

Viability Study

The Windmill Inn, 42 Mill Lane, Rustington, BN16
3JN

Kevin Marsh MRICS, Savills (UK) Limited



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Appendix 1 **Guy Simmonds Instructing Contracts**

Appendix 2 **Accounting Information**

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1.0 Instructions

I have been instructed by Planning Issues Limited to inspect The Windmill Inn and to assess its financial viability as a public house. In particular, I have been asked to opine on the long-term viability of the pub in its current form.

2.0 Executive Summary

The Windmill Inn is a traditional public house on the edge of the Rustington settlement. The pub has been owned freehold and operated for the last 11 years by the current publican. All of the staff are directly employed by the owner who is also responsible for all of the day-to-day functions of the business. This contrasts with a 'leased' or 'tenanted' pub which may be owned freehold by a pub company such as Greene King or Stonegate but the business itself is operated by a third party.

It is clear that current trade is very poor. However, the pub has a good traditional 'pub' feel with a sizeable beer garden, onsite car parking and good prominence to the highway.

The current owners appointed a specialist pub agent to offer the freehold for sale in April 2019. The pub was promoted for sale until the end of November 2019. During this period there was only one viewing and no offers were received.

In March 2021 the owner was approached by an independent hotel operator who made an acceptable offer and subsequently submitted a planning application for the remodelling and extension of the property to provide a small hotel. For reasons that are unclear, this buyer withdrew in September 2023 without exchanging contracts.

The owner remained anxious to find a buyer for the property. Following the abortive sale above, the owner agreed a sale with a residential developer on a 'subject to planning' basis.

For the reasons set out in this report I am of the opinion that The Windmill Inn is no longer a financially viable business. I am also of the opinion that the business cannot be made viable as a consequence of the significant capital cost required.

I am therefore of the opinion that the existing trade will progressively decline and the business will be loss making even before mortgage costs or rent are taken into account. Eventually the existing owner will no longer be able to withstand the losses and the pub will close. The pub has already been offered for sale to potential pub operators without success and whilst these efforts took place 5 years ago, no interest was received and in the intervening period, market conditions have become more challenging for many publicans.

3.0 My Professional Background

This report has been independently compiled by myself, Kevin Marsh BSc MRICS of Savills (UK) Ltd. I am a Director of Savills, a Chartered Surveyor, Registered Valuer and Head of Savills Licensed Leisure department. I have specialised in advising the owners and operators of pubs and other hospitality businesses for 27 years. I have frequently advised on the future viability of pub businesses and, where investment is planned by the owner or operator, the feasibility of such schemes. I regularly act as an Expert Witness in disputes and where independent opinion is required by Courts and Tribunals.

4.0 Information Relied Upon

To the extent that you have provided me with information and/or instructed me to obtain it from a third party, you agree, unless it is otherwise confirmed by me in writing, that I can safely rely upon the accuracy, completeness and consistency of this information without further verification. The information that I have relied upon is primarily the following:-

- Historic trading accounts;
- Contract appointing Guy Simmonds;
- Termination of Guy Simmonds instructions;
- Interview with the owner, Mr David McElhatton;
- Supplementary information from Mr David McElhatton.

5.0 Inspection

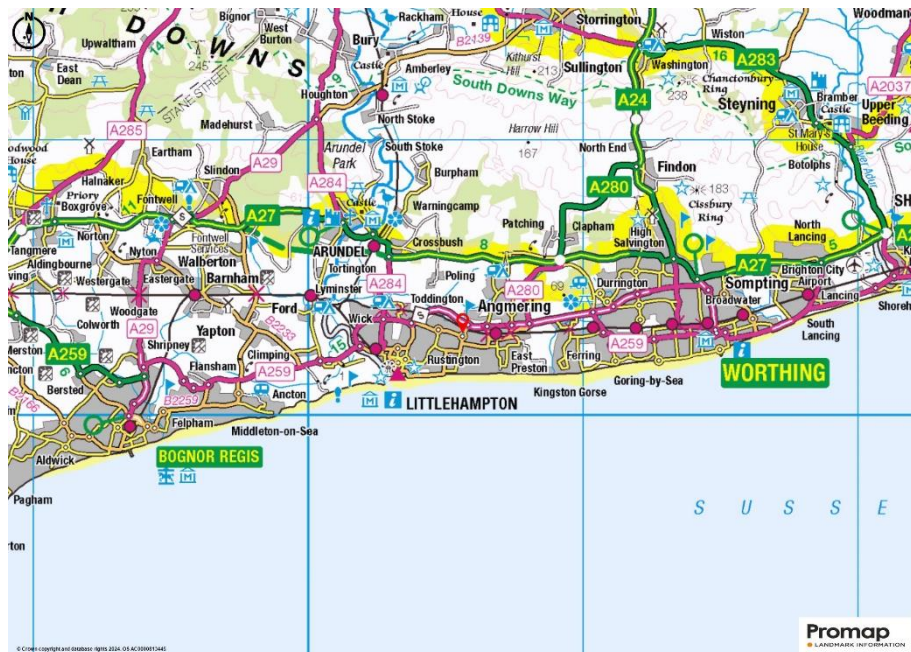
The property was most recently inspected by myself on 7 May 2024. The weather on the date of my inspection was dry and sunny.

6.0 Location

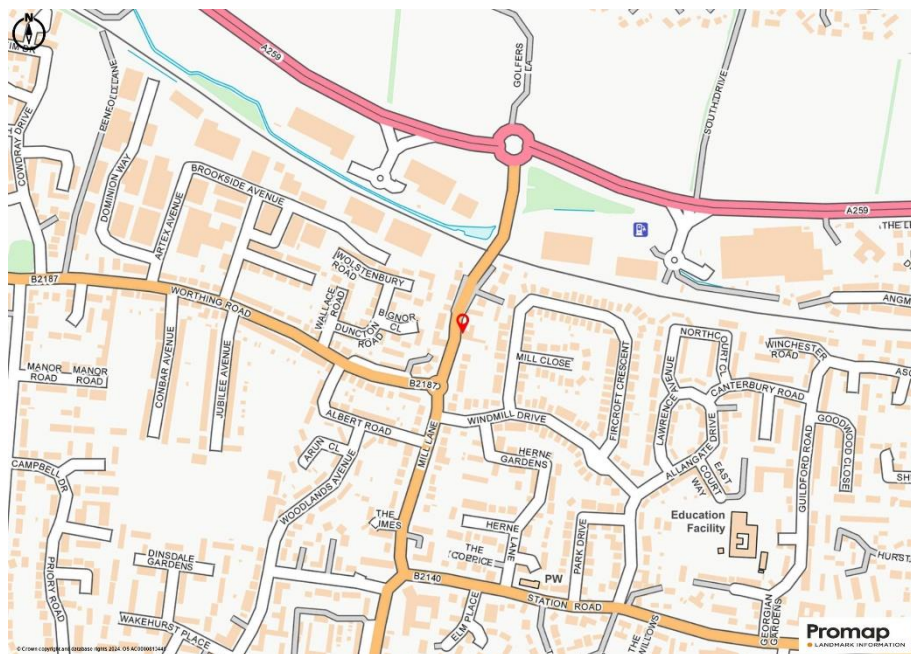
The Windmill Inn is situated in Rustington, a village and civil parish in the Arun District of West Sussex. Rustington is approximately at the midpoint of the West Sussex coast and midway between Chichester (14.3 miles) and Brighton (22.3 miles). The A259 runs along the north of Rustington, to the west is Littlehampton, Bognor Regis and Chichester and to the east is Worthing and Brighton.

Rustington shares Angmering railway station with Angmering and East Preston. Trains from this station go to Brighton, Portsmouth and Southampton, as well as regular services to London Victoria with an approximate time of 1 hour 35 minutes. The railway station is approximately a 3 minute drive from the subject property.

A general location plan and local street map are shown below.



General Location Plan



Local Street Map

The site is level and regular in shape and extends to approximately 0.438 acres. An Ordnance Survey plan is shown below outlining my understanding of the boundaries of the site edged red. The plan also shows the freehold title.



Ordnance Survey Extract

7.0 Description

The property comprises a detached pub, two storey at the front with a large single storey extension to the rear.

The pub has 23 car parking spaces on a surfaced car park to the side and a substantial landscaped garden to the rear with seating for over 100 customers if required.

The ground floor of the pub comprises a bar servery and seating area in the older part of the building and a restaurant in the more recent extension to the rear. Also at ground floor level there are customer WCs, a trade kitchen, beer cellar and various stores. The trading area extends to approximately 1,810 sq ft. There is seating in the bar area for circa 30 customers and for 40 customers in the restaurant.

The first floor provides owner's living accommodation. There are four bedrooms, lounge, kitchen, bathroom and separate WC.

Photographs illustrating the property are set out below:-



Front Elevation



Rear Elevation



Side Elevation



Car Park



Rear Garden



Bar Servery



Bar Area



Restaurant Area



Trade Kitchen

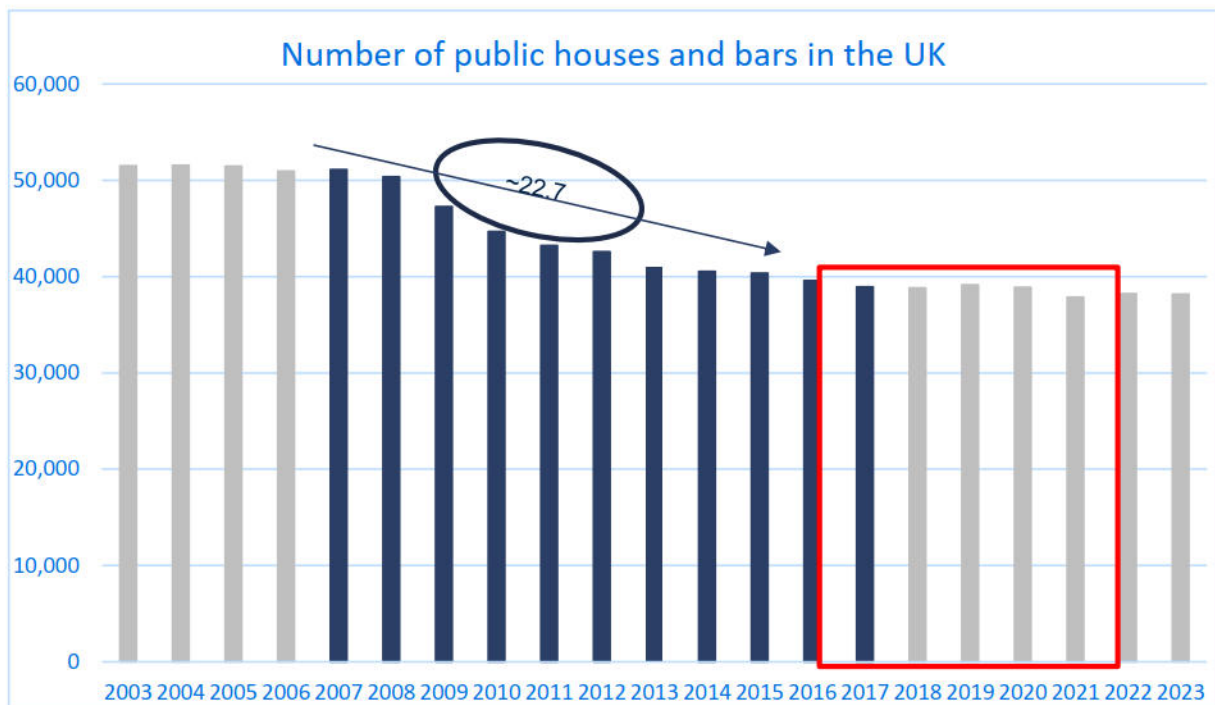


Beer Cellar

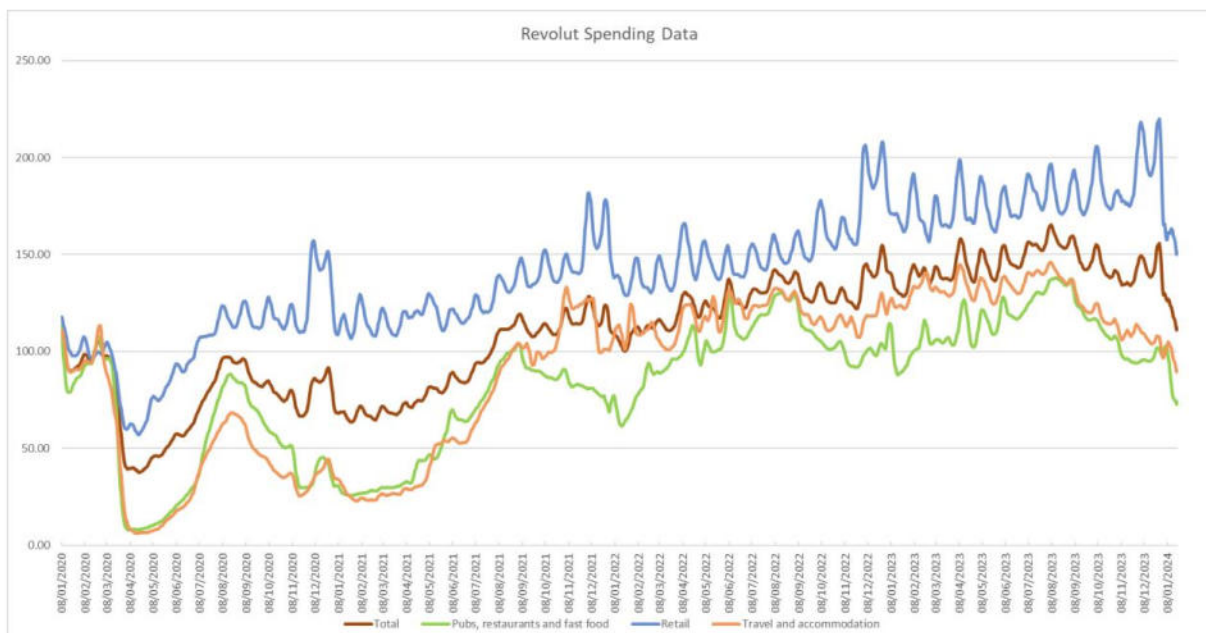
8.0 UK Pub Market Update

The Public House sector comprises a reported 38,175 sites in 2023 (Source: ONS). A significant amount of negative press commentary is focused on the declining number of public houses in the UK. We set out below the annual pub numbers 2003-to-2022 and you will note that prior to 2007 the sector was broadly static. The introduction of the smoking ban (July 2007) and the credit crunch (September-2008) resulted in a rationalisation of the sector with a loss of ~22.7% (11,430 sites) between 2008 and 2017. The sector numbers have been stable for the last six years with some fluctuations caused by the Covid pandemic.

It should be noted that whilst sites are still being lost from the bottom (lower quality) end of the pub market as a consequence of changing consumer habits and oversupply in some localities, we are seeing the total number of sites remain stable, which also means new sites are entering into the pub count. These new sites tend to be larger managed house operations, either new build or conversion from retail.



Mirroring this data, ONS daily card spending data from financial technology company Revolut shows a general upward trend in spending for all leisure sectors.



Against positive trading results, operators saw some easing of cost pressures through the second half of 2023. As a result of a drop in wholesale energy prices, inflation whilst still above the Government's target rate of 2% has continued to fall since the start of the year, with current CPI at 3.2% as of March.

From April 2023, pubs have seen an average decrease in their rateable values of approximately 17% and will still benefit from the Retail, Hospitality and Leisure Relief until 31 March 2025 with an increase in the discount to 75% for those eligible businesses, capped at £110,000 per business.

Whilst 2023 saw a continual decline in inflation, predictions suggest the base rate is unlikely to show signs of falling until the third quarter of 2024 with a softening in employment and wage growth. As a result, consumers are likely to become increasingly price sensitive. With consumers going out less frequently, they are valuing their experience and service more than ever before and those operators which provide good value for money combined with an excellent customer experience should benefit.

9.0 UK Pub Market Activity

Through its resilience during the pandemic, the pub sector continues to attract interest at a corporate level from both private equity and operators/investors and since the pandemic a continued lack of supply has helped to uphold pricing at the upper end of the market.

Similar to most mainstream markets, late 2022 and early 2023 saw a cooling in activity, a result of increasing inflation and economic and political uncertainty. With continued rising interest rates and the concern over debt serviceability, and more particularly for the sector, the maturity of some Coronavirus Business Interruption Loan Schemes (CBILS), we anticipate a resurgence of activity at the bottom end of the market where both privates and SME look to sell to satisfy debt obligations.

Below are some recent corporate transactions that indicate buyer confidence and the upheld demand for pubs as an asset class.

Date	Vendor	Purchaser	Deal
Apr-21	Everards	New River REIT	New River REIT acquired 14 community pubs from Everards which are understood to be located in suburban and neighbourhood locations in the East Midlands.
May-21	Adventure Group	Nightcap	Nightcap acquired 9 leasehold bars, 7 in central London and an additional two sites in Birmingham for £2.5 million.
Jul-21	Youngs	Punch Pubs and Co	Punch to sell majority of tenanted estate to Punch for £53m having generated EBITDA of £4.7m for the year ending 31 March 2019 reflects a multiple of 11.3YP.
Jul-21	Stonegate	Redcat Pubs	RedCat purchased 42 pubs from Stonegate comprising 30 freehold and 12 leasehold sites from Stonegate for an undisclosed sum.
Aug-21	Knead Pub Group	RedCat	RedCat acquired four pubs from the seven strong pub group. The properties include; Smith's of Bourne, Lincolnshire; The Jubilee Garage, Bourne, Lincolnshire; The Lord Nelson, Oakham, Rutland; and The Prince Rupert, Newark, Nottinghamshire.
Aug-21	Little Britain Pub Company	RedCat	Little Britain Pub Company sold 4 managed properties across the East Midlands to RedCat for £8.125m. The properties include; the Windmill in Wymeswold, the Curzon Arms in Woodhouse Eaves, the Blue Bell in Rothley, the Crown Inn in Old Dalby, and the Langton Arms in Church Langton. Deal reflects a multiple of 9.38YP.
Aug-21	Coaching Inn Group	RedCat	Redcat acquired 18 sites comprising the Coaching Inn Group's estate across the Cotswolds, Peak District, Yorkshire, Leicestershire, Staffordshire and Cambridgeshire. Deal reflects a multiple of c. 10 YP (before Head Office costs).
Sep-21	Dominion	RedCat	Redcat acquired seven sites from Dominion Hospitality which owns and operates hotels and pubs in the south of England under its Relax and Historic Innz brands.
Sep-21	Hall & Woodhouse	Red Oak	Red Oak Taverns acquired nine tenanted pubs from Hall & Woodhouse. The pubs are understood to be largely local community and rural destination sites. Deal reflects a multiple of c.11.0YP.

Date	Vendor	Purchaser	Deal
Nov-21	Barrio Bar Group	Nightcap	Nightcap acquired Barrio Familia Limited, the company behind the five-strong Barrio Bar Group. The business comprised four Latin American-inspired, Tequila-led, cocktail bars in London which trade under the 'Barrio' brand (Shoreditch, Angel, Soho, Brixton); and a high end '60s themed members' cocktail bar which trades under the 'Disrepute' brand in Soho. The consideration paid for the five-strong businesses comprised a net cash amount of £4.935M.
Dec-21	Euphorium Pubs Ltd	Red Oak	Red Oak Taverns acquired Euphorium pubs, comprising eight free of tie investments in the Bristol area. The deal was the fifth portfolio acquisition by Red Oak in 2021 growing its estate to 208 pubs operating on a range of agreements.
Feb-22	Alchemy Partners	Inn Collection	The Inn Collection Group, the North East based pubs-with-rooms operator, which operates 31 sites and over 1,000 rooms across the North East, North West and Yorkshire has been sold by Alchemy Partners for a reported price in excess of £300M.
Feb-22	Lucky Onion Group	Youngs	Youngs purchased the majority of the Lucky Onion Group comprising six freehold pubs, one leasehold pub and a house. The properties are located in affluent locations in the Cotswolds. The Group retained their flagship No 131 bar, restaurant and hotel in Cheltenham.
Mar-22	City Pub Group	Portobello Starboard	Portobello Starboard acquired 5 sites from City Pub Group in March 2022 prior to being acquired by Zetland Capital. The properties were located in the South East of England with a reported price of £16.2m.
May-22	C&C Group	Proprium Capital Partners	C&C Group announced on 17 May 2022 the sale of their 47% stake in Admiral Taverns to Proprium Capital Partners. The total consideration is due to be paid in three tranches during FY23. Reflects a 10.9 YP.
Jul-22	East Anglia Pub Company	Shepherd Neame	Shepherd Neame, the Kent based brewer, acquired three freehold pubs from East Anglia Pub Company. The properties included the Bellhouse in Leigh on Sea, the Exchange in Southend on Sea and the Hamlet Court in Westcliff on Sea. East Anglia Pub Company retain two sites.
Oct-22	Peach Pub Co	Revolution	Revolution Bars group is set to acquire Peach Pubs, the 21 gastropub operator for £16.5m. The group are reportedly achieving an EBITDA of circa £5.5 million reflecting a 3.0YP.
Jun-23	Camerons Brewery	FB Taverns	FB Taverns have acquired Cameron's Brewery tenanted division comprising 26 freehold pubs and one long leasehold pub for £8m. The group had a total EBITDA of £1,116,286 reflecting a YP of 7.88YP.
Aug-23	Bath Pub Company	St Austell Brewery	St Austell Brewery have acquired The Bath Pub Company's four properties for an undisclosed price.
Oct -23	Red Oak Taverns	St Austell Brewery	Multiple operator Red Oak Taverns acquired 17 pubs from South West based brewery St Austell for an undisclosed price.
Mar-23	Youngs	City Pub Co	It is reported that Youngs have purchased 50 strong City Pub Co for £162m (£3.24M/Site).

10.0 Marketing History

The current owner of the Windmill Inn appointed Guy Simmonds in April 2019, www.guysimmonds.co.uk to offer the freehold interest in the pub for sale as a going concern. Guy Simmonds are specialist pub, licensed and commercial business agents covering the whole of the UK. A copy of the instructing contract is attached at **Appendix 1**. Guy Simmonds were disinstructed on 27 November 2019. During the period of Guy Simmonds instructions, there was only one viewing which took place in July 2019. There were no offers received.

Mr McElhatton informs me that he was approached by an independent hotelier and agreed terms to sell the property (but only on the basis that planning permission was granted for a change of use to a hotel) in March 2021. As a consequence of this agreement, a planning application was made on 7 March 2022 for the change of use, extension and refurbishment of the property to provide a hotel. The planning application was approved on 5 August 2022.

Unusually, a contract was not entered into between the owner and the prospective buyer prior to the planning application being made and therefore the buyer proceeded at risk with the application. Davis Coffey Lyons, specialist licensed property valuers, undertook a valuation of the property on 24 August 2023 in contemplation of raising funds for the purchase and redevelopment. Eventually however, it is understood that the prospective buyer was unable to raise the capital and ultimately withdrew on 25 September 2023.

Shortly after the withdrawal of the aforementioned buyer, the owner was approached by a residential developer and terms agreed for a sale based on the redevelopment of the site.

11.0 Current Supply and Demand

Using the search functions in the links below, I have been able to identify the following pubs that are available for sale freehold and leasehold or simply being offered for lease to a new tenant. It is frequently the case that pubs are not openly offered for sale in order to avoid local gossip, an exodus of staff and to maintain customer loyalty therefore it is possible that the actual number of pubs available is in fact higher.

<https://www.hall-woodhousepartnerships.co.uk/pubs-for-rent?region=west-sussex>

<https://www.rightmove.co.uk/commercial-property-for-sale/West-Sussex/pubs.html>

<https://www.findmypub.com/lease-tenancy-pubs/england/south+east/west+sussex/>

<https://www.punchpubs.com/available-pubs?location=West%20Sussex%2C%20UK&distance=1&lat=50.9280143&lng=-0.4617075>

<https://www.fullers.co.uk/pubs/pub-finder/tenanted-pubs/west-sussex>

Foresters Arms, Kirdford, RH14 0ND 	Farmers Hotel, South Street, Lancing, BN15 8AE 
Bedford Hotel, Station Road, Horsham, RH13 5EY 	Stonemasons, North Street, Petworth, GU28 9NL 

Potters Arms, Station Road, Burgess Hill, RH15 9ED 	Beresford, Elmer Road, Middleton-on-Sea, PO22 6EH 
Six Bells, Lyminster Road, Littlehampton, BN17 7PS 	The Bear, Market Square, Horsham, RH12 1EU 
Dog & Bacon, North Parade, Horsham, RH12 2QR 	Cricketers Arms, Durbans Road, Wisborough Green, RH14 0DG 
Queens Head, The Hollow, West Chilton, RH20 2JN 	Elsted Inn, Elsted, GU29 0JT 
Royal Oak, Ifield Green, Ifield, RH11 0ND 	Three Crowns, Hammerwood Road, Ashurst Wood, RH19 3TJ 

Apple Tree, West Green Drive, West Green, RH11 7DL



Moonraker, Three Bridges Road, Crawley, RH10 1LG



The Farmers, Lewes Road, Scaynes Hill, RH17 7NE



Coach & Horses, The Square, Compton, PO18 9HA



The White Swan, Station Road, Bosham, PO18 8NG



Thatched Inn, Grand Avenue, Hassocks, BN6 8DH



Olive Branch, 12 Bishopric, Horsham, RH12 1QR



Wheatsheaf, Wool Lane, Rumbolds Hill, Midhurst, GU29 9BY



Four Chestnuts, Oving Road, Chichester, PO19 7EJ



Whistle Stop, Hill Brow Road, Liss, GU33 7DS



Elsted Inn, Elsted, GU29 0JT 	Oddfellows Arms, 99-101 Lower Street, Pulborough, RH20 2BP 
Old Railway, Upper Station Road, Henfield, BH5 9PJ 	Red Lyon, The Street, Horsham, RH13 0RR 
The Berkeley Arms, Delling Lane, Chichester, PO18 8HG 	The Bull's Head, Fishbourne Road, Chichester, PO19 3JP 
The Eastgate, 4 The Hornet, Chichester, PO19 7JG 	The Limeburners, Newbridge Road, Billingshurst, RH14 9JA 
The Murrell Arms, Yapton Road, Barnham, PO22 0AS 	The Park Tavern, 11 Priory Road, Chichester, PO19 1NS 

The Royal Oak, Pagham Road, Chichester, PO20 1LN 	The Star, Market Square, Petworth, GU28 0AH 
The Tudor Tavern, 134 Sea Road, East Preston, BN16 1NN 	The White Horse, The Square, Emsworth, PO10 8UE 
The White Horse, Mares Hill, Pulborough, RH20 2DY 	The Wickham Arms, 102 Bognor Road, Chichester, PO19 7TW 

In total, there are at least 40 pubs listed as available for sale and/or to let in West Sussex should a prospective pub operator be seeking representation in the region.

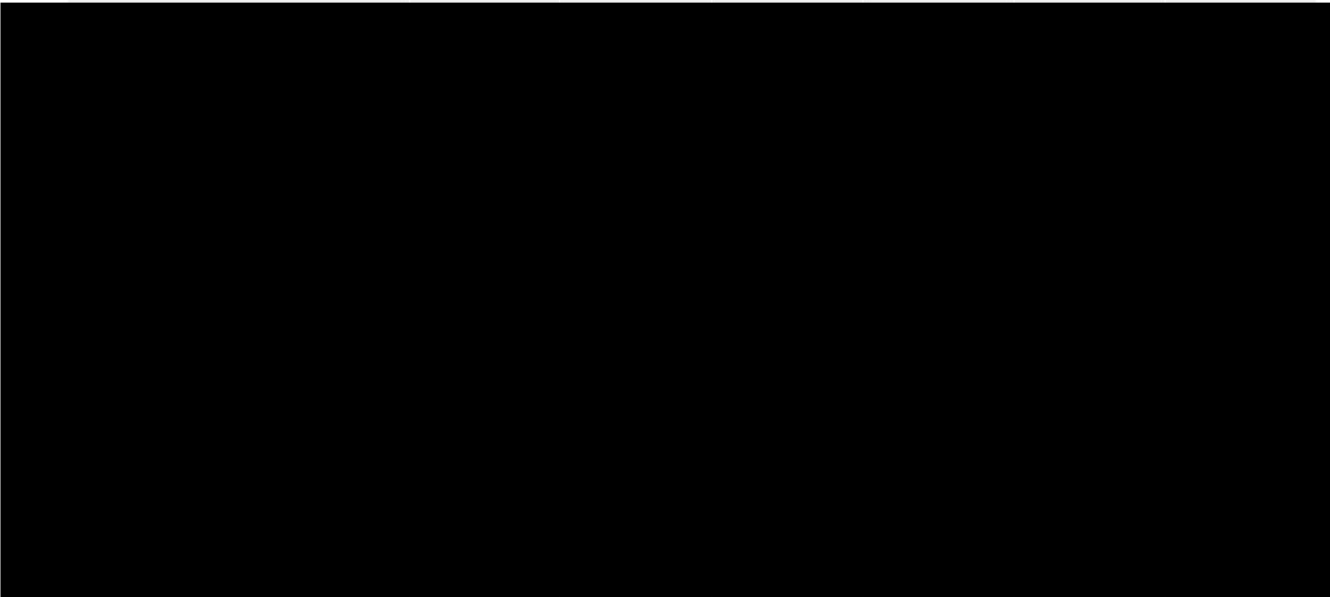
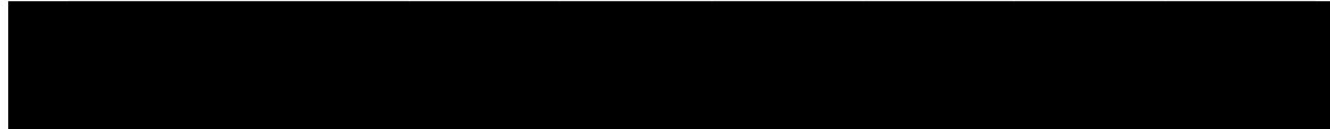
12.0 Business Overview and Historic Trade

The Windmill Inn is a predominantly 'locals' community public house offering both food and beverages in a traditional pub environment. The pub has its own website <https://thewindmillrustington.co.uk/>

The pub has a food hygiene rating of 5 'very good' (the highest score). The pub has 212 Tripadvisor reviews with an average score of 4 out of 5. The ratings/reviews are indicative of a business that is being well run therefore the deterioration in trade illustrated below is unlikely to be attributable to poor management. If that was the case, I would expect to see poorer reviews.

As a consequence of poor trade, the business is closed on Monday and Tuesday. The opening hours on a Wednesday and Thursday are midday to 10pm (10 hours), Friday and Saturday are midday to 11.30pm (11.5 hours) and midday to 8pm on a Sunday (8 hours). Again to save cost, food is only served on a Friday, Saturday and Sunday.

The existing business has been run by Mr McElhatton for the past 11 years. During these 11 years, the trade has substantially deteriorated due to a number of factors, primarily due to the issues associated with substantial rises in costs of living affecting the spending power of his customers combined with the relative price sensitivity of the inherent customer base. This deterioration in trade is well illustrated by the accounting information that has been provided to us and summarised below:-

	30/11/2023	30/11/2022	2021/2020 – Covid	30/11/2019	30/11/2018	30/11/2017
						
						

Notes to the accounts:-

Adjusted Profit/Loss adds back to the reported Profit/Loss the following - Amortisation, Depreciation and Rent Paid.

The Rent Paid is an internal charge. There is no lease in place with a third party.

The Profit/Loss and Adjusted Profit/Loss would be  lower without the Covid Loan.

Business Rates are artificially reduced as a consequence of the Government's 75% reduction allowance. This scheme comes to an end on 31 March 2025. All other things being equal, the financial position will worsen once the business rates relief comes to an end.

A little over  was spent on salaries in 2022/23. The pub was open for trade for 2,626 hours to customers and a further 780 hours (3 hours per day) deployed on cleaning and administration. The effective rate of pay if there was only one person working in the pub is  The National Living Wage is presently  This means that the business cannot pay the minimum wage to the owner or a member of staff in lieu of the owner.

A copy of the accounting information provided is attached at **Appendix 2**.

I will comment on my expectation of the future trading prospects in a later section of this report.

13.0 Viability Assessment

For a business to be considered viable it must be capable of generating a profit on a sustainable basis in the long term. There are, by necessity, several different definitions of profit, all of which are valid, and all of which have applications by accountants and other users of accounting information dependent upon purpose. For example, gross profit is calculated by taking costs of sales (direct sales) from turnover or sales; operating profit is a measure of profit after wages costs and variable costs of the business have been deducted from sales. Sometimes for valuation purposes the appropriate profit level is EBITDA (earnings before interest, tax, depreciation and amortisation).

What does a viable pub mean? The Campaign for Real Ale (CAMRA) Public House Viability Test defines a non-viable pub as one that *“no licensee could reasonably be expected to make a living from it. The applicants might claim that the area has too many pubs, the premises are too small, the catchment area is not large enough and so on”*. To assess the continued viability of a pub business the question CAMRA states that needs to be addressed is *“what the business could achieve if it were run efficiently by management committed to maximising its success”*.

When assessing the viability of a public house there are several factors to consider. These include:

- (i) Location and physical characteristics of the property and local competition.
- (ii) Review financial information recording past trading performance, in order to assist in making a judgement as to future trading potential.
- (iii) Reviewing the Campaign for Real Ale “Public House Viability Test”.

i. Location and physical characteristics of the property and local competition.

There are numerous pubs, restaurant and cafes in the area many of which are within walking distance of the Windmill Inn. The overwhelming majority of the pubs could provide a viable alternative for the customers of the Windmill Inn. There are at least 10 within 2.2 miles. I list these out below:

Pub	Distance from The Windmill Inn (miles)
New Inn 5 Norfolk Road, Littlehampton BN17 5PL	2.1
Lamb Inn 73 The Street, Rustington, BN16 3NU	1.2
Quill, 106 The Street, Rustington, BN16 3NJ	0.7
Establo Lounge, 1-5 Ash Lane, Rustington, BN16 3BU	0.8
Roundstone, Roundstone Lane, East Preston, BN16 1EB	1.6
Clockhouse, 103-105 Sea Road, East Preston, BN16 1NX	1.7
Tudor Tavern, 138-140 Sea Road, East Preston, BN16 1NN	1.7
Lamb, The Square, Angmering, BN16 4EQ	1.7
Spotted Cow, 1 High Street, Angmering, BN16 4AW	2.2
Sea View, 127 Sea Road, East Preston, BN16 1PD	1.8

ii. **Review financial information recording past trading performance, in order to assist in making a judgement as to future trading potential.**

The accounting history above has shown that turnover has decreased by 63.22% since 2017. The profit has decreased by 96.84% in the same period. The business does not generate a sufficient level of sales to meet the overheads as well as give the owner a salary at the current level of the National Living Wage. These overheads will increase next year once the business rates relief comes to an end making the position much worse.

In the majority of Viability reports that I undertake I show a profit and loss projection based around my expectation of the Fair and Maintainable Trade (FMT) and operating costs to give a Fair and Maintainable Net Operating Profit (FMNOP). I undertake this assessment for a number of reasons. Firstly, if the pub is closed, it is a measure of what the business could achieve if open for trade. Secondly, if the pub is run badly or not invested in, it is similarly a measure of what the reasonably competent operator could achieve with some capital investment to improve the facilities. And finally, the resultant profit projection allows me to measure the financial return that an owner would obtain for deploying their capital to buy the pub.

This case is however relatively unusual in so far as the pub is well presented, well run by an experienced publican, is in good condition with a nice garden and good car parking. As a consequence, there is no reason to believe that the trade and profitability being achieved at present is anything other than the FMT and FMNOP that would be achieved by a reasonably competent operator. On the basis that in the last two financial years the business has barely made a profit, the return on capital that an owner would obtain for deploying their capital is negligible or indeed potentially negative and over and above that return, the owner could not draw a sufficiently high wage to pay themselves the National Living Wage.

iii. **Reviewing the Campaign for Real Ale "Public House Viability Test".**

The Campaign for Real Ale (CAMRA) has set out their opinion of the factors that need to be met as part of the consideration of a Public House Viability Test. This is typically used to consider an application for the redevelopment of the existing put to an alternative use. A copy of the CAMRA document is attached at **Appendix 3**. I have tested The Windmill Inn against these principles below:-

CAMRA Test	Comment	Test
Local Trade	There is a small local population so the business relies heavily on local community custom. The location and scale of car parking does not offer an appealing 'destination' for those travelling from further afield.	Limited local trade. Meets the test for a change of use.
Customer Potential	The location is non-descript and therefore does not accept 'sell' itself to customers on the location alone as would be the case if positioned next to a river. The pub is also not an attractive building. 'Customer' potential is therefore likely to be generated by local convenience and reputation.	The pub relies on local custom but is not attractive to 'destination' based trade. Meets the test for a change of use.
Flexibility of the Site	Although the pub is situated on a reasonably large site, there is relatively little flexibility save for a physical extension of the property to the rear.	At present the site is well-utilised as far as car parking and gardens are concerned. The pub could be extended to the rear however the existing facilities are still not fully utilised and therefore a larger building will only increase the amount of unused space.

CAMRA Test	Comment	Test
		Meets the test for a change of use.
Parking	Parking is essential to any 'destination' food-led pub.	The pub has 23 car parking spaces which are sufficient for local community but insufficient to draw custom from a much wider catchment. Meets the test for a change of use.
Public Transport	Public transport is reasonably good in the local area however this also means that those living around the pub have easy access to the village centre where there is a great deal of competition.	Reasonably good. Does not meet the test for a change of use.
Multiple Use	This test asks whether the site could be used for other uses in addition to retaining the pub.	No. The extent of the grounds is insufficient to develop a range of alternative property uses and retain the pub. Meets the test for a change of use.
Partial Loss	This test asks whether the pub area could be reduced in size in order to maintain at least part of the existing business.	No. Meets the test for a change of use.
Competition Case Studies	There is at least 8 other pubs within 1.5 mile radius of the Windmill Inn offering a wide range of different facilities to customers.	Existing pub relates poorly to a lot of the competition. Roundstone – substantial Whitbread managed house in prominent location with car parking. Offers a family friendly environment to locals and destination trade. Establo Lounge – village centre offering all day trade to locals, shoppers and destination. Car parking not as good as Windmill Inn. Lamb Inn – Greene King pub with family offering. Direct competition to the Windmill Inn. Similar location but superior internal condition and facilities. Quil – village centre location. Similar scale of building with poorer outside space and car parking but prominent position. New Inn, Clocktower, Tudor Tavern, Seaview – all pubs at the outer limit of the radius. Mixed facilities. All potential competition. Meets the test for a change of use.
The Business Past and Present	This assessment considers what efforts have been made by the owner to make the business viable. The CAMRA test requires the owner to contemplate schemes like that might change the market perception or the positioning of the pubs offering to customers in order to create a viable business.	The business is operated by an experienced publican. Following the abortive sale the business was advertised as being open, a small refurbishment was undertaken, pub signs changed and refreshed, pool table installed in bar area and free pool offered and live music introduced 3-4 times a month. Meets the test for a change of use.
Sale	This test requires evidence of the owner's attempt to sell the pub to another pub operator.	The pub was extensively marketed in 2019 with no success. A buyer was eventually found in 2021, it was to change the use of the property to a hotel. Meets the test for a change of use.

The consideration of the CAMRA tests illustrate that the existing business satisfies all but the car parking test set out by CAMRA to substantiate an alternative use for the property including it being marketed for sale.

14.0 Conclusion

The Windmill Inn was offered for sale 5 years ago. There were no offers and the pub did not sell.

There are at least 40 pubs available to lease or buy in West Sussex offering prospective pub operators significant choice.

Given the supply, in my professional opinion, I do not believe that the Windmill Inn would be sold to another pub operator to continue its existing use.

Trade in the pub has deteriorated over the last 5 years. It is no longer profitable once mortgage costs or rent are taken into consideration.

There is significant choice for customers in the immediate area with 6 competing pubs most of which offer better facilities.

The viability test that the Campaign for Real Ale recommends when there is a proposal for the redevelopment is met.

In my professional opinion, I do not believe that the Windmill Inn is a financially viable pub.

Kevin Marsh BSc (Hons) MRICS
RICS Registered Valuer
Director
Head of Licensed Leisure

Date: 30 May 2024

Disclaimer

The projections outlined within this report are assuming a good average operator running the business efficiently. Savills would have no involvement in the running of the business and therefore cannot be held liable for the projections not being obtained.

Appendix 1 – Guy Simmonds Instructing Contract

Valuers

Initials: MM

Ref.

No. 8250F**Guy Simmonds****MC****SOLE AGENCY APPOINTMENT**VENDOR(S) FULL NAME(S): MR JAMES McELHATTON + MRS DEBORAH McELHATTONVENDOR(S) DATE(S) OF BIRTH: 30/5/51 JIM - 5/4/63 DEBORAHBUSINESS STATUS (please circle): SOLE TRADER / PARTNERSHIP / LIMITED COMPANY(STATE COMPANY NAME IF LTD. CO.) THE WINDMILL INN LTDBUSINESS NAME: THE WINDMILL INNIN PRESENT HANDS SINCE: FEB 2014FULL ADDRESS & POST CODE OF BUSINESS: 42 MILL LANE, RUSTINGTON,
WEST SUSSEX, BN16 3JNALL CORRESPONDENCE TO: BUSINESS/RESIDENTIAL ADDRESSVENDOR(S) RESIDENTIAL ADDRESS(ES) AND POSTCODE(S):

CONTACT TELEPHONE NUMBERS FOR VENDOR(S):

Business: [REDACTED] Fax: [REDACTED]Private E-mail for Correspondence: [REDACTED]Mobile(s): [REDACTED]Other Landline(s): [REDACTED]

CONTACT NAME AND TEL NUMBER FOR VIEWINGS:

As Above.BUSINESS TYPE (please circle): INN / HOTEL / RESTAURANT / BAR / NIGHTCLUBTENURE (please circle): FREEHOLD / LEASEHOLD ASSIGNMENT / CREATE NEW FREE OF TIE LEASE (FRI, RPI linked to inflation)ASKING PRICE - £ [REDACTED]FREEHOLD

ASKING PRICE - £

LEASEHOLD

OUR 'DISCOUNTED COMMISSION' SOLE AGENCY APPOINTMENT - MAIN POINTS

The main features of our sole agency agreement are:

- * **Our commission** In return for you paying an advance marketing/administration contribution of £995 plus VAT (total £1,194), we agree to a discounted commission rate of 2% of the purchase price plus VAT, subject to a minimum fee of £5,000 plus VAT. (This represents a significant reduction on our standard terms of 3% commission subject to a minimum of £8,000 plus VAT).
- * **Deductible Contribution** In the event of your business being sold, we will deduct your contribution from our commission account.
- * **Sole selling agent** Because you appoint us as your sole selling agent, we have as our main interest the successful sale of your business.
- * **7 Months "No sale No commission"** If a buyer is not introduced or negotiated with during the first 7 months of our sole agency appointment, you can normally terminate this agreement at no cost to yourself.

These are some of the main points of the agreement. For a more detailed understanding please refer to the main Terms and Conditions overleaf. In particular please refer to conditions 3, 5, 13, 14 and 15 in this agreement which determine your liability in the event of your withdrawal from this agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC) REFERENCE NUMBER (if known):

pass - check database -

The vendor(s) must promptly provide Guy Simmonds with a copy of the Energy Performance Certificate (EPC) – this is a legal requirement

LAND REGISTRY TITLE NUMBER (if known):

VENDORS ACCOUNTANTS: (Contact Name, Address)

TBC

E-mail: _____

Tel/Fax: _____

VENDORS SOLICITORS: (Contact Name, Address)

TBC

E-mail: _____

Tel/Fax: _____

ANNUAL VERIFIED TAKINGS (exclusive of VAT): £ TBC

MONTH/YEAR END: _____

TRADE SPLIT: _____ %WET _____ %FOOD _____ %ACCOM

RECONSTITUTED NET PROFIT CIRCA £ _____ AS PER VERIFIED ANNUAL TRADING ACCOUNTS

('ADD BACKS' INCLUDE _____)

CURRENT TURNOVER ON A PAR WITH ABOVE (please circle): YES / LOWER / HIGHER

ANNUAL RATES PAYABLE: £ _____

IF LEASE:-

LANDLORD/LESSOR COMPANY: _____

EXTENT OF TIE (e.g. draught beer): _____

BDM NAME/ TEL.No.: _____

BDM E-MAIL: _____

YEARS REMAINING: _____

TERM COMMENCED: _____

PERIOD: _____

ANNUAL RENT: _____

RENT REVIEW DATE: _____

CONFIRMATION BY LESSEE OF NO RENT ARREARS (Tick Box) ☐

N.B. It is assumed that all business fixtures and fittings are included within the asking price unless specifically excluded as follows:

Appointment

1. You appoint us as your **Sole Agent** (see definition below) for the sale of your business (which expression includes the freehold or leasehold premises from which the business operates) at the asking price specified overleaf and give us **Sole Selling Rights** (see definition below). Any alteration in the asking price must be agreed by both you and Guy Simmonds. You warrant that you have full power to dispose of the business on your own behalf and on behalf of any partner and (in the case of a limited company) on behalf of the company and that the particulars and details given to us are correct to the best of your knowledge. In these terms the expression "business" includes the property from which the business is or was operated and which is identified in the particulars within this Sole Agency Appointment Agreement.

Duration

2. Because you are liable to pay sales commission to us only if a purchaser or potential purchaser for the business is found, and so that we have a reasonable opportunity to earn that commission, you appoint us for an initial fixed period of 7 months. The appointment will then continue indefinitely until either of us gives to the other 1 calendar month's notice in writing to terminate. Notice must be given in writing and, where you are giving notice, acknowledged by us in writing. Notice to terminate cannot be effective until at least one month after expiry of the initial fixed period of 7 months. In this event but subject to Clause 5 below then no withdrawal fee or commission will be payable by you.

Early Termination and withdrawal fee

3. If during the initial 7 months period of this agreement you decide not to sell the business, or increase without our agreement the current asking price, then you will pay us a withdrawal fee of 1% of the original asking price but with a minimum of £3,000. You agree that this is a reasonable assessment of the costs that we will incur in marketing your business for sale, in maintaining our own profile to enable us to act effectively as selling agents and of our loss of the opportunity to sell your business for you. In this event, Clause 5 will still apply but any withdrawal fee paid will be deducted from our commission invoice. See also Clauses 14 and 15 below.

Commission Rate and Payment

4.1 Our commission will be calculated at 2% of the sale price subject to a minimum fee of £5,000. The sale price will include the price paid for any freehold or leasehold property, goodwill and fixtures and fittings but will not include stock in trade. If any part of the sale price is paid other than in cash, then our fee will be based on the value being paid or exchanged for the business. In particular if rather than sell your existing interest in the business premises you:

- a) grant a lease or licence in respect of the premises, or;
- b) dispose of 50% or more of the issued shares in any company which operates any part of the business to a third party who is not, at the date of this agreement, an existing shareholder in that company,

then our minimum commission as stated will become payable.

4.2 You will pay us, on the signing of this agreement, a contribution of £995 plus VAT towards our marketing and administration costs. This payment is not refundable in any circumstances, but will be credited against any invoice for commission due under clause 4.1, or any withdrawal fee under clause 3.

Entitlement to and Payment of Commission

5. We will be entitled to payment of our commission upon whichever of the following happens:

- a) when a purchaser however introduced or procured or with whom we had negotiations during this agreement, and whether in person or in partnership or association with others or through a company with which he is connected in any way, exchanges contracts to buy the business or completes the purchase of the business at any price (whichever is the sooner). We will defer payment of our commission until completion provided that you immediately upon the exchange of contracts irrevocably authorise your solicitor or conveyancer to pay our commission upon completion and instruct them to provide us with a formal professional undertaking to pay our commission upon completion.
- b) In the event that the business is sold by way of the grant of a lease or licence, then we will be entitled to commission calculated in accordance with clause 4.1. If at any time after that the purchaser, whether in person or in partnership or association with others or through a company with which he is connected in any way, acquires the freehold interest pursuant to an option contained in or granted at the same time as the lease, we will be entitled to a further commission also calculated in accordance with clause 4.1.
- c) when you terminate this agreement and yet exchange contracts for the sale of the business at any price and to any purchaser (as defined in 5(a)) within a period of 6 months following such termination.
- d) when you later decide not to sell for whatever reason, yet after a potential purchaser has been found who is, either on his own account or in partnership or association with others or through a company with which he is connected in any way, at the time of your withdrawal, **ready, willing and able** (see definition below) to proceed to exchange of contracts at a price that we are initially authorised by you to advertise the business for or (if different) at a price which you have agreed to accept subject to formal contract.

6. Payment of our commission is due:

- a) under 5(a) and/or 5(b) and/or 5(c), upon exchange of contracts or legal completion of the sale or grant of the lease, as the case may be, and whichever is the sooner (but see 5(a) above);
- b) under 5(d), upon your withdrawal from the sale negotiated "subject to contract"

VAT, interest and security for payment

7. Any sums payable to us under this agreement are subject to VAT at the rate current when payment becomes due.

8. You will pay interest at the rate of 4% pa above the base rate of Allied Irish Bank PLC on any sums due under this agreement from the date when payment falls due until payment is actually made.

9. If we request you will charge in our favour the business address and/or your private residence with payment of such commission that we are or may reasonably become entitled to. You agree that we may make such registrations and/or enter such restrictions against the legal title of your business address and/or private residence to secure payment of any sums which may become due to us under this agreement.

Our Obligations

10. We will use our best endeavours to achieve a successful sale of your business. We may:

- (a) appoint a sub-agent if we think it desirable, and we shall be liable for any commission payable to such sub-agent.
- (b) advertise and open-market the business on a national and local basis which may include our own and associated internet sites at our complete discretion.
- (c) send out details of your business to any person(s) or company (whether or not those details have been requested) at our sole discretion.
- (d) submit any press releases relating to your business to any publication(s) during and after the period of this agreement at our sole discretion.
- (e) insist that all deposits from purchasers are paid to us. Refundable deposits will be held until completion when the amount will be deducted from our final commission account.
- (f) In the event that a purchaser withdraws re-commence marketing the business immediately.

11. We shall not be liable for any loss of profit, diminution in sale price or other loss arising from our adoption of any marketing method or any act or default on the part of our staff, agents or employees.

12. Without prejudice to the generality of the foregoing it is expressly agreed that the property sales particulars prepared by us are subject to verification by you or your professional advisers. Whilst every care will be taken in their preparation, we accept no responsibility for any error, omission, mis-statement or distribution thereof.

Your obligations

13. You will take all actions reasonably required by us to facilitate the successful sale of your business to include:

- (a) Promptly providing topical account information in the form of Profit & Loss statements verified by a Chartered Accountant, and copy VAT returns and other data in order to provide any prospective purchaser with sufficient financial detail for formulating an offer and/or raising finance for the intended purchase and these may be used by Guy Simmonds in any future sale
- (b) Promptly confirming your acceptance of our sales particulars prior to circulation
- (c) Accommodating viewing visits of any prospective purchaser(s) at reasonable times and showing them round the business/property
- (d) Confirming at the time of our valuation visit any items located in the business trading areas which are excluded from the asking price and future detailed inventory to be prepared by yourselves for contractual purposes
- (e) (in the case of leasehold property) promptly providing us with a copy of your lease and confirming full compliance by you with the terms of your lease and in particular with any repairing obligations required by your lease
- (f) Promptly providing Guy Simmonds with a copy of your Energy Performance Certificate (EPC) – this is a legal requirement
- (g) Promptly providing Guy Simmonds, with a copy of your ID (e.g. photo driving licence and/or passport as requested by us), prior to marketing your business – this is a legal requirement to comply with Money Laundering Regulations.
- (h) Any other reasonable action specified by ourselves consistent with facilitating a sale.

14. Where we need you to take action reasonably necessary to establish and progress a sale, we will initially verbally request your action. This may be followed by a written request, giving you a period of 14 days to co-operate with us in achieving a sale in the manner that we request. If 14 days after making a written request, we decide (acting reasonably) that you are failing to co-operate with us in trying to sell your business, then we can treat your conduct as amounting to early termination under Clause 3 and a withdrawal fee will become payable.

15. If, being a leaseholder of the business premises, within the duration of this agreement you surrender or agree to surrender the lease or become subject to the lease being forfeited by the landlord then any such event will be treated;

- (a) if there is no consideration for the surrender or if the lease is forfeited, then as early termination under clause 3 and a withdrawal fee will become payable.
- (b) if a consideration is received or receivable, then as a sale upon which our commission will become due and payable.

16. In the case of the Vendor comprising more than one person, liability to us under this agreement is joint and several.

17. When this agreement is signed on behalf of a limited company, its directors and the signatory to this agreement (if not a director) undertake joint and several liability for payment of any sums due under this agreement.

18. As your business will be advertised on the open market and associated websites, you undertake to promptly refer all interested parties to us and to notify us of any discussions that you have with any prospective purchaser or any persons acting on their behalf.

We are required in law to provide certain information, which includes written explanation of some of the terms used in this agreement:

SOLE SELLING RIGHTS

You will be liable to pay remuneration to us, in addition to any other costs or charges agreed, in the following circumstances, namely if unconditional contracts for the sale of the business at any price are exchanged in the period during which we have sole selling rights, or after that period where the purchaser was introduced to you or with whom we had negotiations during that period, even if the purchaser was not found by us but by another agent or by another person, including yourself or even a friend or family member. Commission may therefore be payable even if we had no contact with the purchaser.

SOLE AGENCY

You will be liable to pay remuneration to us, in addition to any other costs or charges agreed, if at any time unconditional contracts for the sale of the business at any price are exchanged with a purchaser howsoever introduced during the period of our sole agency or with whom we had negotiations about the business during that period or with a purchaser introduced by another agent during that period.

READY, WILLING AND ABLE PURCHASER

A purchaser is a "ready, willing and able purchaser" if he is prepared and is able (either on his or her own account, in partnership or in association with another or others, or as director or shareholder of any company or as agent for any of the aforesaid) to exchange unconditional contracts for the purchase of your business. You will be liable to pay commission to us, in addition to any other costs or charges agreed, if such a purchaser is introduced by us in accordance with your instructions and this must be paid even if you subsequently withdraw and unconditional contracts for sale are not exchanged, irrespective of your reasons. A purchaser will be deemed to be "ready, willing and able" if, at the time of your withdrawal, he:

- a) has no sale of any other property upon which his purchase from you is dependant, or if he does have such a sale, then his purchaser has confirmed that he is ready to proceed to exchange of contracts
- b) has in place his required borrowing arrangements, on terms acceptable to him

and written confirmation from the prospective purchaser of these points will be conclusive.

Prior to signing I/we have read, understand and agree to the terms and conditions of this Sole Agency Agreement

Signature(s) of Vendor(s)

Date

Signed on behalf of Guy Simmonds Business Transfers Ltd

Guy Simmonds Business Transfers Ltd, Registered Office: Coppice Farm, Ashby Road, Melbourne, Derbys. DE73 8BJ.
Tel & Fax: 01332 865112 Registered. No. 2727033

Appendix 2 – Accounting Information

Company registration number: 09858993

The Windmill Inn (Rustington) Ltd

Unaudited financial statements

30 November 2017

The Windmill Inn (Rustington) Ltd

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Statement of changes in equity	6
Notes to the financial statements	7 - 12

The Windmill Inn (Rustington) Ltd

Directors and other information

Directors

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

Company number

09858993

Registered office

Ground Floor
35 New England Road
Brighton
East Sussex
BN1 4GG

The Windmill Inn (Rustington) Ltd

**Directors report
Year ended 30 November 2017**

The directors present their report and the unaudited financial statements of the company for the year ended 30 November 2017.

Directors

The directors who served the company during the year were as follows:

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

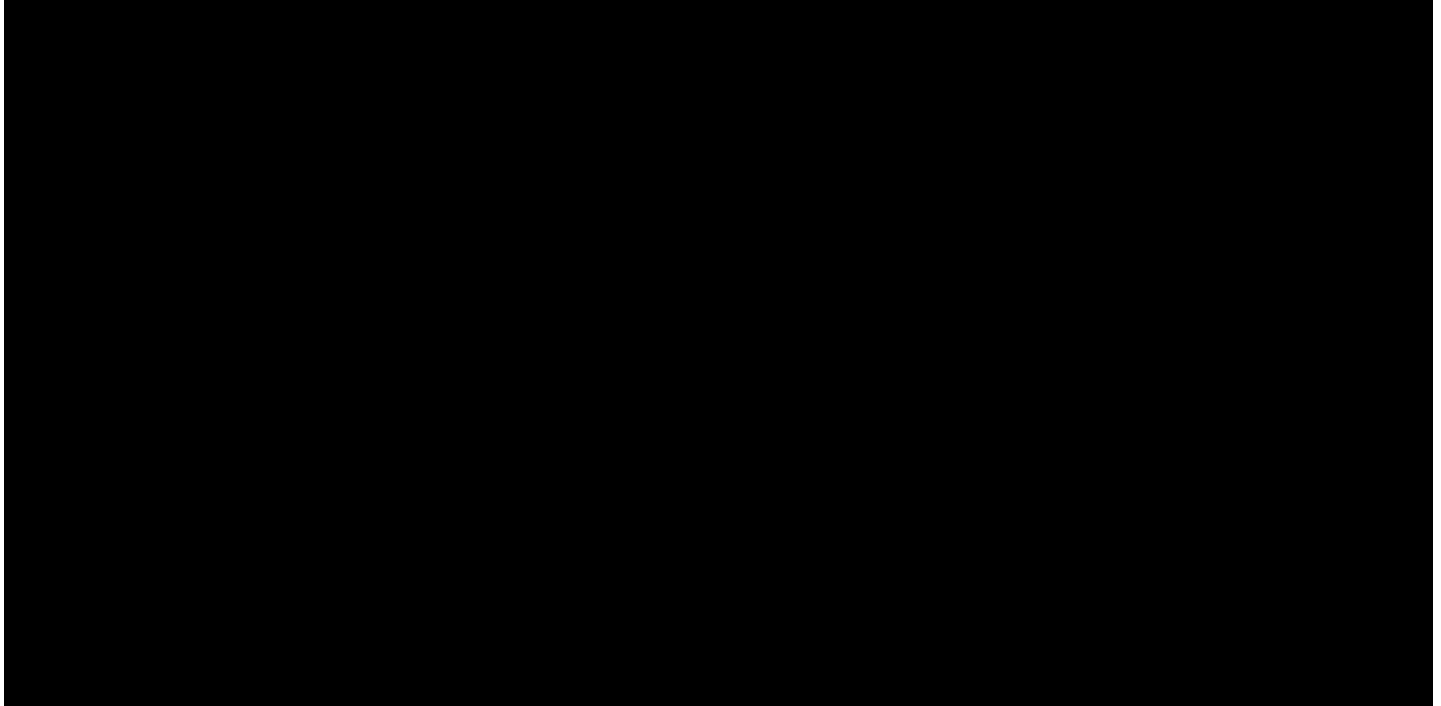
This report was approved by the board of directors on 18 May 2018 and signed on behalf of the board by:

David McElhatton
Director

The Windmill Inn (Rustington) Ltd
Statement of comprehensive income
Year ended 30 November 2017

2017

2016



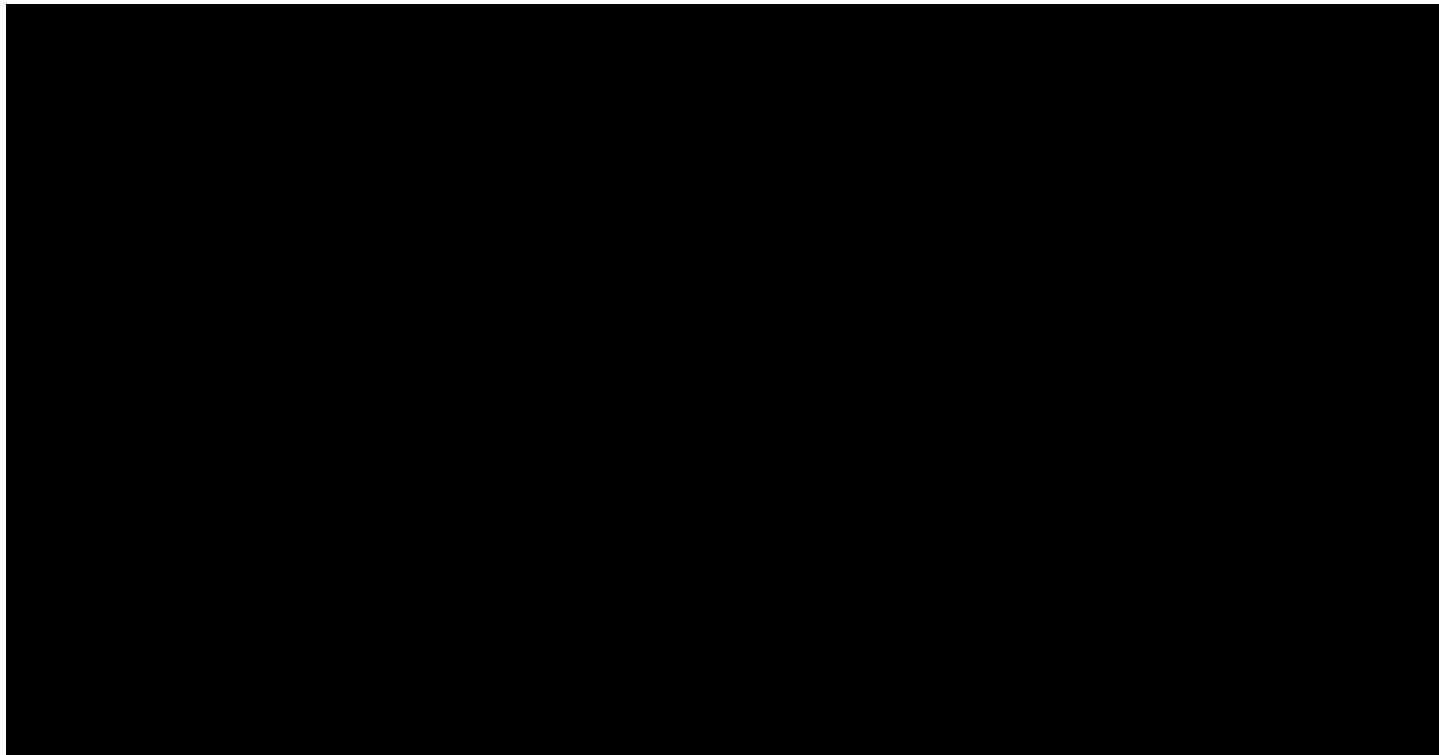
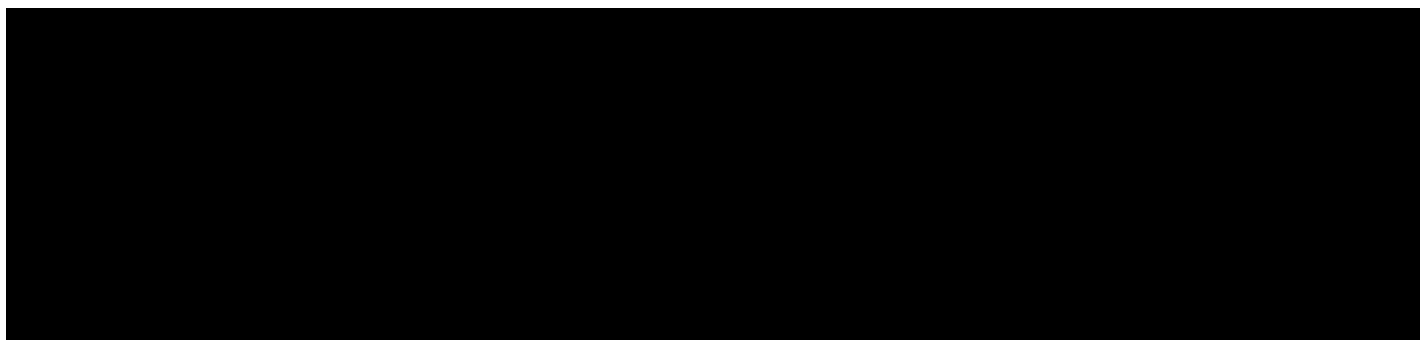
The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd

**Statement of financial position
30 November 2017**

2017

2016

A large rectangular area of the document is completely blacked out, indicating that the financial statement data for 2017 and 2016 has been redacted.A second large rectangular area of the document is completely blacked out, indicating that the financial statement data for 2017 and 2016 has been redacted.

For the year ending 30 November 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd
Statement of financial position (continued)
30 November 2017

These financial statements were approved by the board of directors and authorised for issue on 18 May 2018, and are signed on behalf of the board by:

David McElhatton
Director

Company registration number: 09858993

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd

**Statement of changes in equity
Year ended 30 November 2017**

	Called up share capital £	Profit and loss account £	Total £
At 1 December 2015	-	-	-
Profit/(loss) for the year			
Total comprehensive income for the year			
Issue of shares			
Total investments by and distributions to owners			
At 30 November 2016 and 1 December 2016			
Profit/(loss) for the year			
Total comprehensive income for the year			
Dividends paid and payable			
Total investments by and distributions to owners			
At 30 November 2017			

The Windmill Inn (Rustington) Ltd

Notes to the financial statements Year ended 30 November 2017

1. General information

The company is a private company limited by shares, registered in England. The address of the registered office is Ground Floor, 35 New England Road, Brighton, East Sussex, BN1 4GG.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 as at 1 December 2015. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 11.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Goodwill

Goodwill arises on business acquisitions and represents the excess of the cost of the acquisition over the company's interest in the net amount of the identifiable assets, liabilities and contingent liabilities of the acquired business.

Goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. It is amortised on a straight line basis over its useful life. Where a reliable estimate of the useful life of goodwill or intangible assets cannot be made, the life is presumed not to exceed ten years.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) Year ended 30 November 2017

Amortisation

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

Goodwill - 10 years

If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fittings fixtures and equipment - Reducing balance

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stocks to their present location and condition.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) **Year ended 30 November 2017**

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Staff costs

The average number of persons employed by the company during the year amounted to 10 (2016: 10).

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued)
Year ended 30 November 2017

5. Profit before taxation

Profit before taxation is stated after charging/(crediting):

Amortisation of intangible assets
Depreciation of tangible assets

6. Intangible assets

Cost

At 1 December 2016 and 30 November 2017

Amortisation

At 1 December 2016
Charge for the year

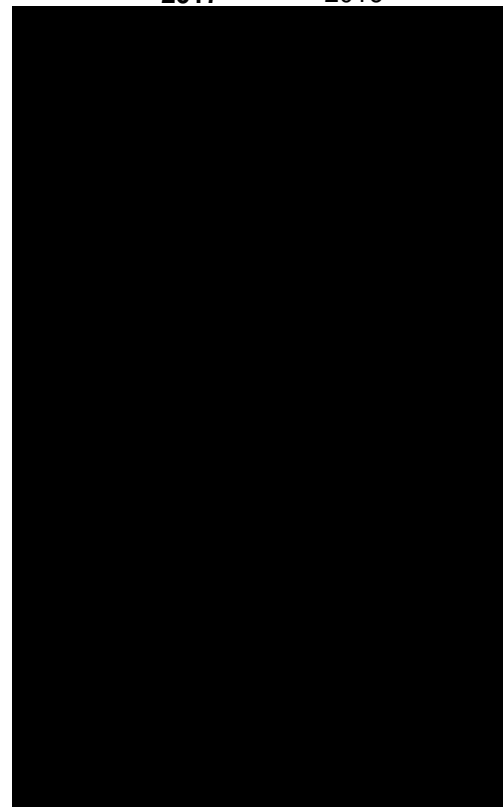
At 30 November 2017

Carrying amount

At 30 November 2017

At 30 November 2016

2017 **2016**



The Windmill Inn (Rustington) Ltd
Notes to the financial statements (continued)
Year ended 30 November 2017

7. Tangible assets

	Fixtures, fittings and equipment £	Total £
Cost		
At 1 December 2016		
Additions		
At 30 November 2017		
Depreciation		
At 1 December 2016		
Charge for the year		
At 30 November 2017		
Carrying amount		
At 30 November 2017		
At 30 November 2016		

8. Debtors

Trade debtors

9. Creditors: amounts falling due within one year

	2017	2016
Trade creditors		
Corporation tax		
Social security and other taxes		
Other creditors		

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued)
Year ended 30 November 2017

10. Directors advances, credits and guarantees

During the year the directors entered into the following advances and credits with the company:

2017

	Balance brought forward	Advances /(credits) to the directors	Balance o/standing
	£	£	£
David McElhatton			
Deborah McElhatton			
James McElhatton			
Louise Sarah McElhatton			

2016

	Balance brought forward	Advances /(credits) to the directors	Balance o/standing
David McElhatton			
Deborah McElhatton			
James McElhatton			
Louise Sarah McElhatton			

11. Transition to FRS 102

These are the first financial statements that comply with FRS 102. The company transitioned to FRS 102 on 1 December 2015.

Reconciliation of equity

No transitional adjustments were required.

Reconciliation of profit or loss for the year

No transitional adjustments were required.

The Windmill Inn (Rustington) Ltd

The following pages do not form part of the statutory accounts.

The Windmill Inn (Rustington) Ltd

Detailed income statement
Year ended 30 November 2017

	2017 £	2016 £
Turnover		
Sales		
Other income		
Cost of sales		
Opening stock		
Purchases		
Direct costs		
Waste Services		
Closing stock		
Gross profit		
Gross profit percentage		
Overheads		
Administrative expenses		
Wages and salaries		
Directors remuneration		
Employer's social security contributions		
Staff training		
Rent payable		
Rates		
Insurance		
Light and heat		
Cleaning		
Repairs and maintenance		
Printing, postage and stationery		
Advertising		
Telephone		
Computer costs		
Hire of equipment		
Travelling and subsistence		
Legal and professional		
Accountancy fees		
Bank and credit card charges		
General expenses		
Uniform		
Charitable donations - type 2		
Subscriptions and licences		

The Windmill Inn (Rustington) Ltd

Detailed income statement (continued)
Year ended 30 November 2017

Amortisation of intangible assets
Depreciation of tangible assets

Operating profit

Operating profit percentage

Other interest receivable and similar income

Profit before taxation



Company registration number: 09858993

The Windmill Inn (Rustington) Ltd

Unaudited financial statements

30 November 2018

The Windmill Inn (Rustington) Ltd

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The Windmill Inn (Rustington) Ltd

Directors and other information

Directors

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

Company number

09858993

Registered office

Ground Floor
35 New England Road
Brighton
East Sussex
BN1 4GG

The Windmill Inn (Rustington) Ltd

**Directors report
Year ended 30 November 2018**

The directors present their report and the unaudited financial statements of the company for the year ended 30 November 2018.

Directors

The directors who served the company during the year were as follows:

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 8 August 2019 and signed on behalf of the board by:

David McElhatton
Director

The Windmill Inn (Rustington) Ltd
Statement of comprehensive income
Year ended 30 November 2018

	Note	2018 £	2017 £
Turnover			
Cost of sales			
Gross profit			
Administrative expenses			
Operating (loss)/profit			
Other interest receivable and similar income			
Interest payable and similar expenses			
(Loss)/profit before taxation	5		
Tax on (loss)/profit			
(Loss)/profit for the financial year and total comprehensive income			

All the activities of the company are from continuing operations.

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd

**Statement of financial position
30 November 2018**

	Note	2018 £	£	2017 £	£
Fixed assets					
Intangible assets					
Tangible assets					
Current assets					
Stocks					
Debtors					
Cash at bank and in hand					
Creditors: amounts falling due within one year					
Net current liabilities					
Total assets less current liabilities					
Provisions for liabilities					
Net (liabilities)/assets					
Capital and reserves					
Called up share capital					
Profit and loss account					
Shareholders (deficit)/funds					

For the year ending 30 November 2018 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd
Statement of financial position (continued)
30 November 2018

These financial statements were approved by the board of directors and authorised for issue on 8 August 2019, and are signed on behalf of the board by:

David McElhatton
Director

Company registration number: 09858993

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd

**Statement of changes in equity
Year ended 30 November 2018**

	Called up share capital £	Profit and loss account £	Total £
At 1 December 2016			
(Loss)/profit for the year			
Total comprehensive income for the year			
Dividends paid and payable			
Total investments by and distributions to owners			
At 30 November 2017 and 1 December 2017			
(Loss)/profit for the year			
Total comprehensive income for the year			
At 30 November 2018			

The Windmill Inn (Rustington) Ltd

Notes to the financial statements Year ended 30 November 2018

1. General information

The company is a private company limited by shares, registered in England. The address of the registered office is Ground Floor, 35 New England Road, Brighton, East Sussex, BN1 4GG.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Goodwill

Goodwill arises on business acquisitions and represents the excess of the cost of the acquisition over the company's interest in the net amount of the identifiable assets, liabilities and contingent liabilities of the acquired business.

Goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. It is amortised on a straight line basis over its useful life. Where a reliable estimate of the useful life of goodwill or intangible assets cannot be made, the life is presumed not to exceed ten years.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) **Year ended 30 November 2018**

Amortisation

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

Goodwill - 10 years

If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fittings fixtures and equipment - 10% reducing balance

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stocks to their present location and condition.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) **Year ended 30 November 2018**

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

4. Staff costs

The average number of persons employed by the company during the year amounted to - (2017: 10).

Notes to the financial statements (continued)
Year ended 30 November 2018

Loss/profit before taxation is stated after charging/(crediting):

2017

Amortisation of intangible assets
Depreciation of tangible assets

6. Intangible assets

At 1 December 2017 and 30 November 2018

At 1 December 2017
Charge for the year

At 30 November 2018

At 30 November 2018

At 30 November 2017

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued)
Year ended 30 November 2018

7. Tangible assets

	Fixtures, fittings and equipment £	Total £
--	---	-----------------------

Cost		
At 1 December 2017		
Additions		
At 30 November 2018		
Depreciation		
At 1 December 2017		
Charge for the year		
At 30 November 2018		
Carrying amount		
At 30 November 2018		
At 30 November 2017		

8. Debtors

Trade debtors

9. Creditors: amounts falling due within one year

Trade creditors
 Corporation tax
 Social security and other taxes
 Other creditors

2018 **2017**

--	--

Notes to the financial statements (continued)
Year ended 30 November 2018

During the year the directors entered into the following advances and credits with the company:

Page 12

The Windmill Inn (Rustington) Ltd

The following pages do not form part of the statutory accounts.

The Windmill Inn (Rustington) Ltd

**Detailed income statement
Year ended 30 November 2018**

	2018 £	2017 £
Turnover		
Sales		
Other income		
Cost of sales		
Opening stock		
Purchases		
Waste Services		
Closing stock		
Gross profit		
Gross profit percentage		
Overheads		
Administrative expenses		
Wages and salaries		
Directors remuneration		
Employer's social security contributions		
Staff pension costs - defined contribution		
Rent payable		
Rates		
Insurance		
Light and heat		
Cleaning		
Repairs and maintenance		
Printing, postage and stationery		
Advertising		
Telephone		
Computer costs		
Hire of equipment		
Motor expenses		
Travelling and subsistence		
Legal and professional		
Accountancy fees		
Bank and credit card charges		
General expenses		
Subscriptions and licences		
Amortisation of intangible assets		
Depreciation of tangible assets		

The Windmill Inn (Rustington) Ltd

Detailed income statement (continued)
Year ended 30 November 2018

	2018 £	2017 £
Operating (loss)/profit		
Operating (loss)/profit percentage		
Other interest receivable and similar income		
Interest payable and similar expenses		
(Loss)/profit before taxation		

Company registration number: 09858993

The Windmill Inn (Rustington) Ltd

Unaudited financial statements

30 November 2019

The Windmill Inn (Rustington) Ltd

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The Windmill Inn (Rustington) Ltd

Directors and other information

Directors

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

Company number

09858993

Registered office

Ground Floor
35 New England Road
Brighton
East Sussex
BN1 4GG

The Windmill Inn (Rustington) Ltd

**Directors report
Year ended 30 November 2019**

The directors present their report and the unaudited financial statements of the company for the year ended 30 November 2019.

Directors

The directors who served the company during the year were as follows:

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on and signed on behalf of the board by:

David McElhatton
Director

The Windmill Inn (Rustington) Ltd
Statement of comprehensive income
Year ended 30 November 2019

	Note	2019 £	2018 £
Turnover			
Cost of sales			
Gross profit			
Administrative expenses			
Operating profit/(loss)			
Other interest receivable and similar income			
Interest payable and similar expenses			
Profit/(loss) before taxation	4		
Tax on profit/(loss)			
Loss for the financial year and total comprehensive income			

All the activities of the company are from continuing operations.

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd

**Statement of financial position
30 November 2019**

	Note	2019 £	£	2018 £	£
Fixed assets					
Intangible assets					
Tangible assets					
Current assets					
Stocks					
Debtors					
Cash at bank and in hand					
Creditors: amounts falling due within one year					
Net current liabilities					
Total assets less current liabilities					
Provisions for liabilities					
Net liabilities					
Capital and reserves					
Called up share capital					
Profit and loss account					
Shareholders deficit					

For the year ending 30 November 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd
Statement of financial position (continued)
30 November 2019

These financial statements were approved by the board of directors and authorised for issue on , and are signed on behalf of the board by:

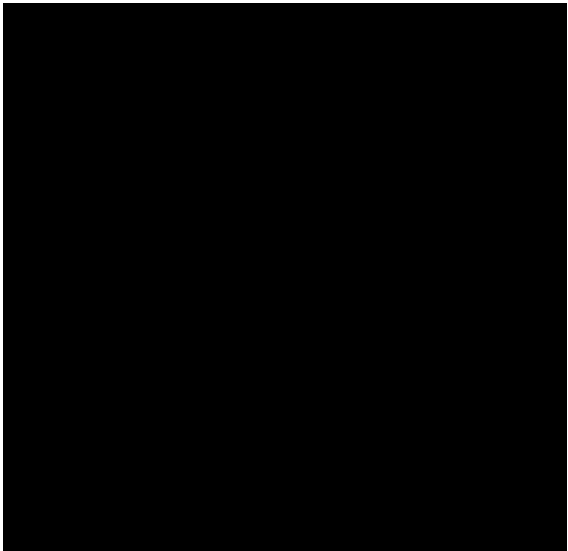
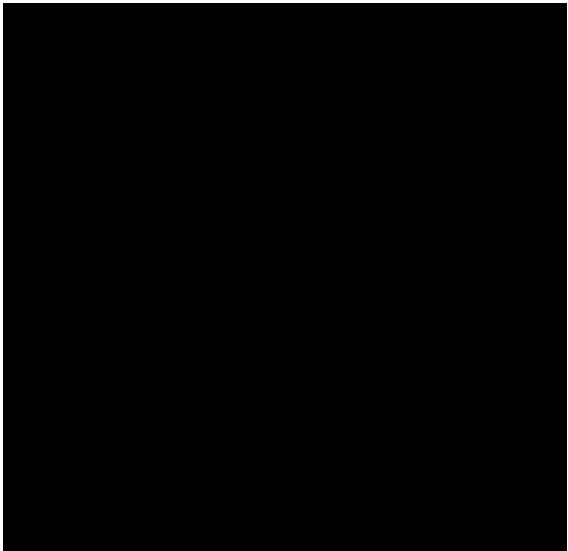
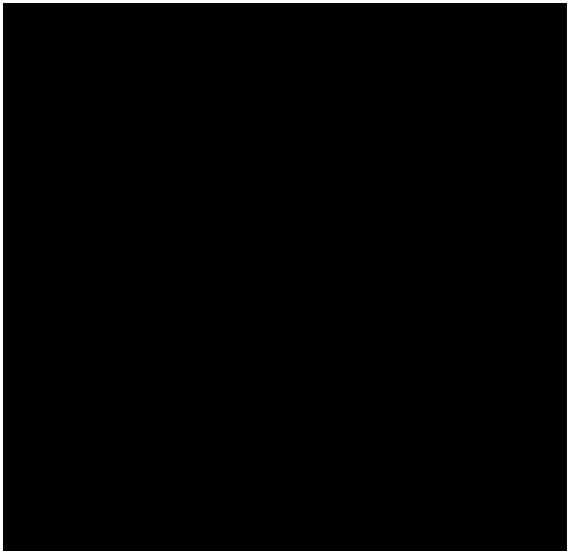
David McElhatton
Director

Company registration number: 09858993

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd

**Statement of changes in equity
Year ended 30 November 2019**

	Called up share capital £	Profit and loss account £	Total £
At 1 December 2017			
Loss for the year			
Total comprehensive income for the year			
At 30 November 2018 and 1 December 2018			
Loss for the year			
Total comprehensive income for the year			
At 30 November 2019			

The Windmill Inn (Rustington) Ltd

Notes to the financial statements Year ended 30 November 2019

1. General information

The company is a private company limited by shares, registered in England. The address of the registered office is Ground Floor, 35 New England Road, Brighton, East Sussex, BN1 4GG.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Goodwill

Goodwill arises on business acquisitions and represents the excess of the cost of the acquisition over the company's interest in the net amount of the identifiable assets, liabilities and contingent liabilities of the acquired business.

Goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. It is amortised on a straight line basis over its useful life. Where a reliable estimate of the useful life of goodwill or intangible assets cannot be made, the life is presumed not to exceed ten years.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) **Year ended 30 November 2019**

Amortisation

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

Goodwill - 10 years

If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fittings fixtures and equipment - 10% reducing balance

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stocks to their present location and condition.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) **Year ended 30 November 2019**

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

The Windmill Inn (Rustington) Ltd
Notes to the financial statements (continued)
Year ended 30 November 2019

4. Profit/loss before taxation

Profit/loss before taxation is stated after charging/(crediting):

	2019	2018
	£	£
Amortisation of intangible assets		
Depreciation of tangible assets		

5. Intangible assets

Cost

At 1 December 2018 and 30 November 2019

Amortisation

At 1 December 2018

Charge for the year

At 30 November 2019

Carrying amount

At 30 November 2019

At 30 November 2018

6. Tangible assets

Cost

At 1 December 2018 and 30 November 2019

Depreciation

At 1 December 2018

Charge for the year

At 30 November 2019

Carrying amount

At 30 November 2019

At 30 November 2018

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued)
Year ended 30 November 2019

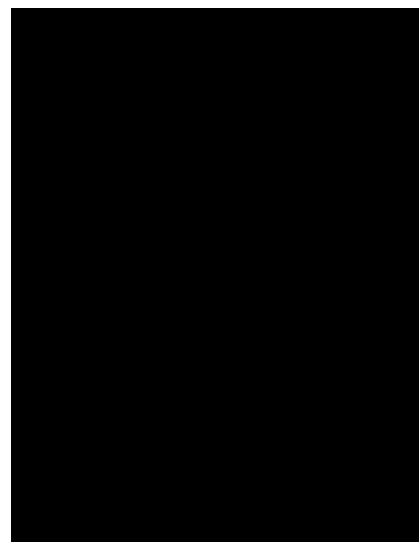
7. Debtors

2019	2018
£	£

Trade debtors

8. Creditors: amounts falling due within one year

Bank loans and overdrafts
Trade creditors
Corporation tax
Social security and other taxes
Other creditors



The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued)
Year ended 30 November 2019

9. Directors advances, credits and guarantees

During the year the directors entered into the following advances and credits with the company:

2019

Balance brought forward	Advances /(credits) to the directors	Balance o/standing
£	£	£

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

2018

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

The Windmill Inn (Rustington) Ltd

The following pages do not form part of the statutory accounts.

The Windmill Inn (Rustington) Ltd

**Detailed income statement
Year ended 30 November 2019**

	2019 £	2018 £
Turnover		
Sales		
Other income		
Cost of sales		
Opening stock		
Purchases		
Waste Services		
Closing stock		
Gross profit		
Gross profit percentage		
Overheads		
Administrative expenses		
Wages and salaries		
Directors remuneration		
Employer's social security contributions		
Staff pension costs - defined contribution		
Rent payable		
Rates		
Insurance		
Light and heat		
Cleaning		
Repairs and maintenance		
Printing, postage and stationery		
Advertising		
Telephone		
Hire of equipment		
Motor expenses		
Travelling and subsistence		
Legal and professional		
Accountancy fees		
Bank and credit card charges		
General expenses		
Subscriptions and licences		
Amortisation of intangible assets		
Depreciation of tangible assets		

The Windmill Inn (Rustington) Ltd

Detailed income statement (continued)
Year ended 30 November 2019

	2019 £	2018 £
Operating profit/(loss)		
Operating profit/(loss) percentage		
Other interest receivable and similar income		
Interest payable and similar expenses		
Profit/(loss) before taxation		

Company registration number: 09858993

The Windmill Inn (Rustington) Ltd

Unaudited financial statements

30 November 2021

The Windmill Inn (Rustington) Ltd

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The Windmill Inn (Rustington) Ltd

Directors and other information

Directors

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

Company number

09858993

Registered office

Ground Floor
35 New England Road
Brighton
East Sussex
BN1 4GG

The Windmill Inn (Rustington) Ltd

Directors report Year ended 30 November 2021

The directors present their report and the unaudited financial statements of the company for the year ended 30 November 2021.

Directors

The directors who served the company during the year were as follows:

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 10 November 2022 and signed on behalf of the board by:

David McElhatton
Director

The Windmill Inn (Rustington) Ltd
Statement of comprehensive income
Year ended 30 November 2021

	Note	2021 £	2020 £
Turnover			
Cost of sales			
Gross profit			
Administrative expenses			
Other operating income			
Operating (loss)/profit			
Other interest receivable and similar income			
(Loss)/profit before taxation	4		
Tax on (loss)/profit			
Loss for the financial year and total comprehensive income			

All the activities of the company are from continuing operations.

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd

**Statement of financial position
30 November 2021**

	Note	2021 £	£	2020 £	£
Fixed assets					
Intangible assets					
Tangible assets					
Current assets					
Stocks					
Debtors					
Cash at bank and in hand					
Creditors: amounts falling due within one year					
Net current liabilities					
Total assets less current liabilities					
Provisions for liabilities					
Net liabilities					
Capital and reserves					
Called up share capital					
Profit and loss account					
Shareholders deficit					

For the year ending 30 November 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd
Statement of financial position (continued)
30 November 2021

These financial statements were approved by the board of directors and authorised for issue on 10 November 2022, and are signed on behalf of the board by:

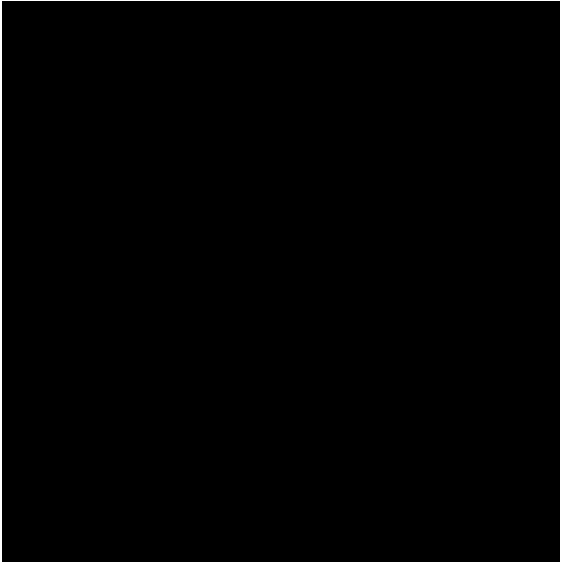
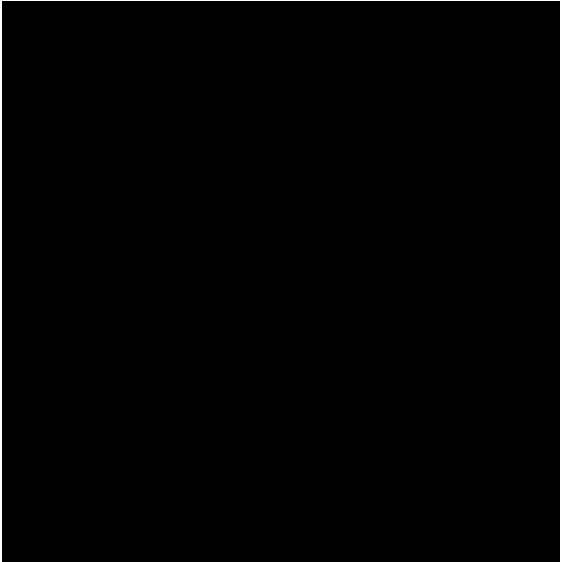
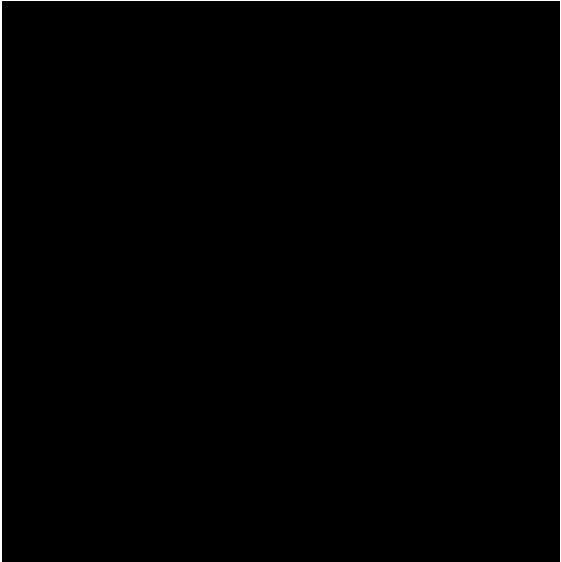
David McElhatton
Director

Company registration number: 09858993

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd

**Statement of changes in equity
Year ended 30 November 2021**

	Called up share capital £	Profit and loss account £	Total £
At 1 December 2019			
Loss for the year			
Total comprehensive income for the year			
At 30 November 2020 and 1 December 2020			
Loss for the year			
Total comprehensive income for the year			
At 30 November 2021			

The Windmill Inn (Rustington) Ltd

Notes to the financial statements Year ended 30 November 2021

1. General information

The company is a private company limited by shares, registered in England. The address of the registered office is Ground Floor, 35 New England Road, Brighton, East Sussex, BN1 4GG.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Goodwill

Goodwill arises on business acquisitions and represents the excess of the cost of the acquisition over the company's interest in the net amount of the identifiable assets, liabilities and contingent liabilities of the acquired business.

Goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. It is amortised on a straight line basis over its useful life. Where a reliable estimate of the useful life of goodwill or intangible assets cannot be made, the life is presumed not to exceed ten years.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) **Year ended 30 November 2021**

Amortisation

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

Goodwill - 10 years

If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

Tangible assets

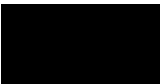
Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fittings fixtures and equipment  reducing balance

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stocks to their present location and condition.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) **Year ended 30 November 2021**

Government grants

Government grants are recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the company will comply with the conditions attaching to them and the grants will be received.

Government grants are recognised using the accrual model and the performance model.

Under the accrual model, government grants relating to revenue are recognised on a systematic basis over the periods in which the company recognises the related costs for which the grant is intended to compensate. Grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the entity with no future related costs are recognised in income in the period in which it becomes receivable.

Grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income and not deducted from the carrying amount of the asset.

Under the performance model, where the grant does not impose specified future performance-related conditions on the recipient, it is recognised in income when the grant proceeds are received or receivable. Where the grant does impose specified future performance-related conditions on the recipient, it is recognised in income only when the performance-related conditions have been met. Where grants received are prior to satisfying the revenue recognition criteria, they are recognised as a liability.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) Year ended 30 November 2021

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

4. Loss/profit before taxation

Loss/profit before taxation is stated after charging/(crediting):

	2021 £	2020 £
Amortisation of intangible assets		
Depreciation of tangible assets		

The Windmill Inn (Rustington) Ltd
Notes to the financial statements (continued)
Year ended 30 November 2021

5. Intangible assets

Goodwill **Total**

£ £

Cost
At 1 December 2020 and 30 November 2021

Amortisation
At 1 December 2020
Charge for the year

At 30 November 2021

Carrying amount
At 30 November 2021

At 30 November 2020

6. Tangible assets

Cost
At 1 December 2020 and 30 November 2021

Depreciation
At 1 December 2020
Charge for the year

At 30 November 2021

Carrying amount
At 30 November 2021

At 30 November 2020

7. Debtors

Trade debtors

Notes to the financial statements (continued)
Year ended 30 November 2021

2021 2020

- Bank loans and overdrafts
- Trade creditors
- Corporation tax
- Social security and other taxes
- Other creditors

During the year the directors entered into the following advances and credits with the company:

	2021		
	Balance brought forward	Advances /(credits) to the directors	Balance o/standing

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

2020

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

The Windmill Inn (Rustington) Ltd

The following pages do not form part of the statutory accounts.

The Windmill Inn (Rustington) Ltd

**Detailed income statement
Year ended 30 November 2021**

	2021 £	2020 £
Turnover		
Sales		
Other income		
Cost of sales		
Opening stock		
Purchases		
Other direct costs		
Closing stock		
Gross profit		
Gross profit percentage		
Overheads		
Administrative expenses		
Wages and salaries		
Directors remuneration		
Employer's social security contributions		
Staff pension costs - defined contribution		
Rent payable		
Rates		
Insurance		
Light and heat		
Cleaning		
Repairs and maintenance		
Printing, postage and stationery		
Advertising		
Telephone		
Hire of equipment		
Motor expenses		
Travelling and subsistence		
Accountancy fees		
Bank and credit card charges		
Credit card charges		
General expenses		
Subscriptions and licences		
Amortisation of intangible assets		
Depreciation of tangible assets		

The Windmill Inn (Rustington) Ltd

Detailed income statement (continued)
Year ended 30 November 2021

	2021 £	2020 £
Other operating income		
Government grants recognised directly in income		
Operating (loss)/profit		
Operating (loss)/profit percentage		
Other interest receivable and similar income		
(Loss)/profit before taxation		

Company registration number: 09858993

The Windmill Inn (Rustington) Ltd

Unaudited financial statements

30 November 2022

The Windmill Inn (Rustington) Ltd

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The Windmill Inn (Rustington) Ltd

Directors and other information

Directors	David McElhatton Deborah McElhatton James McElhatton Louise Sarah McElhatton
Company number	09858993
Registered office	Ground Floor 35 New England Road Brighton East Sussex BN1 4GG

The Windmill Inn (Rustington) Ltd

Directors report Year ended 30 November 2022

The directors present their report and the unaudited financial statements of the company for the year ended 30 November 2022.

Directors

The directors who served the company during the year were as follows:

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 28 April 2023 and signed on behalf of the board by:

David McElhatton
Director

The Windmill Inn (Rustington) Ltd
Statement of comprehensive income
Year ended 30 November 2022

	Note	2022 £	2021 £
Turnover			
Cost of sales			
Gross profit			
Administrative expenses			
Other operating income			
Operating loss			
Other interest receivable and similar income			
Loss before taxation	5		
Tax on loss			
Loss for the financial year and total comprehensive income			

All the activities of the company are from continuing operations.

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd

**Statement of financial position
30 November 2022**

	Note	2022 £	£	2021 £	£
Fixed assets					
Intangible assets					
Tangible assets					
Current assets					
Stocks					
Debtors					
Cash at bank and in hand					
Creditors: amounts falling due within one year					
Net current liabilities					
Total assets less current liabilities					
Creditors: amounts falling due after more than one year					
Provisions for liabilities					
Net liabilities					
Capital and reserves					
Called up share capital					
Profit and loss account					
Shareholders deficit					

For the year ending 30 November 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd

Statement of financial position (continued)
30 November 2022

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

These financial statements were approved by the board of directors and authorised for issue on , and are signed on behalf of the board by:

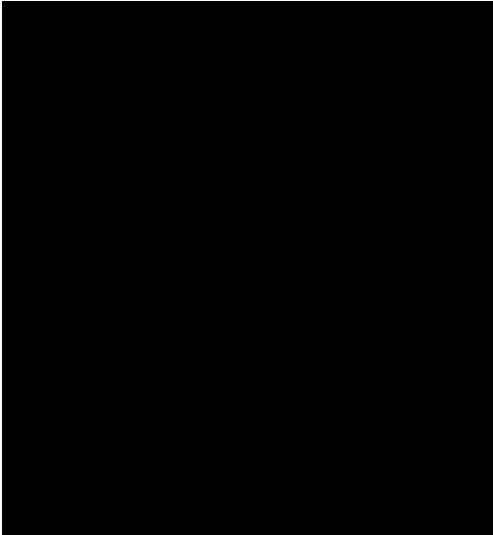
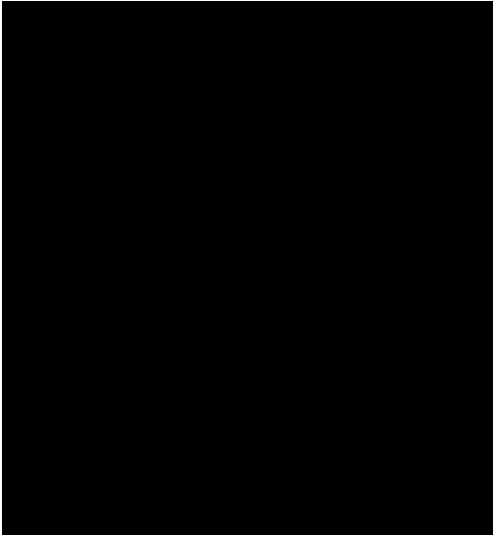
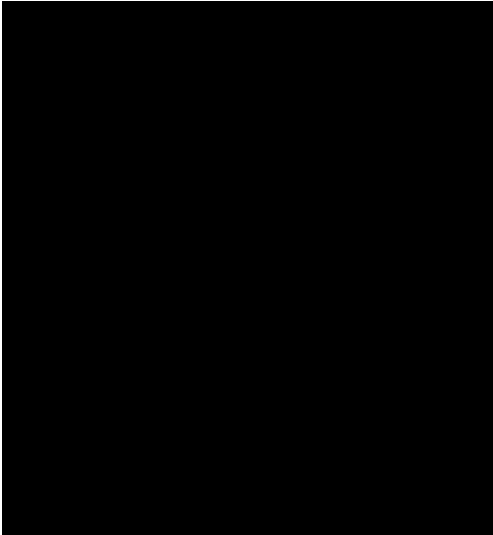
David McElhatton
Director

Company registration number: 09858993

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd

**Statement of changes in equity
Year ended 30 November 2022**

	Called up share capital £	Profit and loss account £	Total £
At 1 December 2020			
Loss for the year			
Total comprehensive income for the year			
At 30 November 2021 and 1 December 2021			
Loss for the year			
Total comprehensive income for the year			
At 30 November 2022			

The Windmill Inn (Rustington) Ltd

Notes to the financial statements Year ended 30 November 2022

1. General information

The company is a private company limited by shares, registered in England. The address of the registered office is Ground Floor, 35 New England Road, Brighton, East Sussex, BN1 4GG.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Goodwill

Goodwill arises on business acquisitions and represents the excess of the cost of the acquisition over the company's interest in the net amount of the identifiable assets, liabilities and contingent liabilities of the acquired business.

Goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. It is amortised on a straight line basis over its useful life. Where a reliable estimate of the useful life of goodwill or intangible assets cannot be made, the life is presumed not to exceed ten years.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) **Year ended 30 November 2022**

Amortisation

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

Goodwill - 10 years

If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fittings fixtures and equipment - 10% reducing balance

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stocks to their present location and condition.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) **Year ended 30 November 2022**

Government grants

Government grants are recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the company will comply with the conditions attaching to them and the grants will be received.

Government grants are recognised using the accrual model and the performance model.

Under the accrual model, government grants relating to revenue are recognised on a systematic basis over the periods in which the company recognises the related costs for which the grant is intended to compensate. Grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the entity with no future related costs are recognised in income in the period in which it becomes receivable.

Grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income and not deducted from the carrying amount of the asset.

Under the performance model, where the grant does not impose specified future performance-related conditions on the recipient, it is recognised in income when the grant proceeds are received or receivable. Where the grant does impose specified future performance-related conditions on the recipient, it is recognised in income only when the performance-related conditions have been met. Where grants received are prior to satisfying the revenue recognition criteria, they are recognised as a liability.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

Notes to the financial statements (continued)
Year ended 30 November 2022

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

The average number of persons employed by the company during the year amounted to Nil (2021: Nil).

Loss before taxation is stated after charging/(crediting):

	2022	2021
Amortisation of intangible assets		
Depreciation of tangible assets		

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued)
Year ended 30 November 2022

6. Intangible assets

	Goodwill	Total
	£	£
Cost		
At 1 December 2021 and 30 November 2022		
Amortisation		
At 1 December 2021		
Charge for the year		
At 30 November 2022		
Carrying amount		
At 30 November 2022		
At 30 November 2021		

7. Tangible assets

	Fixtures, fittings and equipment	Total
	£	£
Cost		
At 1 December 2021 and 30 November 2022		
Depreciation		
At 1 December 2021		
Charge for the year		
At 30 November 2022		
Carrying amount		
At 30 November 2022		
At 30 November 2021		

8. Debtors

Trade debtors

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued)
Year ended 30 November 2022

9. Creditors: amounts falling due within one year

	2022	2021
	£	£
Bank loans and overdrafts		
Trade creditors		
Social security and other taxes		
Other creditors		

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

Bank loans and overdrafts

11. Directors advances, credits and guarantees

During the year the directors entered into the following advances and credits with the company:

	2022			
		Balance brought forward	Advances /(credits) to the directors	Balance o/standing
		£	£	£
David McElhatton				
Deborah McElhatton				
James McElhatton				
Louise Sarah McElhatton				

2021

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

The Windmill Inn (Rustington) Ltd

The following pages do not form part of the statutory accounts.

The Windmill Inn (Rustington) Ltd

**Detailed income statement
Year ended 30 November 2022**

	2022 £	2021 £
Turnover		
Sales		
Other income		
Cost of sales		
Opening stock		
Purchases		
Other direct costs		
Closing stock		
Gross profit		
Gross profit percentage		
Overheads		
Administrative expenses		
Wages and salaries		
Directors remuneration		
Employer's social security contributions		
Staff pension costs - defined contribution		
Rent payable		
Rates		
Insurance		
Light and heat		
Cleaning and waste collection		
Repairs and maintenance		
Printing, postage and stationery		
Advertising		
Telephone and SKY Subscriptions		
Computer costs		
Motor expenses		
Travelling and subsistence		
Accountancy fees		
Bank and credit card charges		
Credit card charges		
General expenses		
Subscriptions and licences		
Amortisation of intangible assets		
Depreciation of tangible assets		

The Windmill Inn (Rustington) Ltd

Detailed income statement (continued)
Year ended 30 November 2022

	2022 £	2021 £
Other operating income		
Government grants recognised directly in income		
Operating loss		
Operating loss percentage		
Other interest receivable and similar income		
Loss before taxation		

Company registration number: 09858993

The Windmill Inn (Rustington) Ltd

Unaudited financial statements

30 November 2023

The Windmill Inn (Rustington) Ltd

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The Windmill Inn (Rustington) Ltd

Directors and other information

Directors	David McElhatton Deborah McElhatton James McElhatton Louise Sarah McElhatton
Company number	09858993
Registered office	Ground Floor 35 New England Road Brighton East Sussex BN1 4GG

The Windmill Inn (Rustington) Ltd

**Directors report
Year ended 30 November 2023**

The directors present their report and the unaudited financial statements of the company for the year ended 30 November 2023.

Directors

The directors who served the company during the year were as follows:

David McElhatton
Deborah McElhatton
James McElhatton
Louise Sarah McElhatton

Small company provisions

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

This report was approved by the board of directors on 8 May 2024 and signed on behalf of the board by:

David McElhatton
Director

The Windmill Inn (Rustington) Ltd
Statement of comprehensive income
Year ended 30 November 2023

	Note	2023 £	2022 £
Turnover			
Cost of sales			
Gross profit			
Administrative expenses			
Other operating income			
Operating loss			
Other interest receivable and similar income			
Loss before taxation	5		
Tax on loss			
Loss for the financial year and total comprehensive income			

All the activities of the company are from continuing operations.

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd

**Statement of financial position
30 November 2023**

	Note	2023 £	£	2022 £	£
Fixed assets					
Intangible assets					
Tangible assets					
Current assets					
Stocks					
Cash at bank and in hand					
Creditors: amounts falling due within one year					
Net current liabilities					
Total assets less current liabilities					
Creditors: amounts falling due after more than one year					
Provisions for liabilities					
Net liabilities					
Capital and reserves					
Called up share capital					
Profit and loss account					
Shareholders deficit					

For the year ending 30 November 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd
Statement of financial position (continued)
30 November 2023

These financial statements were approved by the board of directors and authorised for issue on 8 May 2024, and are signed on behalf of the board by:

David McElhatton
Director

Company registration number: 09858993

The notes on pages 7 to 12 form part of these financial statements.

The Windmill Inn (Rustington) Ltd

**Statement of changes in equity
Year ended 30 November 2023**

	Called up share capital £	Profit and loss account £	Total £
At 1 December 2021			
Loss for the year			
Total comprehensive income for the year			
At 30 November 2022 and 1 December 2022			
Loss for the year			
Total comprehensive income for the year			
At 30 November 2023			

The Windmill Inn (Rustington) Ltd

Notes to the financial statements Year ended 30 November 2023

1. General information

The company is a private company limited by shares, registered in England. The address of the registered office is Ground Floor, 35 New England Road, Brighton, East Sussex, BN1 4GG.

2. Statement of compliance

These financial statements have been prepared in compliance with the provisions of FRS 102, Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Taxation

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in capital and reserves. In this case, tax is recognised in other comprehensive income or directly in capital and reserves, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Goodwill

Goodwill arises on business acquisitions and represents the excess of the cost of the acquisition over the company's interest in the net amount of the identifiable assets, liabilities and contingent liabilities of the acquired business.

Goodwill is measured at cost less accumulated amortisation and accumulated impairment losses. It is amortised on a straight line basis over its useful life. Where a reliable estimate of the useful life of goodwill or intangible assets cannot be made, the life is presumed not to exceed ten years.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) **Year ended 30 November 2023**

Amortisation

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful life of that asset as follows:

Goodwill - 10 years

If there is an indication that there has been a significant change in amortisation rate, useful life or residual value of an intangible asset, the amortisation is revised prospectively to reflect the new estimates.

Tangible assets

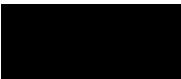
Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fittings fixtures and equipment  ducing balance

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

Stocks

Stocks are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stocks to their present location and condition.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) **Year ended 30 November 2023**

Government grants

Government grants are recognised at the fair value of the asset received or receivable. Grants are not recognised until there is reasonable assurance that the company will comply with the conditions attaching to them and the grants will be received.

Government grants are recognised using the accrual model and the performance model.

Under the accrual model, government grants relating to revenue are recognised on a systematic basis over the periods in which the company recognises the related costs for which the grant is intended to compensate. Grants that are receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the entity with no future related costs are recognised in income in the period in which it becomes receivable.

Grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income and not deducted from the carrying amount of the asset.

Under the performance model, where the grant does not impose specified future performance-related conditions on the recipient, it is recognised in income when the grant proceeds are received or receivable. Where the grant does impose specified future performance-related conditions on the recipient, it is recognised in income only when the performance-related conditions have been met. Where grants received are prior to satisfying the revenue recognition criteria, they are recognised as a liability.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event; it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense.

Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised in finance costs in profit or loss in the period it arises.

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued) **Year ended 30 November 2023**

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Defined contribution plans

Contributions to defined contribution plans are recognised as an expense in the period in which the related service is provided. Prepaid contributions are recognised as an asset to the extent that the prepayment will lead to a reduction in future payments or a cash refund.

When contributions are not expected to be settled wholly within 12 months of the end of the reporting date in which the employees render the related service, the liability is measured on a discounted present value basis. The unwinding of the discount is recognised in finance costs in profit or loss in the period in which it arises.

4. Employee numbers

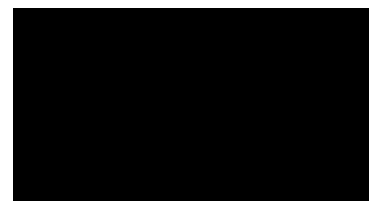
The average number of persons employed by the company during the year amounted to Nil (2022: Nil).

5. Loss before taxation

Loss before taxation is stated after charging/(crediting):

Amortisation of intangible assets

Depreciation of tangible assets



The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued)
Year ended 30 November 2023

6. Intangible assets

	Goodwill	Total
	£	£
Cost		
At 1 December 2022 and 30 November 2023		
Amortisation		
At 1 December 2022		
Charge for the year		
At 30 November 2023		
Carrying amount		
At 30 November 2023		
At 30 November 2022		

7. Tangible assets

	Fixtures, fittings and equipment	Total
	£	£
Cost		
At 1 December 2022 and 30 November 2023		
Depreciation		
At 1 December 2022		
Charge for the year		
At 30 November 2023		
Carrying amount		
At 30 November 2023		
At 30 November 2022		

8. Creditors: amounts falling due within one year

Trade creditors
Social security and other taxes
Other creditors

The Windmill Inn (Rustington) Ltd

Notes to the financial statements (continued)
Year ended 30 November 2023

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

	2023	2022
Bank loans and overdrafts		

10. Directors advances, credits and guarantees

During the year the directors entered into the following advances and credits with the company:

	2023			
		Balance brought forward	Advances /(credits) to the directors	Balance o/standing
		£	£	£
David McElhatton				
Deborah McElhatton				
James McElhatton				
Louise Sarah McElhatton				

	2022			
David McElhatton				
Deborah McElhatton				
James McElhatton				
Louise Sarah McElhatton				

The Windmill Inn (Rustington) Ltd

The following pages do not form part of the statutory accounts.

The Windmill Inn (Rustington) Ltd

**Detailed income statement
Year ended 30 November 2023**

2023
£

2022
£

Turnover

Sales

Other income

Cost of sales

Opening stock

Purchases

Other direct costs

Closing stock

Gross profit

Gross profit percentage

Overheads

Administrative expenses

Wages and salaries

Directors remuneration

Employer's social security contributions

Staff pension costs - defined contribution

Rent payable

Rates

Insurance

Light and heat

Cleaning and waste collection

Repairs and maintenance

Printing, postage and stationery

Telephone and SKY Subscriptions

Computer costs

Hire of equipment

Motor expenses

Travelling and subsistence

Legal and professional

Accountancy fees

Bank and credit card charges

Credit card charges

General expenses

Subscriptions and licences

Amortisation of intangible assets

Depreciation of tangible assets

The Windmill Inn (Rustington) Ltd

Detailed income statement (continued)
Year ended 30 November 2023

2023
£

2022
£

Other operating income

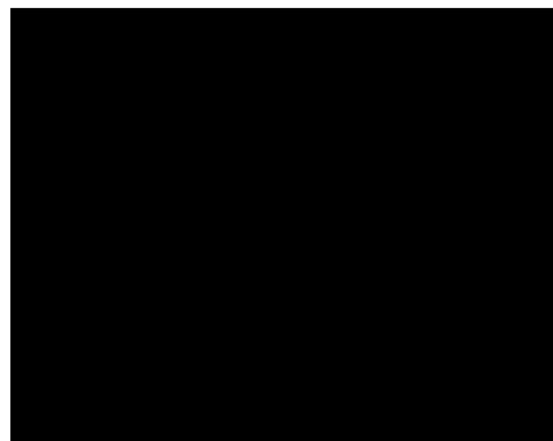
Government grants recognised directly in income

Operating loss

Operating loss percentage

Other interest receivable and similar income

Loss before taxation



Appendix 3 – CAMRA Assessment

Public House Viability Test

Campaign for Real Ale



January 2020

What is CAMRA?

CAMRA, the Campaign for Real Ale, is an independent, voluntary organisation of 192,000 members that campaigns for real ale, community pubs and consumer rights. CAMRA supports well-run pubs and believes their continued existence plays a crucial role in community life.

Introduction

Although in recent years pub closures have slowed, many are still under threat from conversion or demolition by developers. This is despite both the National Planning Policy Framework (NPPF) and many Local Plans containing pub protection policies. In many cases, the owners of these threatened pubs are seeking to convert them to other uses to make a short-term profit at the expense of the interests and needs of the local community.

As campaigners on behalf of British pub-goers, CAMRA sees the protection of public houses as one of its highest priorities. While not all pubs can be saved, too many pubs are being lost even where there is strong local support to keep them. Many of the pubs that have called last orders for the final time could have continued serving their local communities in the right hands.

For local residents and pub campaigners, the planning process is the main opportunity to influence decisions affecting the future of their local pub. In 2017 the law was changed so that planning permission is now needed for all conversions and demolition, giving local people even more of a say.

Applicants hoping to change the use of a pub will very often claim that the pub is “not viable”, meaning that no licensee could reasonably be expected to make a living from it. The applicants might claim that the area has too many pubs, the premises are too small, the catchment area is not large enough and so on. The local planning authority has to evaluate whether these claims are well founded or not. Below you will find a standard, objective test which will assist planning decision makers to make fair, open and informed judgements on the question of viability.

The Public House Viability Test

To assess the continued viability of a pub business the question to address is what the business could achieve if it were run efficiently by management committed to maximising its success.

Assessing Trade Potential

1. Local trade

- What is the location of the pub? Is it in a village, suburban area, town centre or isolated countryside?
- What is the catchment area of the pub?
- How many adults live within a one mile radius?

Public House Viability Test

- In rural areas, how many adults live within a ten mile radius?
 - Are there any developments planned for the area? Industrial, residential, strategic projects?
 - Is there a daytime working population?
2. Customer potential
- Does the pub act as a focus for community activities? Sports teams, social groups, local societies, community meetings etc?
 - Is the pub in a well visited/popular location? Is it in a picturesque town or village, on a canal/river side, on a long distance footpath, or on a cycle route?
 - Does the pub appeal to those who regularly drive out to pubs?
 - Is tourism encouraged in the area?
 - Has the pub ever been included in any visitor or tourist guide?
3. Competition
- In rural areas, how many pubs are there within a one mile radius and within a five mile radius?
 - In urban areas, how many pubs are there within reasonable walking distance?
 - Bearing in mind that people like to have choices, does the pub, by its character, location, design, potentially cater for different groups of people from those of its nearest competitor(s)?
 - If not, could the pub be developed to cater for different groups?
4. Flexibility of the site
- Does the pub have unused rooms or outbuildings that could be brought into use? Function rooms, store rooms etc.
 - Is the site large enough to allow for building extensions?
 - Have planning applications ever been submitted to extend/develop the pub building? If yes, when and what was the outcome?
 - If planning consent was not available for building work, is any adjoining land suitable for any other use? Camping facility etc.
 - Has the pub been well maintained?
5. Parking
- Is there access to appropriate numbers of car parking spaces?
 - If not, is there any scope for expansion?
6. Public Transport
- Is there a bus stop outside or near the pub and/or a rail station within easy walking distance?
 - How frequent and reliable is public transport in the area?
 - Has the pub made actual/potential customers aware of any public transport services available to/from it?
 - Are there taxi firms in the locality?
 - If yes, has the pub entered any favourable agreements with a local taxi firm?
7. Multiple Use
- In light of government guidance through the National Planning Policy Framework (see the Appendix) what is the extent of community facilities in the local area – is there a shop, post office, community centre etc?

Public House Viability Test

- If the pub is the sole remaining facility within the area, is there scope for the pub to combine its function with that of a shop, post office or other community use, bed & breakfast or self-catering – especially in tourist areas?

8. Partial loss

These questions come into play if the application seeks changes which would reduce the size of the pub or convert non-public areas, such as licensee accommodation, to other uses.

- How would the proposals impact on the long-term financial health of the business? Would a smaller pub still be able to attract sufficient trade? Would the smaller size make it less attractive to customers e.g. because there were reduced facilities such as no meeting room, less parking, smaller garden?
- Would any loss of licensee accommodation make the pub less attractive to potential future publicans?

9. Competition case studies

- Are there any successful pubs in neighbouring areas of similar population density?
- What factors are contributing to their success?

10. The business – past and present

Having built up a picture of the business potential of the pub, it may be relevant to question why the pub is not thriving and why the owners are seeking change of use.

- Does the pub management team have local support? Has the team taken steps in the last year or so to try engaging with the local community and has the dialogue affected the way the pub operates?
- Has the pub been managed better in the past? Is there any evidence to support this? Are trading figures available for the last four years and/or from previous management regimes?
- Have there been recent efforts to ensure viability? e.g. has the pub opened regularly and at convenient hours? Conversely, have hours/facilities been reduced?
- Has the focus/theme of the pub changed recently?
- Is the pub taking advantage of the income opportunities offered by serving food? How many times a day is food served? How many times a week? Are catering facilities being optimised?
- Has the rent/repair policy of the owner undermined the viability of the pub?
- Does the pub offer an attractive range of drinks, especially quality real ales?
- Are there any possible unclaimed reliefs? e.g. where rate abatement is not granted automatically but has to be claimed.

11. The sale

- Where and how often has the pub been advertised for sale? Has it been advertised for at least 12 months? In particular, has the sale been placed with specialist licensed trade and/or local agents?
- Has the pub been offered for sale as a going concern?

Public House Viability Test

- Has the pub been offered at a realistic competitive price? (Information to enable this to be analysed can be obtained from The Publican and Morning Advertiser newspapers and from Fleurets, specialist Chartered Surveyors)
- If yes, how many offers have been received?
- Have any valuations been carried out?
- Has the pub been closed for any length of time? Is it currently closed?
- Does the sale price of the pub, as a business, reflect its recent trading?

Case studies

In each of the following cases, the appellant used the issue of non-viability as a reason to convert a pub. In each case, the Inspector agreed that viability was a relevant and crucial issue but felt that that in the right hands each of the pubs concerned could be a viable business. In reaching this conclusion, each Inspector clearly took the view that an objective assessment could be made about the likely future viability of the pub.

The Pheasant Inn

Britons Lane, Shropshire WV16 4TA

The owners of The Pheasant Inn wanted to convert it to a private dwelling, claiming it was no longer viable. The Council refused their application because it was the only pub in the village and they felt that the owners had not tried to diversify their business before selling it, such as by upgrading the food offer, adding a B&B, using space for a village shop or post office, etc. At appeal, the Inspector noted that the small immediate population and lack of public transport were negative factors in terms of viability. However, the pub did have potential to extend and to capitalise on its location in a tourist area. He found that the pub was indeed a valued local facility and could become a viable business in the future. Its loss would therefore conflict with local and national policies on the retention of community facilities. ([ref APP/L3245/A/13/2192177](#))

The Crown

Ollands Rd, Reepham NR10 4EJ

The Crown was one of only three pubs in a small Norfolk market town. Its owner applied to convert the pub to residential use but the local planning policy was to refuse such an application unless there was an alternative pub nearby and it had been on the market for a reasonable period of time without any offers. On the first criteria the Inspector observed that while another pub was 600 metres away, it served a different catchment and type of customer. With regards to the second criteria, it was unclear how the asking price had been calculated despite the property having been up for sale for three years. The Inspector felt that the lack of interest in operating the pub as a going concern did not sufficiently show that the business itself was not viable in the short, medium or long-term. Nor did the information presented demonstrate that no licensee could reasonably be expected to make a living from the enterprise. The proposed development would be inconsistent with both local and national policies on the conversion of pubs. (ref. APP/K2610/A/13/2196244)

Public House Viability Test

The Feathers

43 Linhope Street, London

In a residential area of Westminster, London, the owner of The Feathers pub wished to convert it into a house and argued its non-viability. The Council had a policy in place that it would only accept the loss of a pub if it had been on the market for at least 18 months without a buyer. In this case, marketing had been for a much shorter period and the pub had been nominated as an Asset of Community Value by the local community.

The Inspector concluded that the viability of the pub remained an open question and that the lack of viability had not been adequately demonstrated for the purpose of the Council's policy. In terms of the NPPF he was not satisfied that the loss of a facility clearly valued by the community could be regarded as 'necessary'. He noted the significant number of other pubs in the surrounding area but each had a different character and function – spatial proximity was not of itself a necessarily reliable guide to the value of the pub or of its contribution to the local area. ([ref APP/X5990/A/14/2215985](#))

Conclusions

The Public House Viability Test does not seek to protect the continued existence of each and every pub. Times and circumstances do change and some pubs will find themselves struggling to continue. It does, however, help all concerned in such cases – local authorities, public house owners, public house users and Planning Inspectors – by providing a fact-based method to rigorously scrutinise and test the future viability of a pub against a set of well-accepted measures.

Appendix – the NPPF

National government planning guidance was formerly contained in various Planning Policy Statements which ran to over 1,000 pages. They were replaced in March 2012 by the National Planning Policy Framework (NPPF), which comprises of just 52 pages of mostly high-level guidance. NPPF policies take precedence where there is any conflict with Local Plans and will always be a material consideration in planning decisions. The NPPF was further revised in 2018.

NPPF Paragraph 92 is especially relevant to planning applications which concern pubs. It requires LPAs to “*plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, cultural buildings, **public houses** and places of worship) and other local services to enhance the sustainability of communities and residential environments*”. It goes on that LPAs must “*guard against unnecessary loss of valued facilities particularly where this would reduce the community's ability to meet its day-to-day needs*” and “*ensure that established facilities and services....are retained for the benefit of the community.*” Note that this policy applies to pubs in all communities, not just rural ones.

Paragraph 91 states that planning policies and decisions should “*aim to achieve healthy, inclusive and safe places*” which, among other things “*promote social interaction.*”

Public House Viability Test

For rural areas, paragraph 83 promotes *“the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, cultural buildings, **public houses** and places of worship”*

Paragraph 85 requires that *“Planning policies and decisions should support the role that town centres play at the heart of local communities.”*

Additional Resources

For additional resources for local councils, please visit https://camra.org.uk/resource_type/local-councils/

For any queries please contact planningadvice@camra.org.uk or call 01727 867 201