3 Going concern**

At the time of approving the financial statements, the directors have prepared forecasts and considered other events, and have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

**1.4 Turnover**

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Hotel, conference and banqueting and holiday park revenue is recognised at the date the event or visit takes place. Revenue for golf memberships is spread evenly over the year to which it relates.

## Aketon Limited

### Notes to the financial statements (continued) For the year ended 31 October 2021

#### 1 Accounting policies (continued)

##### 1.5 Tangible fixed assets

Tangible fixed assets other than certain freehold land and buildings are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Fixtures, fittings & equipment	Over 1-10 years, straight line
Motor vehicles	Over 1-4 years, straight line
Holiday Park buildings	Over 10-20 years, straight line
Golf course, academy and clubhouse buildings	Over 20 years, straight line
Other freehold land and buildings	Not depreciated, as noted below

Freehold land and assets in the course of construction are not depreciated.

The directors have not depreciated certain freehold land and buildings as they consider the depreciation charge to be immaterial due to very long useful economic lives. They are disclosed in the accounts at the following book values:

	Book value 2021 £	Book value 2020 £
Rudding Park Hotel	21,829,276	21,801,026
Holiday Park Stone Cottages, Shop and Office	1,452,746	1,319,744
Golf course construction	<u>2,147,716</u>	<u>2,147,716</u>
	<u>25,429,738</u>	<u>25,268,486</u>

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

##### 1.6 Fixed asset investments

Equity investments are measured at fair value through profit or loss, except for those equity investments that are not publicly traded and whose fair value cannot otherwise be measured reliably, which are recognised at cost less impairment until a reliable measure of fair value becomes available.

In the parent company financial statements, investments in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses.

A subsidiary is an entity controlled by the group. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

**Notes to the financial statements (continued)**  
**For the year ended 31 October 2021**

---

**1 Accounting policies (continued)**

**1.7 Impairment of fixed assets**

At each reporting period end date, the group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

The carrying amount of the investments accounted for using the equity method is tested for impairment as a single asset. Any goodwill included in the carrying amount of the investment is not tested separately for impairment.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

**1.8 Stocks**

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and includes transport and handling costs. Net realisable value is the price at which stocks can be sold in the normal course of business after allowing for the costs of realisation and, where appropriate, the cost of conversion from their existing state to a finished condition. Provision is made where necessary for obsolete, slow moving and defective stocks.

**1.9 Cash and cash equivalents**

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.



**Notes to the financial statements (continued)**  
**For the year ended 31 October 2021**

---

**1 Accounting policies (continued)**

**1.10 Financial instruments**

The group has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the group's statement of financial position when the group becomes party to the contractual provisions of the instrument.

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.

***Basic financial assets***

Basic financial assets, which include debtors, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method 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. Financial assets classified as receivable within one year are not amortised.

***Other financial assets***

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

***Impairment of financial assets***

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected. 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 profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Notes to the financial statements (continued)  
For the year ended 31 October 2021

---

**1 Accounting policies (continued)**

***Derecognition of financial assets***

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the group transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

***Classification of financial liabilities***

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the group after deducting all of its liabilities.

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, 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 payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable 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.

***Derecognition of financial liabilities***

Financial liabilities are derecognised when the group's contractual obligations expire or are discharged or cancelled.

**1.11 Equity instruments**

Equity instruments issued by the group are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the group.

**1.12 Taxation**

The tax expense represents the sum of the tax currently payable and deferred tax.

***Current tax***

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

**Notes to the financial statements (continued)**  
**For the year ended 31 October 2021**

---

**1 Accounting policies (continued)**

***Deferred tax***

Deferred tax is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted. No provision has been made for deferred tax on gains recognised on revaluing property to its market value as the company does not intend to sell the revalued assets.

**1.13 Employee benefits**

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

**1.14 Retirement benefits**

The company operates a defined contribution pension scheme for its staff, which is contributory. These contributions are charged to the profit and loss account in the year in which they are payable in accordance with FRS 102.

**1.15 Leases**

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the statement of financial position as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to profit or loss so as to produce a constant periodic rate of interest on the remaining balance of the liability.

**1.16 Government grants**

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

**Notes to the financial statements (continued)**  
**For the year ended 31 October 2021**

**2 Critical accounting judgements and key sources of estimation uncertainty**

In the application of the group's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

**Critical judgements**

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

**Provisions**

Provision is made for bad and doubtful debts and obsolete stock. These provisions require management's best estimate of the recoverability of trade debtors and the expected future use of stock.

**Depreciation**

For some of the buildings held, including the main hotel, no depreciation is charged. A critical judgement is the view of management that the economic life of these assets is extensive, meaning any depreciation charge would be immaterial.

**3 Turnover and other revenue**

An analysis of the group's turnover is as follows:

	2021 £	2020 £
<b>Turnover analysed by class of business</b>		
Sale of goods	3,668,312	1,421,831
Rendering of services	15,114,155	12,754,079
	<u>18,782,467</u>	<u>14,175,910</u>
	2021 £	2020 £
<b>Other significant revenue</b>		
Grants received	<u>1,323,261</u>	<u>1,807,187</u>

**Aketon Limited****Notes to the financial statements (continued)**  
**For the year ended 31 October 2021****4 Operating profit**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Operating profit for the year is stated after charging/(crediting):		
Government grants	(1,323,261)	(1,807,187)
Depreciation of owned tangible fixed assets	1,088,482	1,042,650
	<u>                    </u>	<u>                    </u>

**5 Auditor's remuneration**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Fees payable to the company's auditor and associates:		
<b>For audit services</b>		
Audit of the financial statements of the group and company	4,000	3,000
Audit of the financial statements of the company's subsidiaries	14,500	11,000
	<u>                    </u>	<u>                    </u>
	18,500	14,000
	<u>                    </u>	<u>                    </u>
<b>For other services</b>		
Taxation compliance services	5,400	4,800
	<u>                    </u>	<u>                    </u>

The group audit fee is borne by the subsidiary company.

**6 Employees**

The average monthly number of persons (including directors) employed by the group and company during the year was:

	<b>Group</b>		<b>Company</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>Number</b>	<b>Number</b>	<b>Number</b>	<b>Number</b>
Production	176	190	-	-
Selling and distribution	45	60	-	-
Administration	56	50	-	-
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Total	277	300	-	-
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>

**Aketon Limited****Notes to the financial statements (continued)**  
**For the year ended 31 October 2021****6 Employees (continued)**

Their aggregate remuneration comprised:

	<b>Group</b>		<b>Company</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Wages and salaries	7,951,680	7,105,451	-	-
Social security costs	618,215	504,564	-	-
Pension costs	256,454	198,753	-	-
	<u>8,826,349</u>	<u>7,808,768</u>	<u>-</u>	<u>-</u>

**7 Directors' remuneration**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Remuneration for qualifying services	1,007,976	476,662
Company pension contributions to defined contribution schemes	68,325	43,886
	<u>1,076,301</u>	<u>520,548</u>

Remuneration disclosed above includes the following amounts paid to the highest paid director:

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Remuneration for qualifying services	439,408	201,684
Company pension contributions to defined contribution schemes	-	11,900
	<u>-</u>	<u>11,900</u>

The number of directors for whom retirement benefits are accruing under defined contribution schemes amounted to 3 (2020 - 3).

An amount of £50,763 (2020: £46,303) was paid to a third party as consideration for the services of directors.

**8 Interest payable and similar expenses**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Interest on financial liabilities measured at amortised cost:</b>		
Interest on bank overdrafts and loans	<u>177,501</u>	<u>251,731</u>

**Aketon Limited****Notes to the financial statements (continued)****For the year ended 31 October 2021****9 Taxation**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Current tax</b>		
UK corporation tax on profits for the current period	331,618	123,340
Adjustments in respect of prior periods	(188)	(13,794)
<b>Total current tax</b>	<u>331,430</u>	<u>109,546</u>
<b>Deferred tax</b>		
Origination and reversal of timing differences	<u>454,039</u>	<u>138,020</u>
<b>Total tax charge</b>	<u>785,469</u>	<u>247,566</u>

The actual charge for the year can be reconciled to the expected charge for the year based on the profit or loss and the standard rate of tax as follows:

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Profit before taxation</b>	<u>1,965,768</u>	<u>501,577</u>
<b>Expected tax charge based on the standard rate of corporation tax in the UK of 19.00% (2020: 19.00%)</b>	373,496	95,300
<b>Tax effect of expenses that are not deductible in determining taxable profit</b>	20,960	23,218
<b>Under/(over) provided in prior years</b>	(188)	(13,794)
<b>Deferred tax adjustments in respect of prior years</b>	390,090	12,304
<b>Change in deferred tax rate</b>	15,347	130,538
<b>Deferred tax</b>	<u>(14,236)</u>	<u>-</u>
<b>Taxation charge</b>	<u>785,469</u>	<u>247,566</u>

**10 Dividends**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Dividends</b>	<u>150,000</u>	<u>150,000</u>

Notes to the financial statements (continued)  
For the year ended 31 October 2021

# 11 Intangible fixed assets

Group	Goodwill £
<b>Cost</b>	
At 1 November 2020 and 31 October 2021	4,545,013
<b>Amortisation and impairment</b>	
At 1 November 2020 and 31 October 2021	4,545,013
<b>Carrying amount</b>	
At 31 October 2021	-
At 31 October 2020	-

The company had no intangible fixed assets at 31 October 2021 or 31 October 2020.

# 12 Tangible fixed assets

Group	Land and buildings Freehold £	Fixtures, fittings & equipment £	Motor vehicles £	Total £
<b>Cost</b>				
At 1 November 2020	28,313,673	10,779,184	187,917	39,280,774
Additions	161,255	940,326	26,653	1,128,234
At 31 October 2021	28,474,928	11,719,510	214,570	40,409,008
<b>Depreciation and impairment</b>				
At 1 November 2020	2,397,676	7,423,382	181,380	10,002,438
Depreciation charged in the year	90,669	986,551	11,262	1,088,482
At 31 October 2021	2,488,345	8,409,933	192,642	11,090,920
<b>Carrying amount</b>				
At 31 October 2021	25,986,583	3,309,577	21,928	29,318,088
At 31 October 2020	25,915,997	3,355,802	6,537	29,278,336

The company had no tangible fixed assets at 31 October 2021 or 31 October 2020.



# Aketon Limited

## Notes to the financial statements (continued) For the year ended 31 October 2021

### 12 Tangible fixed assets (continued)

The net carrying value of tangible fixed assets includes the following in respect of assets held under finance leases or hire purchase contracts.

	Group		Company	
	2021	2020	2021	2020
	£	£	£	£
Plant and machinery	-	18,669	-	-

### 13 Fixed asset investments

		Group		Company	
	Notes	2021	2020	2021	2020
		£	£	£	£
Investments in subsidiaries	14	-	-	9,866,099	9,866,099

#### Movements in fixed asset investments Company

	Shares in subsidiaries £
<b>Cost or valuation</b>	
At 1 November 2020 and 31 October 2021	9,866,099
<b>Carrying amount</b>	
At 31 October 2021	9,866,099
At 31 October 2020	9,866,099

### 14 Subsidiaries

Details of the company's subsidiaries at 31 October 2021 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held	
				Direct	Indirect
Rudding Park Limited	United Kingdom	Hotel, banqueting, holiday park, golf course and spa	Ordinary	100	-

**Aketon Limited**

**Notes to the financial statements (continued)**  
**For the year ended 31 October 2021**

**15 Financial instruments**

	<b>Group</b>		<b>Company</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Carrying amount of financial assets</b>				
Debt instruments measured at amortised cost	972,137	169,255	-	-
<b>Carrying amount of financial liabilities</b>				
Measured at amortised cost	11,419,420	10,997,742	-	-

**16 Stocks**

	<b>Group</b>		<b>Company</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Raw materials and consumables	173,770	141,897	-	-
Finished goods and goods for resale	529,470	888,466	-	-
	703,240	1,030,363	-	-

**17 Debtors**

	<b>Group</b>		<b>Company</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Amounts falling due within one year:</b>				
Trade debtors	972,137	169,255	-	-
Prepayments and accrued income	212,636	97,541	-	-
	1,184,773	266,796	-	-

**Aketon Limited**

**Notes to the financial statements (continued)**  
**For the year ended 31 October 2021**

**18 Creditors: amounts falling due within one year**

		<b>Group</b>		<b>Company</b>	
		<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans	<b>20</b>	750,000	1,130,833	-	-
Obligations under finance leases	<b>21</b>	-	11,668	-	-
Payments received on account		3,955,985	3,318,148	-	-
Trade creditors		1,350,880	1,122,860	-	-
Corporation tax payable		331,618	123,340	-	-
Other taxation and social security		914,754	716,420	-	-
Dividends payable		227,795	150,000	-	-
Other creditors		-	160,959	-	-
Accruals and deferred income		3,784,947	1,461,365	-	-
		<u>11,315,979</u>	<u>8,195,593</u>	<u>-</u>	<u>-</u>

**19 Creditors: amounts falling due after more than one year**

		<b>Group</b>		<b>Company</b>	
		<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	<b>20</b>	6,112,500	7,702,500	-	-
		<u>6,112,500</u>	<u>7,702,500</u>	<u>-</u>	<u>-</u>

Amounts included above which fall due after five years are as follows:

Payable by instalments	-	4,062,500	-	-
	<u>-</u>	<u>4,062,500</u>	<u>-</u>	<u>-</u>

**20 Loans and overdrafts**

	<b>Group</b>		<b>Company</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans	6,862,500	8,833,333	-	-
	<u>6,862,500</u>	<u>8,833,333</u>	<u>-</u>	<u>-</u>
Payable within one year	750,000	1,130,833	-	-
Payable after one year	6,112,500	7,702,500	-	-
	<u>6,862,500</u>	<u>8,833,333</u>	<u>-</u>	<u>-</u>

## Aketon Limited

### Notes to the financial statements (continued) For the year ended 31 October 2021

#### 20 Loans and overdrafts (continued)

The bank loans are secured by a first legal charge over freehold land and buildings and a floating charge over plant and machinery.

All loans are with Santander plc.

One loan is for £3,000,000 at a fixed rate of 3.36%. This loan is being repaid by consecutive quarterly instalments from 1 January 2021 onwards. £2,700,000 remains outstanding at the year end.

On the 18 December 2015 Rudding Park Limited entered into a loan agreement with Santander plc for loans of up to £9,500,000 for the purpose of building a spa. The first facility of £5,000,000 has now been fully repaid. The second facility of £4,500,000 was fully drawn in 2017, with a variable rate of 1.6% over the bank's LIBOR rate (now replaced by the Bank of England Base Rate), repayable in 40 consecutive quarterly instalments commencing 18 March 2021. £2,215,132 remains outstanding at the year end. During the year, early repayment of £2,000,000 was made via transfer to a new loan with Santander, which is detailed below.

On the 26 May 2021 Rudding Park Limited entered into a loan agreement with Santander plc for a loan of £2,000,000 with a fixed rate of interest of 0.81% and a margin of 1.6%. This loan is being repaid by consecutive quarterly instalments from 6 September 2021 onwards, with a balloon payment of £1,052,632 to be made on 17 December 2025. £1,947,368 remains outstanding at year end.

The bank has been supportive during the pandemic, and have been supportive in arranging additional facilities and relaxing covenants.

#### 21 Finance lease obligations

	Group		Company	
	2021	2020	2021	2020
	£	£	£	£
Future minimum lease payments due under finance leases:				
Within one year	-	11,668	-	-
	=====	=====	=====	=====

Finance lease payments represent rentals payable by the company for certain items of plant and machinery. Leases include purchase options at the end of the lease period, and no restrictions are placed on the use of the assets. All leases are on a fixed repayment basis and no arrangements have been entered into for contingent rental payments.

**Aketon Limited****Notes to the financial statements (continued)**  
**For the year ended 31 October 2021****22 Deferred taxation**

Deferred tax assets and liabilities are offset where the group or company has a legally enforceable right to do so. The following is the analysis of the deferred tax balances (after offset) for financial reporting purposes:

	<b>Liabilities</b>	<b>Liabilities</b>
	<b>2021</b>	<b>2020</b>
<b>Group</b>	<b>£</b>	<b>£</b>
Accelerated capital allowances	1,698,751	1,239,087
Other timing differences	(9,426)	(3,801)
	<u>1,689,325</u>	<u>1,235,286</u>

The company has no deferred tax assets or liabilities.

	<b>Group</b>	<b>Company</b>
	<b>2021</b>	<b>2021</b>
<b>Movements in the year:</b>	<b>£</b>	<b>£</b>
Liability at 1 November 2020	1,235,286	-
Charge to profit or loss	454,039	-
Liability at 31 October 2021	<u>1,689,325</u>	<u>-</u>

The deferred tax liability set out above is expected to reverse within 12 months and relates to accelerated capital allowances that are expected to mature within the same period.

**23 Retirement benefit schemes**

	<b>2021</b>	<b>2020</b>
<b>Defined contribution schemes</b>	<b>£</b>	<b>£</b>
Charge to profit or loss in respect of defined contribution schemes	<u>256,454</u>	<u>198,753</u>

A defined contribution pension scheme is operated for all qualifying employees. The assets of the scheme are held separately from those of the group in an independently administered fund.

**Aketon Limited****Notes to the financial statements (continued)**  
**For the year ended 31 October 2021****24 Share capital**

	<b>Group and company</b>	
	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
16,949,000 A Ordinary shares of 0.1p each	16,949	16,949
892,053 B Ordinary shares of 0.1p each	892	892
	<u>17,841</u>	<u>17,841</u>

Neither class of ordinary share carries a right to fixed income.

**25 Reserves**

Called-up share capital represents the nominal value of shares that have been issued.

Profit and loss account includes all current and prior year retained profits and losses.

**26 Capital commitments**

Amounts contracted for but not provided in the financial statements:

	<b>Group</b>		<b>Company</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Acquisition of tangible fixed assets	-	126,419	-	-
	<u>-</u>	<u>126,419</u>	<u>-</u>	<u>-</u>

**27 Related party transactions****Transactions with related parties**

During the year the group entered into the following transactions with related parties:

	<b>Sales</b>		<b>Purchases</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Group</b>				
Entities over which the group has control, joint control or significant influence	1,830	-	-	-
Other related parties	-	-	50,763	46,303
	<u>1,830</u>	<u>-</u>	<u>50,763</u>	<u>46,303</u>

**Aketon Limited**

**Notes to the financial statements (continued)**  
**For the year ended 31 October 2021**

**27 Related party transactions (continued)**

	Other advances/(expenses)	
	2021	2020
	£	£
<b>Group</b>		
Key management personnel	3,460	3,806

The following amounts were outstanding at the reporting end date:

Amounts due to related parties	2021	2020
	£	£
<b>Group</b>		
Shareholders	56,655	30,617
Key management personnel	163,875	130,342
Other related parties	26,592	-

No guarantees have been given or received.

Included above is £20,497 owed to the MGM Trust (2020: £20,985), £9,632 to the NJM Trust (2020: £9,632), £13,263 owed to MGM & Childrens Trust (2020: £nil), and £13,263 owed to NJM & Childrens Trust (2020: £nil). All entities are shareholders of the parent company.

## Aketon Limited

### Notes to the financial statements (continued) For the year ended 31 October 2021

#### 28 Directors' transactions

Included in the above note is amounts owed to key management personnel. These are the director loan accounts of the subsidiary's directors. All director loan accounts are unsecured and no interest accrues on these balances. Movements on the director loan accounts during the period are shown below, positive values represent amounts owed to the directors:

Description	% Rate	Opening balance £	Amounts advanced £	Amounts repaid £	Closing balance £
Simon Mackaness -	-	210,555	78,315	(161,988)	126,882
Judith Mackaness -	-	19,494	7,895	(11,599)	15,790
Matthew Mackaness -	-	14,850	6,645	(8,187)	13,308
Nicholas Mackaness -	-	15,466	7,895	(15,466)	7,895
		<u>260,365</u>	<u>100,750</u>	<u>(197,240)</u>	<u>163,875</u>

Dividends of £150,000 (2020: £150,000) were paid in the year in respect of shares held by the company's directors. The remaining balance from the declared dividend was credited to the director loan accounts. These movements are included in the above table.

#### 29 Controlling party

Aketon Limited is controlled by Mr Simon Mackaness by virtue of his holding of the majority of share capital.



**Aketon Limited**

**Notes to the financial statements (continued)**  
**For the year ended 31 October 2021**

**30 Cash generated from group operations**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Profit for the year after tax	1,180,299	254,011
<b>Adjustments for:</b>		
Taxation charged	785,469	247,566
Finance costs	177,501	251,731
Depreciation and impairment of tangible fixed assets	1,088,482	1,042,650
<b>Movements in working capital:</b>		
Decrease in stocks	327,123	384,297
(Increase)/decrease in debtors	(917,977)	531,390
Increase in creditors	3,391,305	1,145,722
<b>Cash generated from operations</b>	<u>6,032,202</u>	<u>3,857,367</u>

**31 Analysis of changes in net debt - group**

	<b>1 November 2020</b>	<b>Cash flows</b>	<b>31 October 2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Cash at bank and in hand	1,226,374	2,384,118	3,610,492
Borrowings excluding overdrafts	(8,833,333)	1,970,833	(6,862,500)
Obligations under finance leases	(11,668)	11,668	-
	<u>(7,618,627)</u>	<u>4,366,619</u>	<u>(3,252,008)</u>