

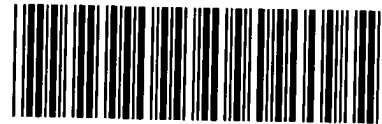
Registration number: 00359470

# St Andrews Homes Limited

Annual Report and Financial Statements

for the Year Ended 28 February 2019

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# **St Andrews Homes Limited**

## **Contents**

Company Information	1
Directors' Report	2 to 3
Statement of Directors' Responsibilities	4
Independent Auditor's Report	5 to 7
Income Statement	8
Balance Sheet	9
Statement of Changes in Equity	10
Notes to the Financial Statements	11 to 19

## **St Andrews Homes Limited**

### **Company Information**

<b>Directors</b>	D Lowry M Yates
<b>Company secretary</b>	D Lowry
<b>Registered number</b>	00359470
<b>Registered office</b>	Whitbread Court Houghton Hall Business Park Porz Avenue Dunstable Bedfordshire LU5 5XE United Kingdom
<b>Statutory auditor</b>	Deloitte LLP Statutory Auditor London United Kingdom

## **St Andrews Homes Limited**

### **Directors' Report for the Year Ended 28 February 2019**

The directors present their annual report and the audited financial statements for the year ended 28 February 2019.

#### **Principal activity**

The primary purpose of the Company is to maintain and realise its obligations with respect to payments to complete the lease terms of properties no longer in use and to hold investments in subsidiaries. It does not trade.

#### **Directors of the Company**

The directors who held office during the year were as follows:

R Fairhurst (resigned 12 October 2018)

D Lowry

M Yates (appointed 12 October 2018)

#### **Dividends**

The directors do not recommend the payment of a dividend for the year (2018: £nil).

#### **Future developments**

The Company will continue to maintain and realise its obligations with respect to payments to complete the lease terms of properties no longer in use.

There were no significant events after the balance sheet including any Brexit impact which would require disclosure in these accounts. An assessment and sensitivities on the impact of Brexit has been performed within the parent company Whitbread Group PLC. The group accounts of Whitbread Group PLC are available to the public and can be obtained at Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable, Bedfordshire LU5 5XE.

#### **Going concern**

The financial position of the Company is set out in these financial statements. As at 28 February 2019, the Company's current liabilities exceeded its current assets by £8,596,000.

The accounts have been prepared on the going concern basis on the grounds that the parent company has confirmed its current intention to provide support so the Company may continue operations for the next twelve months from the date of the approval of these accounts.

#### **Qualifying third party indemnity provisions**

A qualifying indemnity provision (as defined in section 236(1) of the Companies Act 2006) is in force for the benefit of the directors.

#### **Disclosure of information to the auditor**

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- the director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given, and should be interpreted, in accordance with the provisions of section 418 of the Companies Act 2006.

**St Andrews Homes Limited**

**Directors' Report for the Year Ended 28 February 2019 (continued)**

**Reappointment of auditor**

The auditor Deloitte LLP are deemed to be reappointed under section 487(2) of the Companies Act 2006.

**Small companies provision statement**

The Company has taken advantage of the exemption from preparing a Strategic Report, and disclosures in the Directors' Report, applying to small companies in accordance with the provisions of section 414c of the Companies Act 2006.

Approved by the Board on 16.9.19 ..... and signed on its behalf by:



**Director**

D. Lowry

## **St Andrews Homes Limited**

### **Statement of Directors' Responsibilities**

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 101 'Reduced Disclosure Framework' ('FRS 101'). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

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

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

## **St Andrews Homes Limited**

### **Independent Auditor's Report to the Members of St Andrews Homes Limited**

#### **Report on the audit of the financial statements**

##### **Opinion**

In our opinion the financial statements of St Andrews Homes Limited (the 'Company'):

- give a true and fair view of the state of the Company's affairs as at 28 February 2019 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 101 "Reduced Disclosure Framework"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of St Andrews Homes Limited (the 'Company'), which comprise:

- the Income Statement;
- the Balance Sheet;
- the Statement of Changes in Equity;
- the related notes 1 to 14 including the Accounting Policies.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

##### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### **Conclusions relating to going concern**

We are required by ISAs (UK) to report in respect of the following matters where:

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

We have nothing to report in respect of these matters.

## **St Andrews Homes Limited**

### **Independent Auditor's Report to the Members of St Andrews Homes Limited (continued)**

#### **Other information**

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

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

We have nothing to report in respect of these matters.

#### **Responsibilities of directors**

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine 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 Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

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

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

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### **Report on other legal and regulatory requirements**

##### **Opinion on other matters prescribed by the Companies Act 2006**

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

- the information given in the Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.



## St Andrews Homes Limited

### Independent Auditor's Report to the Members of St Andrews Homes Limited (continued)

#### Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

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

We have nothing to report in respect of these matters.

#### Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Lucy Openshaw (Senior Statutory Auditor)  
For and on behalf of Deloitte LLP  
Statutory Auditor  
London  
United Kingdom

Date: 16/9/2019

# St Andrews Homes Limited

## Income Statement for the Year Ended 28 February 2019

	Note	Year ended 28 February 2019 £ 000	Year ended 1 March 2018 £ 000
Other operating (costs)/income		(127)	(89)
<b>Operating loss</b>		<b>(127)</b>	<b>(89)</b>
Finance costs	4	(369)	(339)
		(369)	(339)
<b>Loss before tax</b>		<b>(496)</b>	<b>(428)</b>
Tax credit	7	94	109
<b>Loss for the year attributable to the equity shareholder of the company</b>		<b>(402)</b>	<b>(319)</b>

The above results were derived from continuing operations.

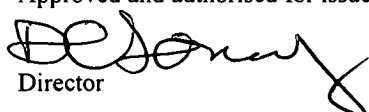
There are no items to be included in the Statement of Comprehensive Income.

The notes on pages 11 to 19 form an integral part of these financial statements.

**St Andrews Homes Limited**  
**(Registration number: 00359470)**  
**Balance Sheet as at 28 February 2019**

	Note	28 February 2019 £ 000	1 March 2018 £ 000
<b>Assets</b>			
<b>Non-current assets</b>			
Investments	8	0	0
<b>Current assets</b>			
Trade and other receivables	9	98	24
Income tax asset	7	94	194
		<u>192</u>	<u>218</u>
<b>Total assets</b>		<u>192</u>	<u>218</u>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	11	<u>(8,787)</u>	<u>(8,133)</u>
Provisions for liabilities	10	<u>(774)</u>	<u>(1,052)</u>
<b>Total liabilities</b>		<u>(9,561)</u>	<u>(9,185)</u>
<b>Net liabilities</b>		<u>(9,369)</u>	<u>(8,967)</u>
<b>Equity</b>			
Called up share capital	12	307	307
Retained earnings		<u>(9,676)</u>	<u>(9,274)</u>
<b>Total equity</b>		<u>(9,369)</u>	<u>(8,967)</u>

Approved and authorised for issue by the Board on 16.9.19 and signed on its behalf by:

  
Director

D. LOWRY

The notes on pages 11 to 19 form an integral part of these financial statements.

# **St Andrews Homes Limited**

## **Statement of Changes in Equity for the Year Ended 28 February 2019**

	Share capital £ 000	Retained earnings £ 000	Total equity £ 000
At 2 March 2018	307	(9,274)	(8,967)
Loss for the year	-	(402)	(402)
Total comprehensive loss	-	(402)	(402)
<b>At 28 February 2019</b>	<b>307</b>	<b>(9,676)</b>	<b>(9,369)</b>

	Share capital £ 000	Retained earnings £ 000	Total equity £ 000
At 3 March 2017	307	(8,955)	(8,648)
Loss for the year	-	(319)	(319)
Total comprehensive loss	-	(319)	(319)
<b>At 1 March 2018</b>	<b>307</b>	<b>(9,274)</b>	<b>(8,967)</b>

The notes on pages 11 to 19 form an integral part of these financial statements.

## **St Andrews Homes Limited**

### **Notes to the Financial Statements for the Year Ended 28 February 2019**

#### **1 General information**

The Company is a private company limited by share capital incorporated in the United Kingdom under the Companies Act 2006 and registered in England and Wales.

The address of the registered office is given on page 1. The nature of the Company's operations and its principal activities are set out in the Directors' report on page 2.

The financial statements are presented in pounds sterling, which is the functional currency, and all values are rounded to the nearest thousand unless otherwise stated.

The financial statements of St Andrews Homes Limited for the year ended 28 February 2019 were authorised for issue by the Board of Directors on *16 September 2019*.

#### **2 Accounting policies**

##### **Summary of significant accounting policies**

The principal accounting policies applied in the preparation of these financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

##### **Basis of preparation**

The financial statements have been prepared under the historical cost convention, in accordance with applicable accounting standards.

The Company meets the definition of a qualifying entity under FRS 100 'Application of Financial Reporting Requirements' as issued by the Financial Reporting Council (FRC). Accordingly, these financial statements were prepared in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework'.

As permitted by FRS 101, the Company has taken advantage of the disclosure exemptions available under that standard in relation to share-based payments, financial instruments, capital management, presentation of comparative information in respect of certain assets, presentation of a cash flow statement, standards not yet effective, certain disclosure in respect of revenue from contracts with customers, impairment of assets and certain related party transactions.

These financial statements are separate financial statements. The Company is exempt from the preparation of consolidated financial statements, because it is included in the group accounts of Whitbread Group PLC. The group accounts of Whitbread Group PLC are available to the public and can be obtained at Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable, Bedfordshire LU5 5XE.

The financial year represents 52 weeks to 28 February 2019 (prior financial year: 52 weeks to 1 March 2018).

##### **Adoption of new and revised Standards**

The Company has applied the following standards and amendments for the first time for the annual reporting period commencing 2 March 2018.

Where relevant, equivalent disclosures have been given in the parent company Whitbread Group PLC.

## **St Andrews Homes Limited**

### **Notes to the Financial Statements for the Year Ended 28 February 2019 (continued)**

#### **2 Accounting policies (continued)**

##### **IFRS 15 Revenue from Contracts with Customers**

The Company has adopted IFRS 15 Contracts with Customers using the cumulative catch-up method (modified) transition method with the effect of first applying this standard at the date of the initial application.

IFRS 15 provides a five-step revenue recognition model, applicable to all sales contracts, which is based on the principle that revenue is recognised when control of goods or services is transferred to the customer.

The Company has analysed all material revenue streams and concluded that the application of IFRS 15 will result in the same timing and amount of revenue recognition as its previous accounting policy. Consequently, no separate presentation of its impact on the financial statements is given.

##### **IFRS 9 Financial Instruments**

The Company adopted IFRS 9 prospectively on 2 March 2018. Accordingly, the information presented for the comparative period has not been restated.

IFRS 9 covers the classification, measurement and derecognition of financial assets and financial liabilities, together with a new hedge accounting model and a new expected credit loss model for calculating impairment of financial assets.

IFRS 9 has not had a material impact on the accounting policy for recognition of financial assets and liabilities including derivatives. Accordingly, no separate presentation of its impact on the financial statements is presented.

##### **Amendments to IFRS Standards and the new Interpretation that are mandatorily effective for the current year**

The Company has also adopted the following standards which have been assessed as having no financial impact or disclosure at this time:

- Classification and Measurement of Share-based payment Transactions - Amendments to IFRS 2
- Annual Improvements 2014-2016 cycle
- Transfers to Investment Property - Amendments to IAS 40
- Interpretation 22 Foreign Currency Transactions and Advance Consideration

##### **Finance revenue/(costs)**

Borrowing costs are recognised as an expense in the period in which they are incurred, except for gross interest costs incurred on the financing of major projects, which are capitalised until the time that the projects are available for use.

##### **Tax**

###### **Current tax**

The income tax expense represents both the income tax payable, based on profit for the year and deferred income tax.

Income tax is charged or credited to other comprehensive income if it relates to items that are charged or credited to other comprehensive income. Similarly, income tax is charged or credited directly to equity if it relates to items that are charged or credited directly to equity. Otherwise, income tax is recognised in the income statement.

## **St Andrews Homes Limited**

### **Notes to the Financial Statements for the Year Ended 28 February 2019 (continued)**

#### **2 Accounting policies (continued)**

##### ***Deferred tax***

Deferred income tax is recognised in full, using the liability method, in respect of temporary differences between the tax base of the Company's assets and liabilities and their carrying amounts that have originated but have not been reversed by the balance sheet date. No deferred tax is recognised if the temporary difference arises from goodwill, or the initial recognition of an asset or liability, in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

Deferred income tax is recognised in respect of taxable temporary differences associated with investments in associates and interests in joint ventures, except where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred income tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences can be utilised. The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all, or part of, the deferred income tax asset to be utilised.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted at the balance sheet date.

The residual values are reviewed annually.

##### **Investments**

Investments held as fixed assets are stated at cost less provision for any impairment. The carrying value of investments are reviewed for impairment when events or changes in circumstances indicate that the carrying amount may not be recoverable.

##### **Provisions**

Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event, it is probable that the group will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the directors' best estimate of the expenditure required to settle the obligation at the reporting date and are discounted to present value where the effect is material.

##### **Share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

## **St Andrews Homes Limited**

### **Notes to the Financial Statements for the Year Ended 28 February 2019 (continued)**

#### **2 Accounting policies (continued)**

##### **Financial assets**

###### ***Classification***

The recognition of financial assets and liabilities occurs when the Company becomes party to the contractual provisions of the instrument. The derecognition of financial assets takes place when the Company no longer has the right to cash flows, the risks and rewards of ownership, or control of the asset.

###### ***Recognition and measurement***

Loans and receivables are contract assets measured at amortised cost. The Company recognises lifetime expected credit loss when there has been a significant increase in credit risk since initial recognition. However, if the credit risk on the financial instrument has not increased significantly, the Company recognises a loss allowance equal to the 12-month expected credit loss. A change in credit risk is assessed by comparing the credit risk at the reporting date with the credit risk on initial recognition of the asset.

Trade receivables and contract assets are financial assets measured at amortised cost. In line with the IFRS 9 'simplified approach', the Company segments its trade receivables based on shared characteristics, and recognises a loss allowance for the lifetime expected credit loss for each segment. The expected credit loss is based on the Company's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of current and forecast conditions at the reporting date.

The Company derecognises a financial asset when contract rights to the cash flows from the asset expire, or when it transfers control of the asset to another entity.

Cash and cash equivalents comprise cash at bank, cash in hand and deposits (including Money Market Funds) which are short term, highly liquid and which are not at significant risk of changes in value.

A financial asset is credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred: such as significant financial difficulty of the debtor or default by the debtor. The Company writes off a financial asset where there is no realistic prospect of recovery.

##### **Financial liabilities**

###### ***Classification***

Debt and equity instruments are classified as financial liabilities or equity in accordance with the substance of the contractual arrangements.

###### ***Recognition and measurement***

All financial liabilities are measured at amortised cost using the effective interest rate method. The effective interest rate method calculates the amortised cost of a financial liability and allocates interest expense of the relevant period.

Borrowings are initially recognised at the fair value of the consideration received, net of any directly associated issue costs. Borrowings are subsequently recorded at amortised cost, with any difference between the amount initially recorded and the redemption value recognised in the income statement using the effective interest method.

The derecognition of financial liabilities occurs when the obligation under the liability is discharged, cancelled or expires.



## St Andrews Homes Limited

### Notes to the Financial Statements for the Year Ended 28 February 2019 (continued)

#### 3 Key accounting judgements and estimates

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported as assets and liabilities at the balance sheet date and the amounts reported as revenues and expenses during the year. Although these amounts are based on management's best estimates, events or actions may mean that actual results ultimately differ from those estimates, and these differences may be material. The estimates and the underlying assumptions are reviewed regularly.

The following are the key judgements, apart from those involving estimations (of which there are none identified) that management have made in the process of applying the Company's accounting policies and which have the most significant effect on the amounts recognised in the financial statements.

##### Onerous contracts provision

Judgement involving estimates is used in determining the value of provisions carried for onerous contracts. This is primarily based around assumptions on rent and property-related costs for the period the property is vacant as well as assumptions of future rental incomes or potential reverse lease premiums paid. Note 10 provides details of the value of the provisions carried.

#### 4 Finance costs

	Year ended 28 February 2019 £ 000	Year ended 1 March 2018 £ 000
On loans from group undertakings	357	302
Interest unwinding on provisions	12	37
	<u>369</u>	<u>339</u>

#### 5 Staff costs

The Company has no employees (2018 - no employees) other than the directors, who did not receive any remuneration (2018 - £NIL). All fees paid to directors as remuneration are borne by a parent company Whitbread Group PLC and it is not practical to allocate the amount for services in respect of this Company.

#### 6 Auditors' remuneration

Fees for the audit of the financial statements for the year of £1,000 (2018: £1,000) were paid by a parent Company, Whitbread Group PLC. Information about the total audit fees paid by the Group can be found in the Whitbread PLC Annual Report and Accounts for the year ended 28 February 2019.

# St Andrews Homes Limited

## Notes to the Financial Statements for the Year Ended 28 February 2019 (continued)

### 7 Taxation

Tax (credited)/charged in the income statement

	Year ended 28 February 2019 £ 000	Year ended 1 March 2018 £ 000
<b>Current taxation</b>		
UK corporation tax	(94)	(82)
UK corporation tax adjustment to prior periods	-	(113)
	<u>(94)</u>	<u>(195)</u>
<b>Deferred taxation</b>		
Arising from previously unrecognised tax loss, tax credit or temporary difference of prior periods	-	86
Tax receipt in the income statement	<u>(94)</u>	<u>(109)</u>

The tax on profit before tax for the period is the same as the standard rate of corporation tax in the UK (2018: lower than the standard rate of corporation tax in the UK) of 19% (2018: 19.08%).

	2019 £ 000	2018 £ 000
Loss before tax	<u>(496)</u>	<u>(428)</u>
Corporation tax at standard rate	<u>(94)</u>	<u>(82)</u>
(Decrease)/increase in current tax from adjustment for prior periods	-	(113)
Deferred tax expense from unrecognised temporary difference from a prior period	-	86
Total tax credit	<u>(94)</u>	<u>(109)</u>

The Finance Act 2016 reduced the main rate of UK corporation tax to 17% with effect from 1 April 2020. The effect of the new rate was included in the financial statements in 2016/17. The rate change will also impact the amount of future tax cash payments to be made by the Company.

The corporation tax balance is an asset of £94,000 (2018: asset of £194,000).

# St Andrews Homes Limited

## Notes to the Financial Statements for the Year Ended 28 February 2019 (continued)

### 8 Investments

	Investment in subsidiary companies £
<b>Subsidiaries</b>	
<b>Cost or valuation</b>	
At 1 March 2018	2
At 28 February 2019	2
<b>Carrying amount</b>	
At 28 February 2019	2
At 1 March 2018	2

Details of the subsidiaries as at 28 February 2019 are as follows:

Name of subsidiary	Principal activity	Country of incorporation, registered office and principal place of business	Proportion of ownership interest and voting rights held	
			2019	2018
St Martins Care Homes Investments Limited	Dormant	England Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable, Bedfordshire, LU5 5XE	100%	100%
St Andrews Homes (1995) Limited	Dormant	England Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable, Bedfordshire, LU5 5XE	100%	100%

### 9 Trade and other receivables

	28 February 2019 £ 000	1 March 2018 £ 000
Prepayments and accrued income	98	24
Total debtors	98	24

# St Andrews Homes Limited

## Notes to the Financial Statements for the Year Ended 28 February 2019 (continued)

### 10 Provisions for liabilities

	Onerous contracts £ 000
At 2 March 2018	1,052
Increase in existing provisions	127
Provisions used	(417)
Unwinding of discount rate	12
At 28 February 2019	<u>774</u>
Non-current liabilities	<u>774</u>

The onerous lease provision relates to properties that reverted back to the Company which are sublet to a care home provider which is unable to pay its rent.

### 11 Trade and other payables

	28 February 2019 £ 000	1 March 2018 £ 000
Amounts due to group undertakings	<u>8,787</u>	<u>8,133</u>

Amounts due to group undertakings are repayable on demand and carry an average quarterly interest rate of 1.1% (2018: 1.1%) based upon the group funding.

### 12 Share capital

#### Allotted, called up and fully paid shares

	28 February 2019 No. 000	£ 000	1 March 2018 No. 000	£ 000
307,133 Ordinary shares of £1 each	<u>307</u>	<u>307</u>	<u>307</u>	<u>307</u>

The shares carry full voting, dividend and capital distribution rights.

### 13 Related party transactions

The Company is a wholly-owned subsidiary of Whitbread PLC, the ultimate controlling entity, and has taken advantage of the exemption given in Financial Reporting Standard 101 (8(k)) not to disclose transactions with other group companies.

## **St Andrews Homes Limited**

### **Notes to the Financial Statements for the Year Ended 28 February 2019 (continued)**

#### **14 Parent and ultimate parent undertaking**

The immediate parent undertaking is Whitbread Hotel Company Limited. The ultimate parent undertaking is Whitbread PLC.

The parent undertaking of the smallest group of undertakings for which group accounts are drawn up and of which the Company is a member is Whitbread Group PLC, registered in England and Wales. Copies of their accounts can be obtained from the registered office at Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable, Bedfordshire LU5 5XE.

The parent undertaking of the largest group of undertakings for which group accounts are drawn up and of which the Company is a member is Whitbread PLC, registered in England and Wales. Copies of their accounts can be obtained from the registered office at Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable, Bedfordshire LU5 5XE.