

Airport Parking and Hotels Limited
Strategic Report, Directors' Report and
Financial Statements
for the Year Ended 31 December 2022

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for the year ended 31 December 2022**

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Airport Parking and Hotels Limited

**Company Information
for the year ended 31 December 2022**

Directors:	B G Voller J W Voller C B Voller N J Caunter N S Maden
Registered office:	Aph House Snow Hill Copthorne Crawley West Sussex RH10 3EQ
Registered number:	01539777 (England and Wales)
Auditors:	Haines Watts Chartered Accountants and Statutory Auditor New Derwent House 69-73 Theobalds Road London WC1X 8TA
Solicitors:	CooperBurnett Solicitors Napier House, 14-16 Mount Ephraim Rd, Tunbridge Wells TN1 1EE

**Strategic Report
for the year ended 31 December 2022**

The directors present their Strategic Report for the year ended 31 December 2022.

The main activities of the Company during the year remained the operation of APH park and ride facilities serving Gatwick and Manchester airports and the agency sale of third party pre-booked airport parking, hotels and lounges to outbound air travellers, serving all significant UK airports.

Review of business

January 2022 started haltingly with only a gradual falling away of the uncertainty which the governments' COVID policy had created. After just a few weeks into the first quarter however, the business picked up markedly with pent-up demand for air travel evident from February half-term onwards. This surge in demand together with industry-wide staff shortages quickly drove prices higher along with payroll costs. The demand levels throughout the last three quarters were roughly 70% of the pre COVID high, but the resultant revenues were very strong. The leaner headcount and focus on multi-skilling of staff produced a strong profit performance in the peak season which remained relatively good right through to the year end. It was very satisfying to repay the Company's CBILS loans in October, although there is some way to go before the pent-up losses of the two COVID years are extinguished.

Principal risks and uncertainties

The principal risk facing the Company is and has always been that of any major, sustained interruption to or decline in air travel from the UK.

Financial key performance indicators

Pre-Tax profit increased to £3,446,362 from a loss of £2,123,681 from the prior year.

Similarly, Return on Capital Employed rose to 20.9% from -11.4% in the prior year.

Other key performance indicators

Customer service remains the Company's key focus to further enhance our reputation and build customer loyalty as outbound air travel recovers further. The Company once again won the coveted British Travel Award for the best Airport Parking Company, representing the twelfth win in succession.

Going concern

The strong 2022 performance has carried on into the first several months of 2023, with no signs of easing. Therefore, the directors are very confident in the Company's going concern status.

Future developments

The Company has a robust strategy and a strong management team to help the business grow significantly in subsequent years. The directors anticipate that the Company will continue to operate with its existing service and goods offering with the same existing management team and resources.

On behalf of the board:

N J Caunter - Director

19 July 2023

**Directors' Report
for the year ended 31 December 2022**

The directors present their report with the financial statements of the Company for the year ended 31 December 2022.

Dividends

No dividends will be distributed for the year ended 31 December 2022.

Directors

The directors shown below have held office during the whole of the period from 1 January 2022 to the date of this report.

B G Voller
J W Voller
C B Voller
N J Caunter
N S Maden

Statement of directors' responsibilities

The directors are responsible for preparing the Strategic Report, the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law 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 Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make 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 directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement as to disclosure of information to auditors

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the Company's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

On behalf of the board:

N J Caunter - Director

19 July 2023

Independent Auditors' Report to the Members of Airport Parking and Hotels Limited

Opinion

We have audited the financial statements of Airport Parking and Hotels Limited (the 'Company') for the year ended 31 December 2022 which comprise the Income Statement, Other Comprehensive Income, Balance Sheet, 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 2022 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 Auditors' 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

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 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.

Other information

The directors are responsible for the other information. The other information comprises the information in the Strategic Report and the Directors' Report, but does not include the financial statements and our Auditors' 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 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.

Independent Auditors' Report to the Members of Airport Parking and Hotels Limited

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 Strategic Report or the Directors' Report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities, 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 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 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 Company or to cease operations, or have no realistic alternative but to do so.

Auditors' 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 Auditors' 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 extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the Company and the industry in which it operates, and considered the risk of acts by the Company that were contrary to applicable laws and regulations, including fraud. We discussed with the directors the policies and procedures in place regarding compliance with laws and regulations. We discussed amongst the audit team the identified laws and regulations, and remained alert to any indications of non-compliance.

During the audit we focused on laws and regulations which could reasonably be expected to give rise to a material misstatement in the financial statements, including, but not limited to, the Companies Act 2006 and UK tax legislation. Our tests included agreeing the financial statement disclosures to underlying supporting documentation and enquiries with management.

Our procedures in relation to fraud included but were not limited to: inquires of management whether they have any knowledge of any actual, suspected or alleged fraud, and discussions amongst the audit team regarding risk of fraud such as opportunities for fraudulent manipulation of financial statements. We determined that the principal risks related to posting manual journal entries to manipulate financial performance and management bias through judgements in accounting estimates. We also addressed the risk of management override of internal controls, including testing journals and evaluating whether there was evidence of bias by the directors that represented a risk of material misstatement due to fraud. Our tests include agreeing the financial statement disclosures to underlying supporting documentation.

**Independent Auditors' Report to the Members of
Airport Parking and Hotels Limited**

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditors' 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 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 Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Robert Blundell BSc FCA (Senior Statutory Auditor)
for and on behalf of Haines Watts
Chartered Accountants and Statutory Auditor
New Derwent House
69-73 Theobalds Road
London
WC1X 8TA

31 July 2023

Income Statement
for the year ended 31 December 2022

		2022	2021
	Notes	£	£
Turnover	4	25,942,656	5,461,955
Cost of sales		(15,895,549)	(4,137,172)
Gross profit		<u>10,047,107</u>	<u>1,324,783</u>
Administrative expenses		(6,381,455)	(4,077,309)
		<u>3,665,652</u>	<u>(2,752,526)</u>
Other operating income	5	-	930,707
Operating profit/(loss)		<u>3,665,652</u>	<u>(1,821,819)</u>
Interest payable and similar expenses	8	(219,290)	(301,862)
Profit/(loss) before taxation	9	<u>3,446,362</u>	<u>(2,123,681)</u>
Tax on profit/(loss)	10	(463,826)	422,914
Profit/(loss) for the financial year		<u><u>2,982,536</u></u>	<u><u>(1,700,767)</u></u>

The notes form part of these financial statements

**Other Comprehensive Income
for the year ended 31 December 2022**

		2022	2021
	Notes	£	£
Profit/(loss) for the year		2,982,536	(1,700,767)
Other comprehensive income		-	-
Total comprehensive income for the year		<u>2,982,536</u>	<u>(1,700,767)</u>

The notes form part of these financial statements

Airport Parking and Hotels Limited (Registered number: 01539777)

**Balance Sheet
31 December 2022**

			2022		2021
	Notes	£	£	£	£
Fixed assets					
Tangible assets	11		19,823,802		19,445,631
Investments	12		<u>34,876</u>		<u>34,876</u>
			19,858,678		19,480,507
Current assets					
Debtors	13	1,448,604		1,987,400	
Cash at bank and in hand		<u>2,254,153</u>		<u>1,296,876</u>	
		3,702,757		3,284,276	
Creditors					
Amounts falling due within one year	14	<u>6,011,777</u>		<u>6,754,609</u>	
Net current liabilities			<u>(2,309,020)</u>		<u>(3,470,333)</u>
Total assets less current liabilities			17,549,658		16,010,174
Creditors					
Amounts falling due after more than one year	15		<u>8,043,254</u>		<u>9,486,306</u>
Net assets			<u>9,506,404</u>		<u>6,523,868</u>
Capital and reserves					
Called up share capital	19		1,000		1,000
Retained earnings	20		<u>9,505,404</u>		<u>6,522,868</u>
Shareholders' funds			<u>9,506,404</u>		<u>6,523,868</u>

The financial statements were approved by the Board of Directors and authorised for issue on 19 July 2023 and were signed on its behalf by:

N J Caunter - Director

N S Maden - Director

The notes form part of these financial statements

Statement of Changes in Equity
for the year ended 31 December 2022

	Called up share capital £	Retained earnings £	Total equity £
Balance at 1 January 2021	1,000	8,223,635	8,224,635
Changes in equity			
Total comprehensive income	-	(1,700,767)	(1,700,767)
Balance at 31 December 2021	1,000	6,522,868	6,523,868
Changes in equity			
Total comprehensive income	-	2,982,536	2,982,536
Balance at 31 December 2022	1,000	9,505,404	9,506,404

The notes form part of these financial statements

**Notes to the Financial Statements
for the year ended 31 December 2022**

1. Statutory information

Airport Parking And Hotels Limited is a private company, limited by shares, registered in England and Wales.

The Company's registered number can be found on the Company Information page.

The address of its registered office is Aph House Snow Hill, Copthorne, Crawley, West Sussex, United Kingdom, RH10 3EQ.

The Company's principal activity in the year was the operation of APH branded airport parking facilities at Gatwick and Manchester airports, and the sale of third party pre-booked parking, hotels and lounge facilities at these and all other major UK airports.

2. Accounting policies

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The preparation of financial statement in compliance with FRS requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies.

Monetary amounts in these financial statements are stated in pounds sterling and are rounded to the nearest whole £1, except where otherwise indicated.

The following principal accounting policies have been applied:

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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirement of paragraph 3.17(d);
- the requirements of paragraphs 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of paragraphs 12.26, 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirement of paragraph 33.7.

This information is included within the consolidated financial statements of Crawley Down Holdings Limited as at 31 December 2022 and these financial statements may be obtained from the registered office: Aph House Snow Hill, Copthorne, Crawley, West Sussex, United Kingdom, RH10 3EQ

Preparation of consolidated financial statements

The financial statements contain information about Airport Parking and Hotels Limited as an individual Company and do not contain consolidated financial information as the parent of a group. The Company is exempt under Section 400 of the Companies Act 2006 from the requirements to prepare consolidated financial statements as it and its subsidiary undertaking are included by full consolidation in the consolidated financial statements of its parent, Crawley Down Holdings Ltd, whose registered office is Aph House Snow Hill, Copthorne, Crawley, West Sussex, RH10 3EQ.

Notes to the Financial Statements - continued
for the year ended 31 December 2022

2. Accounting policies - continued

Turnover

Turnover is recognised to the extent that is probable that the economic benefits will flow to the Company and the turnover can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes, and on the accrued basis of accounting.

Owned car parks

Turnover is recognised when the parking date commences.

Turnover received in advance of the parking dates and hotel stays is recognised in deferred income.

Third-party car parks

The Company recognises the full value of a sale for a third-party car park space on the basis that the Company acts as the principal for VAT purposes.

Other turnover

For hotel reservations, the Company recognises the full value of a sale on the basis that the Company acts as the principal for VAT purposes.

Rental and other income is recognised based on the rental period the income relates to.

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 the Income Statement during the period in which they are incurred.

Land is not depreciated. Depreciation on other assets 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:

Freehold property	- 2% straight line
Leasehold land and buildings	- 6.67%, 10% and 20% straight line
Plant & equipment	- 10% straight line
Motor vehicles	- 20% straight line
Office furniture	- 10% straight line
Computer equipment	- 20% to 33% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted for 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 Income Statement.

Notes to the Financial Statements - continued
for the year ended 31 December 2022

2. Accounting policies - continued

Freehold property

Freehold property with a cost of £436,014 (2021: £436,014) is not depreciated because, in the opinion of the directors, it has a high residual value and long useful economic life and, as a consequence, depreciation would be immaterial either annually or in aggregate. This constitutes a departure from the general requirement of the Companies Act 2006 for all tangible assets (excluding land) to be depreciated over their useful economic lives, and is necessary to enable the financial statements to give a true and fair view. Depreciation is only one of many factors reflected in the annual valuation, and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

Investments in subsidiaries

Investment in subsidiary undertakings are recognised at cost less accumulated impairment.

Financial instruments

Financial assets and liabilities are recognised when the Company becomes party to the contractual provisions of the financial instrument. The Company holds basic financial instruments which comprise cash at bank, trade and other receivables and trade and other payables. The Company has chosen to apply the provisions of Section 11 Basic Financial Instruments in full.

Financial assets - classified as basic financial instruments

(i) Cash at bank and in hand

Cash at bank and in hand include cash in hand, deposits held with banks, and other short-term highly liquid investments with original maturities of three months or less.

(ii) Trade and other receivables

Trade and other receivables are initially recognised at the transaction price, including any transaction costs. Amounts that are receivable within one year are measured at the undiscounted amount of the cash expected to be received, net of any impairment.

At the end of each reporting period, the Company assesses whether there is objective evidence that a receivable amount may be impaired. A provision for impairment is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of the estimated future cash flows, discounted at the effective interest rate. The amount of the provision is recognised immediately in the Income Statement.

Financial Liabilities - classified as basic financial instruments

(iii) Trade and other payables and loans and borrowings

Trade and other payables and loans and borrowings are initially measured at the transaction price, including any transaction costs, and subsequently measured at amortised cost using the effective interest method.

Operating leases: the Company as lessee

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

Operating leases: the Company as lessor

Rental income from operating leases is credited to the profit or loss on a straight line basis over the lease term.

Amounts paid and payable as an incentive to sign an operating lease are recognised as a reduction to income per the lease term on a straight line basis, unless another systematic basis is representative of the time pattern over which the lessor's benefit from the leased asset is diminished.

**Notes to the Financial Statements - continued
for the year ended 31 December 2022**

2. Accounting policies - continued

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 Income Statement when they fall due. Amounts not paid are shown in accruals as a liability in the balance sheet. The assets of the plan are held separately from the Company in independently administered funds.

Finance costs

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

Borrowing costs

All borrowing costs are recognised in the profit or loss in the year in which they are incurred.

Going concern

These accounts are being prepared on a going concern basis; the directors are confident of the continuation of the steady recovery in UK aviation. The first half of 2023 has seen very strong demand at high prices for parking spaces. The directors are now confident of a very strong first half performance and a strong full year for the Company. This coupled with existing loan arrangements gives the directors comfort that the Company will continue in operation for the next 12 months and beyond.

3. Critical accounting judgements and key sources of estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical evidence and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Included within the results for 2022 is a bad debt provision of £145,745 (2021: £259,887) which the directors consider to be a reasonable estimate of potentially irrecoverable debts due from a customer that is experiencing funding issues.

The Company has a Grade II* listed freehold property whose lease expires in 2198. The Company is responsible for its maintenance and repair. At 31 December 2022, the Company has provided for an amount of £2,000,000 (2021: £1,025,000) in these financial statements for repairs to the property's roof, which was damaged at the Balance Sheet date. The Company has commissioned a specialist architect to assess the repair work that is required; however, permission is required from local authorities and Historic England for investigative work to be undertaken, and this has not yet been granted at the date of approval of the financial statements. Whilst the directors are confident that a financial obligation exists at the Balance Sheet date and that the provision for repair work of £2,000,000 (2021: £1,025,000) is reasonable from the information available to them, the ultimate liability will only be known on completion of the investigative work.

**Notes to the Financial Statements - continued
for the year ended 31 December 2022**

4. Turnover

The turnover and profit (2021 - loss) before taxation are attributable to the one principal activity of the Company.

An analysis of turnover by class of business is given below:

	2022	2021
	£	£
Parking	24,999,432	1,953,214
Agency parking and hotel fees	929,640	1,915,327
Other income	13,584	1,593,414
	<u>25,942,656</u>	<u>5,461,955</u>

All turnover arose within the United Kingdom.

5. Other operating income

	2022	2021
	£	£
Government grants	<u>-</u>	<u>930,707</u>

6. Employees and directors

	2022	2021
	£	£
Wages and salaries	3,510,968	2,357,579
Social security costs	477,395	207,304
Other pension costs	173,202	68,712
	<u>4,161,565</u>	<u>2,633,595</u>

The average number of employees during the year was as follows:

	2022	2021
Office and management	53	46
Sales and distribution	89	58
	<u>142</u>	<u>104</u>

7. Directors' emoluments

	2022	2021
£		
Directors' remuneration	<u>256,671</u>	<u>198,069</u>

The highest paid director received remuneration of £175,406 (2021: £100,893).

Directors' emoluments are in respect of two directors only, as the remuneration for the other directors was paid by a fellow subsidiary, Crawley Down Group Limited, for both the current and prior accounting period.

Notes to the Financial Statements - continued
for the year ended 31 December 2022

8. **Interest payable and similar expenses**

	2022	2021
	£	£
Bank interest	219,290	237,454
Hire purchase	-	64,408
	<u>219,290</u>	<u>301,862</u>

9. **Profit/(loss) before taxation**

The profit (2021 - loss) is stated after charging/(crediting):

	2022	2021
	£	£
Other operating leases	230,598	230,597
Depreciation - owned assets	463,707	598,317
Profit on disposal of fixed assets	(21,165)	(123,939)
Auditors' remuneration	<u>17,760</u>	<u>17,060</u>

10. **Taxation**

Analysis of the tax charge/(credit)

The tax charge/(credit) on the profit for the year was as follows:

	2022	2021
	£	£
Current tax:		
Adjustment in respect of previous periods	-	(18,419)
Group taxation relief	-	(9,537)
Total current tax	-	<u>(27,956)</u>
Deferred tax	463,826	<u>(394,958)</u>
Tax on profit/(loss)	<u>463,826</u>	<u>(422,914)</u>

Notes to the Financial Statements - continued
for the year ended 31 December 2022

10. **Taxation - continued**

Reconciliation of total tax charge/(credit) included in profit and loss

The tax assessed for the year is lower than the standard rate of corporation tax in the UK. The difference is explained below:

	2022 £	2021 £
Profit/(loss) before tax	3,446,362	(2,123,681)
Profit/(loss) multiplied by the standard rate of corporation tax in the UK of 19% (2021 - 19%)	654,809	(403,499)
Effects of:		
Expenses not deductible for tax purposes	6,147	19
Capital allowances in excess of depreciation	(149,104)	-
Depreciation in excess of capital allowances	-	28,197
Utilisation of tax losses	(507,831)	-
Adjustments to tax charge in respect of previous periods	-	(47,631)
Profit on disposal of assets	(4,021)	-
Movement on deferred tax	463,826	-
Total tax charge/(credit)	463,826	(422,914)

11. **Tangible fixed assets**

	Freehold property £	Short leasehold £	Plant and machinery £
Cost			
At 1 January 2022	18,889,653	305,924	6,361
Additions	-	-	17,250
Disposals	-	-	-
At 31 December 2022	18,889,653	305,924	23,611
Depreciation			
At 1 January 2022	380,379	305,924	6,361
Charge for year	59,108	-	863
Eliminated on disposal	-	-	-
At 31 December 2022	439,487	305,924	7,224
Net book value			
At 31 December 2022	18,450,166	-	16,387
At 31 December 2021	18,509,274	-	-

Notes to the Financial Statements - continued
for the year ended 31 December 2022

11. **Tangible fixed assets - continued**

	Motor vehicles £	Computer equipment £	Totals £
Cost			
At 1 January 2022	2,019,072	1,119,801	22,340,811
Additions	807,300	106,161	930,711
Disposals	(130,000)	-	(130,000)
At 31 December 2022	2,696,372	1,225,962	23,141,522
Depreciation			
At 1 January 2022	1,386,740	815,776	2,895,180
Charge for year	303,401	100,335	463,707
Eliminated on disposal	(41,167)	-	(41,167)
At 31 December 2022	1,648,974	916,111	3,317,720
Net book value			
At 31 December 2022	1,047,398	309,851	19,823,802
At 31 December 2021	632,332	304,025	19,445,631

Included within freehold property is land at cost of £15,755,384 (2021: £15,755,384), which is not depreciated.

Included within freehold property are long leasehold properties with a cost of £3,384,610 (2021: £3,384,610) which are on long-term leases of 200 and 999 years. They are classified as freehold properties in the accounts to reflect the long-term ownership of the leases

The net book value of assets held under finance leases or hire purchase contracts, included above, are as follows:

	2022	2021
£ £		
Motor vehicles	-	457,173

12. **Fixed asset investments**

	Shares in group undertakings £
Cost	
At 1 January 2022 and 31 December 2022	34,876
Net book value	
At 31 December 2022	34,876
At 31 December 2021	34,876

**Notes to the Financial Statements - continued
for the year ended 31 December 2022**

12. Fixed asset investments - continued

The Company's investments at the Balance Sheet date in the share capital of companies include the following:

Airport Parking and Hotels(Manchester) Limited

Registered office: Aph House, Snow Hill, Copthorne, Crawley, West Sussex, RH10 3EQ

Nature of business: Dormant Company

Class of shares:	% holding
Ordinary	100.00

13. Debtors

	2022	2021
	£	£
Amounts falling due within one year:		
Trade debtors	432,269	484,977
Amounts owed by group undertakings	366,898	371,749
Other debtors	6,750	2,400
VAT	72,930	-
Deferred tax asset	211,640	142,000
Prepayments and accrued income	358,117	452,808
	<u>1,448,604</u>	<u>1,453,934</u>

Amounts falling due after more than one year:

Deferred tax asset	-	533,466
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Aggregate amounts	<u>1,448,604</u>	<u>1,987,400</u>
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Deferred tax asset

	2022	2021
	£	£
Accelerated capital allowances	(146,767)	(104,439)
Tax losses carried forward	358,407	779,905
	<u>211,640</u>	<u>675,466</u>

14. Creditors: amounts falling due within one year

	2022	2021
	£	£
Bank loans and overdrafts (see note 16)	426,421	883,059
Hire purchase contracts (see note 17)	-	643,797
Trade creditors	1,820,102	1,676,082
Amounts owed to group undertakings	34,875	34,875
Social security and other taxes	80,100	-
VAT	-	408,936
Credit note provision	-	94,912
Accruals and deferred income	3,650,279	3,012,948
	<u>6,011,777</u>	<u>6,754,609</u>

**Notes to the Financial Statements - continued
for the year ended 31 December 2022**

14. Creditors: amounts falling due within one year - continued

The obligations under hire purchase contracts are secured against the assets on which the hire purchase contracts arise. The aggregate amount of secured debt at the year-end was £NIL (2021: £643,797).

During 2020 the Company entered into a loan totalling £2,000,000 with interest charged at 1.75% above base rate. This was repaid in full in October 2022.

During 2021 the Company entered into a loan totalling £1,000,000 with interest charged at 2.88% above base rate. This was repaid in full in October 2022.

During 2022 the Company entered into a loan totalling £6,117,175 with interest charged at 2.25% above base rate. From March 2023 quarterly repayments totalled £106,605 with the loan being repaid in full in December 2027.

The new and existing bank loans are secured on the Company's properties, and also by way of a composite guarantee from group companies. The aggregate amount of secured debt at the year-end is £6,117,175 (2021: £9,284,562).

15. Creditors: amounts falling due after more than one year

	2022	2021
	£	£
Bank loans (see note 16)	5,690,754	8,401,503
Social security and other taxes	-	59,803
Accruals and deferred income	<u>2,352,500</u>	<u>1,025,000</u>
	<u>8,043,254</u>	<u>9,486,306</u>

16. Loans

An analysis of the maturity of loans is given below:

	2022	2021
	£	£
Amounts falling due within one year or on demand:		
Bank loans	<u>426,421</u>	<u>883,059</u>
Amounts falling due between one and two years:		
Bank loans - 1-2 years	<u>426,421</u>	<u>6,681,132</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>5,264,333</u>	<u>1,653,705</u>
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans - more than 5 years	<u>-</u>	<u>66,666</u>

**Notes to the Financial Statements - continued
for the year ended 31 December 2022**

17. Leasing agreements

Minimum lease payments fall due as follows:

	Hire purchase contracts	
	2022	2021
	£	£
Net obligations repayable:		
Within one year	-	<u>643,797</u>
	Non-cancellable operating leases	
	2022	2021
	£	£
Within one year	181,708	184,018
Between one and five years	557,946	710,545
In more than five years	-	29,167
	<u>739,654</u>	<u>923,730</u>

18. Deferred tax

The deferred tax asset is made up as follows:

	2022	2021
£		
Balance at 1 January	675,466	280,508
Provided during the year	(463,826)	394,958
Balance at 31 December	<u>211,640</u>	<u>675,466</u>

19. Called up share capital

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2022	2021
			£	£
1,000	Ordinary shares	£1	<u>1,000</u>	<u>1,000</u>

20. Reserves

	Retained earnings
	£
At 1 January 2022	6,522,868
Profit for the year	<u>2,982,536</u>
At 31 December 2022	<u>9,505,404</u>

**Notes to the Financial Statements - continued
for the year ended 31 December 2022**

21. 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 £173,202 (2021: £68,712). Contributions of £NIL (2021:£NIL) were payable to the fund at the Balance Sheet date.

22. Contingent liabilities

National Westminster Bank plc holds fixed and floating cross-guarantees in respect of all accounts held in the names of the companies within the Group, and has the right to the set-off of debit and credit balances on all accounts. This Company has similarly jointly guaranteed the overdrafts of the Group companies. The amounts owed by other Group companies under this guarantee at 31 December 2022 amounted to £Nil (2021: £Nil) in respect of overdrafts and £Nil (2021: £Nil) in respect of loans.

23. Related party disclosures

The Company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

All staff who have authority and responsibility for planning, directing and controlling the activities of the Group are considered to be key management personnel, irrespective of which group company provides their remuneration. Total remuneration in respect of these individuals is £256,671 (2021: £241,766).

24. Ultimate controlling party

The Company's parent company and ultimate controlling party is Crawley Down Holdings Limited, a company registered in England and Wales. The Parent Company's address of principal place of business is: Aph House, Snow Hill, Copthorne, Crawley, West Sussex, RH10 3EQ.

Copies of the consolidated financial statements of Crawley Down Holdings Limited are available from the registered office: Aph House Snow Hill, Copthorne, Crawley, West Sussex, RH10 3EQ.

The Company is controlled by the board of directors of Crawley Down Holdings Limited.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.