Company registration number 9288 (England and Wales)

THE GLOBE HOTEL TORRINGTON LIMITED

ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

THE GLOBE HOTEL TORRINGTON LIMITED

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THE GLOBE HOTEL TORRINGTON LIMITED

MANAGEMENT COMMITTEE REPORT

FOR THE YEAR ENDED 31 MARCH 2026

The members present their report and the unaudited financial statements of the society for the year ended 31 March 2026.

Principal activities

The principal activity of the society was to prepare for the community acquisition of the Globe Hotel in Torrington through a share issue with the aim of restoring the building into a vibrant 11 bedroom hotel, a restaurant and bar with a strong emphasis on providing training and skills development for young people in the hospitality sector.

Members

The members who served the society during the year were as follows:

Mr William Blythe	
Mr Doug Smith	
Mr Mark Keeley	
Mrs Penny Maisey	(resigned January 2026)
Mrs Jayne Waffome	
Mr Sam Percival	(Co-opted December 2025)
Mr Grant Langer	(Appointed October 2025)

Statement of disclosure to auditor

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

This report was approved by the management committee on 29/10/2026 and signed on behalf of the board by:

Doug Smith
Chair

William Blythe
Treasurer

Registered Office:
Castle Hill
c/o Great Torrington Town Council
Great Torrington
Devon
EX38 8AA

THE GLOBE HOTEL TORRINGTON LIMITED

AUDITOR'S REPORT ON THE STATUTORY FINANCIAL STATEMENTS

FOR THE YEAR TO ENDED 31 MARCH 2026

Opinion

We have audited the financial statements of The Globe Hotel Torrington Limited (the 'Society') for the year ended 31 March 2026, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 Section 1A 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Society's affairs as at 31 March 2026 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-Operative and Community Benefit Societies Act 2014.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other matters

The financial statements of the Society for the year ended 31 March 2025 were not audited, as the Society was exempt from the requirement to obtain an audit under section 84 of the Co-operative and Community Benefit Societies Act 2014. Accordingly, the corresponding figures for the preceding financial period presented are unaudited.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

Matters on which we are required to report by exception
In the light of our knowledge and understanding of the Society and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters where the Co-Operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained; or
- the Society has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of directors

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

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

Auditor's responsibilities for the audit of the financial statements

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

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

The Society is subject to laws and regulations that govern the preparation of the financial statements, including financial reporting legislation, data protection laws (including UK General Data Protection Regulation (GDPR)), health and safety, bribery and corruption practices, and other companies legislation.

To help us identify instances of non-compliance with these laws and regulations, and in identifying and assessing the risks of material misstatement in respect to non-compliance, our procedures included, but were not limited to:

- identifying areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with management and directors;
- communicating identified laws and regulations throughout our team, and remained alert to any indications of non-compliance throughout the audit; and
- assessing the extent of compliance through making enquiries of management and inspecting legal, regulatory, and HMRC correspondence, if any.

We evaluated the incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting manual journal entries to manipulate financial performance and overstating revenue by recognising revenue that had not occurred, or by understating deferred income. Our audit procedures in relation to fraud included but were not limited to:

- making enquiries of management and directors on whether they had knowledge of any actual, suspected or alleged fraud;
- gaining an understanding of the internal controls established to mitigate risks related to fraud;
- discussing amongst the engagement team the risks of fraud;
- addressing the risks of fraud through management override of controls by performing risk-based target testing of journal entries;
- substantive analytical procedures reconciling revenue recognised to cash receipts; and
- performing sales cut-off testing around the year end to confirm that revenue was recognised in the period to which it related.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. In any audit, there remains a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

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

Use of our report

This report is made solely to the Society's members, as a body, in accordance with the Co-Operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Society's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Society and the Society's members as a body, for our audit work, for this report, or for the opinions we have formed.

Westcotts (SW) LLP

Westcotts (SW) LLP,
Statutory Auditors
47 Boutport Street
Barnstaple
Devon
EX31 1SQ

Date: 30th October 2026

THE GLOBE HOTEL TORRINGTON LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2026

	Year ended 31 March 2026 £	Period ended 31 March 2025 £
Income	98,622	69,406
Administrative expenses	(73,999)	(55,763)
Other operating income	1,938	-
Operating surplus	26,561	13,643
Interest receivable and similar income	293	-
Surplus before taxation	26,854	13,643
Tax on surplus	(56)	-
(Deficit)/surplus for the financial year	26,798	13,643

The income and expenditure account has been prepared on the basis that all operations are continuing operations.

THE GLOBE HOTEL TORRINGTON LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2026

	Notes	2026 £	2026 £	2025 £	2025 £
Fixed assets					
Tangible assets	4		243,628		3,648
Current assets					
Debtors	5	27,024		2,140	
Cash at bank and in hand		95,210		22,584	
		122,234		24,724	
Creditors: amounts falling due within one year	6	(87,158)		(14,429)	
Net current assets			35,076		10,295
Net assets			278,704		13,943
Capital and reserves					
Called up share capital			247,170		300
Income and expenditure account			31,534		13,643
Total members' funds			278,704		13,943

At the AGM dated 20th October 2025 it was resolved that the accounts for the year ended 31st March 2026 would be audited voluntarily.

The members acknowledge their responsibilities for:

- ensuring that the society keeps proper accounting records which comply with section 75 of the Co-operative and Community Benefit Societies Act 2014 (the Act);
- establishing and maintaining a satisfactory system, of its books of accounts, its cash holdings and all its receipts and remittances in order to comply with sections 75 of the Act; and
- preparing financial statements which give a true and fair view of the state of affairs of the society as at the end of the financial year and of its income and expenditure for the year in accordance with the requirements of section 80, and which otherwise comply with the requirement of the Act relating to financial statements, so far as applicable to the society.

These financial statements have been prepared 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 management committee and authorised for issue on the ...29/10/2026....., and are signed on their behalf by:

Doug Smith	William Blythe	Luke Bewes
Chair	Treasurer	Secretary

Company registration number 9288 (England and Wales)

THE GLOBE HOTEL TORRINGTON LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 MARCH 2026

	Share capital	Income and expenditure	Total
	£	£	£
Period ended 31 March 2025:			
Surplus and total comprehensive income	-	13,643	13,643
Shares issued	300	-	300
Balance at 31 March 2025	300	13,643	13,943
Year ended 31 March 2026:			
Surplus and total comprehensive income	-	26,798	26,798
Shares issued	246,870	-	246,870
Transaction costs associated with share issue	-	(8,907)	(8,907)
Balance at 31 March 2026	247,170	31,534	278,704

1 Accounting policies

Company information

The society is limited by shares, incorporated in England and is registered under the Co-operative and Community Benefit Societies Act 2014 (registration number 9288). The address of the registered office is Castle Hill c/o Great Torrington Council, Torrington, Devon, EX38 8AA.

1.1 Basis of preparation

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Co-operative and Community Benefit Societies Act 2014 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

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

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

1.2 Going concern

At the time of approving the financial statements, the management committees have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the management committee continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Revenue and expenditure

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the society, the revenue can be reliably measured, and specific criteria have been met for each of the society's activities. Revenue is measured at fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxed. Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probably that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably.

1.5 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Nil

The Globe Hotel is currently being restored and consequently no depreciation is to be provided until the building is fully restored and in operation.

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

1 Accounting policies **(Continued)**

1.6 Impairment of fixed assets

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

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted. If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in surplus or deficit, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

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

1.7 Cash and cash equivalents

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

1.8 Financial instruments

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

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

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

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

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

1 Accounting policies **(Continued)**

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

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

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

1.9 Taxation

The company did not carry on a business for the purposes of making a profit and is therefore only currently liable to taxation on the receipt of interest.

1.10 Government grants

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

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

1.11 Donations

Income from donations is recognised when there is evidence of entitlement to the gift, receipt is probable and the amount can be measured reliably.

2 Judgements and key sources of estimation uncertainty

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

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

3 Employees

The average monthly number of persons (including management committee) employed by the company during the year was:

	2026 Number	2025 Number
Total	-	-

4 Tangible fixed assets

	Land and buildings £
Cost	
At 1 April 2025	3,648
Additions	239,980
At 31 March 2026	243,628
Depreciation and impairment	
At 1 April 2025 and 31 March 2026	-
Carrying amount	
At 31 March 2026	243,628
At 31 March 2025	3,648

5 Debtors

	2026 £	2025 £
Amounts falling due within one year:		
Other debtors – includes £300 unpaid share capital (2025:£NIL)	27,024	2,140

6 Creditors: amounts falling due within one year

	2026 £	2025 £
Trade creditors	14,434	342
Corporation tax	56	-
Other creditors	72,668	14,087
	87,158	14,429

7 Capital commitments

Amounts contracted for but not provided in the financial statements for 2026 are £95,344 (2025: £Nil).

8 Members' liability

The Globe Hotel Torrington Limited is registered as a non-charitable community benefit society under the Co-operative and Community Benefit Societies Act 2014.

The liability of each member is limited to the nominal value of the share capital they hold or have agreed to subscribe. In the event of the society being wound up or dissolved, members have no personal liability for the debts, contracts, or ongoing obligations of the society beyond any unpaid amounts on their allotted shares. As of 31st March 2026, there is an aggregate outstanding member liability of £300 in respect of called-up share capital that remains unpaid.

Pursuant to the rules of the society and the Co-operative and Community Benefit Societies Act 2014, this liability to contribute to the payment of creditors may extend for up to one year after an individual ceases to be a member, in respect of any withdrawable share capital withdrawn prior to the winding up.

9 Share capital

Allotted, called up and fully paid:

31st March 2026: 246,870 Community Shares of £1 each fully paid - £246,870

31st March 2026: 300 Community Shares of £1 each called up but unpaid - £300

31st March 2025: 300 Community Shares of £1 each - £300

31st March 2025: There were no shares called up buy unpaid

Rights, Restriction and Investment Limits Attached to Shares:

Share capital consists of withdrawable community shares with a nominal value of £1 each.

- Voting rights: Each member has one vote at general meetings, regardless of the size of their shareholding.
- Transferability: Shares are non-transferable and can only be redeemed at par value (£1 per share).
- Maximum Individual Holding: Under the rules of the society, the maximum shareholding permitted per individual member is restricted to the lower of £40,000 or 10% of the total issued shares.
- Equity Classification: These shares are classified as equity instruments because they are only withdrawable at the absolute consent and discretion of the Board of Directors. The society holds an unconditional right to refuse any application for withdrawal, meaning there is no contractual obligation to deliver cash or another financial asset to members.

Movements in the Year:

Community Shares of £1 each - 247,170 issued in year (2025: 300). The 300 unpaid shares represent capital called up during the year for which consideration has not yet been received.

There were no capital withdrawals or redemptions during this or the previous financial period.

No interest was proposed, approved, or paid on the share capital during this or the previous financial period.

10 Related party transactions

Although directors of the company hold community shares, these are held on terms identical to other shareholders.

No transactions with related parties were undertaken such as are required to be disclosed under FRS102.

THE GLOBE HOTEL TORRINGTON LIMITED

DETAILED INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2026

	Year ended 31 March 2026 £	31 March 2026 £	Period ended 31 March 2025 £	31 March 2025 £
Income				
Grants and funding		96,522		59,406
Donations		2,100		10,000
		98,622		69,406
Other operating income				
Net VAT claimed on P&L items in prior period		1,938		-
Administrative expenses				
Project Management	22,332		20,579	
Administrative costs	608		9,821	
Rates	25		-	
Power, light and heat	432		-	
Premises insurance	14,258		-	
Repairs and renewals	243		-	
Software and computer costs	577		-	
Travelling expenses	782		-	
Professional subscriptions	112		84	
Legal and professional fees	-		3,289	
Consultancy fees	20,900		9,480	
Accountancy	3,050		900	
Audit fees	7,000		-	
Bank charges	25		-	
Insurances	266		-	
Printing, postage and stationery	414		-	
Marketing	1,921		10,972	
Website costs	1,054		638	
		(73,999)		(55,763)
Operating surplus		26,561		13,643
Interest receivable and similar income				
Bank interest received	242		-	
Other interest received - not on financial instruments	51		-	
		293		-
Surplus before taxation	27.23%	26,854	19.66%	13,643