

Speciality Care (Care Homes) Limited  
Annual Report  
for the year ended 31 December 2007

Registered number 3257732



# **Speciality Care (Care Homes) Limited**

## **Annual report for the year ended 31 December 2007**

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# **Speciality Care (Care Homes) Limited**

## **Directors and advisors**

### **Executive Directors**

Ted Smith  
Julian Spurling  
Charles Cameron  
David Manson

### **Secretary**

BLG (Professional Services) Limited  
Beaufort House  
15 St Botolph Street  
London  
EC3A 7NJ

### **Registered Auditors**

PricewaterhouseCoopers LLP  
Cornwall Court  
19 Cornwall Street  
Birmingham  
B3 2DT

### **Solicitors**

Barlow Lyde & Gilbert  
Beaufort House  
15 St Botolph Street  
London  
EC3A 7NJ

Pinsent Masons  
3 Colmore Circus  
Birmingham  
B4 6BH

### **Registered Office**

Craegmoor House  
Perdiswell Park  
Worcester  
WR3 7NW

### **Bankers**

Bank of Scotland  
155 Bishopsgate  
London  
EC2M 3YB

# **Speciality Care (Care Homes) Limited**

## **Directors' report for the year ended 31 December 2007**

The Directors present their report and the audited financial statements for the year ended 31 December 2007

### **Principal activities**

The principal activity of the Company continues to be the care delivery

### **Review of business and future developments**

Both the level of continuing business and the year end position were satisfactory, despite the overall loss for the year. The Directors have put measures in place that they believe will improve the Company's performance in the forthcoming financial year.

### **Results and dividends**

The profit and loss account shows a loss after tax for the year of £785,000 (2006 £569,000). The Directors do not recommend the payment of a dividend for the year ended 31 December 2007 (2006 £Nil).

### **Principal risks and uncertainties**

From the perspective of the Company, the principal risks and uncertainties are integrated with the principal risks of Craegmoor Limited, its ultimate parent company, and are not managed separately. Accordingly, the principal risks and uncertainties of the Craegmoor Limited Group, which include those of the Company, are discussed in the Directors' Report of Craegmoor Limited which does not form part of this report.

### **Key Performance Indicators ("KPIs")**

The Directors of Craegmoor Limited manage the Craegmoor Group's operations on a group-wide basis. For this reason, the Directors of the Company believe that analysis using key performance indicators for the Company is not necessary or appropriate for an understanding of the development, performance or position of the business of the Company. The development, performance and position of the Craegmoor Limited Group, which includes the Company, is discussed in the Directors' Report of Craegmoor Limited which does not form part of this report.

### **Directors**

The following Directors have held office for the whole year unless otherwise stated.

Ted Smith	
Denise Keating	Resigned 28 September 2007
Charles Cameron	
Julian Spurling	
David Manson	Appointed 1 November 2007

### **Changes in fixed assets**

Movements in tangible fixed assets during the year are set out in note 7 to the financial statements.

# Speciality Care (Care Homes) Limited

## Directors' report for the year ended 31 December 2007 (continued)

### Financial instruments

The Company's financial instruments primarily comprise debtors and creditors with other group companies arising directly from its operations. No trading in financial instruments has been undertaken.

There are no significant risks arising directly from the Company's financial instruments. However, the Company is reliant on the ongoing support of the Craegmoor Group, which has long term financing and overdraft facilities in place. The Board of Craegmoor Limited, the ultimate parent undertaking, has reviewed and agreed the policies for managing the risks related to these facilities as set out below.

### *Liquidity risk*

The Group has secured long term financing and overdraft facilities with financial institutions, which have high credit ratings that are designed to ensure the Group has sufficient available funds for operations. The £352,299,000 of debt, in the form of loan notes and bank loans (but excluding finance leases), is repayable between 1 and 6 years. Of the total outstanding debt, £232,900,000 is repayable on 17 March 2009.

### *Interest rate and cash flow risk*

The Group has entered into interest rate swaps to ensure certainty over future interest cash flows. As a consequence, 68% (2006: 95%) of the Group's borrowings are at fixed rates of interest. A further 28% (2006: nil) of the Group's borrowings are variable but benefit from an interest rate cap.

### *Credit risk*

A fellow subsidiary company, Craegmoor Facilities Company Limited, bears the credit risk for the Company.

### Statement of Directors' responsibilities in respect of the Annual Report and the financial statements

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). The financial statements are required by law to 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 year.

In preparing those financial statements, the Directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business, in which case there should be supporting assumptions or qualifications as necessary.

The Directors confirm that they have complied with the above requirements in preparing the financial statements.

The Directors are responsible for keeping proper accounting records that 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 1985. 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.

# **Speciality Care (Care Homes) Limited**

## **Directors' report for the year ended 31 December 2007 (continued)**

### **Statement of disclosure of information to auditors**

Each of the persons who are Directors at the date that this report is approved confirm that

- so far as the Director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- each Director has taken all the steps that he or she ought to have taken as a Director in order to make himself or herself aware of any relevant audit information and to establish that the Company's auditors are aware of that information

### **Auditors**

The Company has elected, in accordance with section 386 of the Companies Act 1985, to dispense with the obligation to appoint auditors annually

By order of the Board



**Charles Cameron**  
Director  
14 April 2008

## **Independent auditors' report to the members of Speciality Care (Care Homes) Limited**

We have audited the financial statements of Speciality Care (Care Homes) Limited for the year ended 31 December 2007 which comprise the Profit and Loss Account, the Balance Sheet and the related notes. These financial statements have been prepared under the accounting policies set out therein.

### **Respective responsibilities of directors and auditors**

The directors' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland). This report, including the opinion, has been prepared for and only for the company's members as a body in accordance with Section 235 of the Companies Act 1985 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the Directors' Report is consistent with the financial statements.

In addition we report to you if, in our opinion, the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read the Directors' Report and consider the implications for our report if we become aware of any apparent misstatements within it.

### **Basis of audit opinion**

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgments made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

### **Opinion**

In our opinion:

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 December 2007 and of its loss for the year then ended,
- the financial statements have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the Directors' Report is consistent with the financial statements.

*PricewaterhouseCoopers LLP*

**PricewaterhouseCoopers LLP**  
Chartered Accountants and Registered Auditors  
Birmingham  
14 April 2008

## Speciality Care (Care Homes) Limited

### Profit and loss account for the year ended 31 December 2007

	Note	2007 £'000	2006 £'000
Turnover		1,444	1,670
Administrative expenses		(2,007)	(2,043)
Operating loss	4	(563)	(373)
Interest payable	5	(235)	(259)
Loss on ordinary activities before taxation		(798)	(632)
Tax on loss on ordinary activities	6	13	63
Loss for the financial year	13	(785)	(569)

All activities relate to continuing operations

The Company has no recognised gains or losses other than those shown above and therefore no separate statement of recognised gains and losses has been prepared



## **Speciality Care (Care Homes) Limited**

### **Note of historical cost profit and losses for the year ended 31 December 2007**

	<b>2007</b>	<b>2006</b>
	<b>£'000</b>	<b>£'000</b>
Loss on ordinary activities before taxation	<b>(798)</b>	<b>(632)</b>
Difference between historical cost depreciation charge and actual depreciation charge for the year calculated on the revalued amount	<b>8</b>	<b>9</b>
<b>Historical cost loss on ordinary activities before taxation</b>	<b>(790)</b>	<b>(623)</b>
<b>Historical cost loss for the financial year</b>	<b>(777)</b>	<b>(560)</b>

# Speciality Care (Care Homes) Limited

## Balance sheet as at 31 December 2007

	Note	2007 £'000	2006 £'000
<b>Fixed assets</b>			
Tangible assets	7	5,302	4,415
<b>Current assets</b>			
Debtors	8	-	2,329
		-	2,329
Creditors amounts falling due within one year	9	(1,878)	(140)
<b>Net current (liabilities) / assets</b>		<b>(1,878)</b>	<b>2,189</b>
<b>Total assets less current liabilities</b>		<b>3,424</b>	<b>6,604</b>
Creditors amounts falling due after more than one year	10	(1,058)	(3,440)
Provision for liabilities and charges	11	(68)	(81)
<b>Net assets</b>		<b>2,298</b>	<b>3,083</b>
<b>Capital and reserves</b>			
Called up share capital	12	-	-
Revaluation reserve	13	2,413	2,413
Profit and loss account	13	(115)	670
<b>Total shareholders' funds</b>	14	<b>2,298</b>	<b>3,083</b>

The financial statements on pages 6 to 16 were approved by the Board of Directors 14 April 2008 and signed on its behalf by



**Charles Cameron**  
Director

# **Speciality Care (Care Homes) Limited**

## **Notes to the financial statements for the year ended 31 December 2007**

### **1 Principal accounting policies**

The financial statements are prepared on the going concern basis, under the historical cost convention, as modified by the revaluation of certain tangible fixed assets, and in accordance with the Companies Act 1985 and applicable accounting standards in the United Kingdom. A summary of the principal accounting policies, which have been consistently applied, is set out below.

#### **Turnover**

Turnover represents amounts invoiced and accrued for care services provided during the year in the UK, excluding Value Added Tax. Where services are invoiced in advance the related income is deferred to match the year in which the service is provided.

#### **Corporation tax**

UK Corporation Tax is provided at amounts expecting to be paid (or recovered) using the tax rates and bases that have been enacted or substantially enacted by the balance sheet date. Corporation tax payable is reduced wholly or in part by the surrender of losses by fellow group companies. Payments made, if any, to surrendering companies for losses are reflected in the tax charge.

#### **Deferred taxation**

Deferred taxation has been recognised as a liability or asset if transactions have occurred at the balance sheet date that give rise to an obligation to pay more taxation in the future, or a right to pay less taxation in the future. An asset is only recognised to the extent that the transfer of economic benefits in the future is deemed to be more likely than not. Deferred tax assets and liabilities recognised are not discounted.

#### **Cash flow statement**

The Company is a wholly owned subsidiary of Craegmoor Limited, and the cash flows of the Company are included in the consolidated group cash flow statement of that company. Consequently, the Company is exempt under the terms of Financial Reporting Standard No. 1 (Revised) from publishing a cash flow statement.

# **Speciality Care (Care Homes) Limited**

## **Notes to the financial statements for the year ended 31 December 2006 (continued)**

### **1 Principal accounting policies (continued)**

#### **Tangible fixed assets**

The cost of fixed assets is their purchase cost, and any costs directly attributable to bringing them into working condition for their intended use. Freehold land and buildings are revalued by independent, professionally qualified valuers on a five year rolling basis, the first such valuation being five years after acquisition. These valuations are carried out on an existing use, open market value basis, and in the intervening years are updated by the Directors with the assistance of independent professional advice as required.

Increases in the revalued amounts of land and buildings are credited to revaluation reserves.

Freehold land is not depreciated. Subsequent to a revaluation, depreciation is based on revalued amounts. Depreciation on tangible fixed assets other than land is calculated to write off cost, less estimated residual values, by equal annual instalments on the following bases:

Freehold buildings	- over 50 years
Building improvements	- over 10 years
Equipment	- over 7 years
Furniture and fittings	- over 3, 5 or 10 years
Computer equipment	- over 3 or 5 years

During the year, a review was performed of the appropriateness of asset lives resulting in the revised bases shown above. The Directors are of the opinion the revised periods better reflect the useful economic lives of the individual assets in the various categories. This change in estimation techniques resulted in an increase to the depreciation charge for the year of £2,000.

Provision is made for any impairment in the year in which it arises. The impairment is calculated by comparing the carrying value to the recoverable amount as required by FRS 11, "Impairment of fixed assets and goodwill". The recoverable amount of land and buildings is taken to be the higher of realisable value and value in use. Value in use is determined by reference to the expected future cash flows of the care home, discounted at a risk weighted cost of capital of 10.0% (2006: 10.0%). Realisable value is determined by independent, professional valuers on an existing use, open market value basis.

Provisions for impairment in the carrying value of land and buildings are charged against revaluation reserves in the balance sheet to the extent that they relate to a reversal of prior increases. Impairments to below historical cost are charged to the profit and loss account.

### **2 Directors' emoluments**

The emoluments of the Directors were paid by Craegmoor Healthcare Company Limited, a fellow subsidiary of Craegmoor Limited. The Directors were also directors of a number of other fellow subsidiaries during the year ended 31 December 2007 and 31 December 2006 and it is not possible to make an accurate apportionment of their emoluments in respect of each of the subsidiaries. Accordingly, the emoluments of the Directors are disclosed within the accounts of Craegmoor Healthcare Company Limited.

## Speciality Care (Care Homes) Limited

### Notes to the financial statements for the year ended 31 December 2007 (continued)

#### 3 Employee information

The average monthly number of persons (including Executive Directors) employed during the year was

	2007	2006
Analysis by function	Number	Number
Nursing	41	40
Ancillary	14	14
Administration	10	10
	65	64

Staff costs (for the above persons)	£'000	£'000
Management charge in lieu of staff costs	1,316	1,061

The above disclosures are in respect of employees that carried out work in connection with the Company's operations during the year. However, these persons are employed by a fellow subsidiary company.

#### 4 Operating loss

	2007	2006
	£'000	£'000
Operating loss is stated after charging:		
Depreciation of tangible fixed assets	79	74
Management charge from fellow subsidiaries	1,928	1,969

The audit fee for the Company for the year ended 31 December 2007 of £2,000 (2006 £1,000) is borne by a fellow subsidiary company and included within the management charge.

The management charges from fellow subsidiary undertakings, Craegmoor Facilities Company Limited and Craegmoor Healthcare Company Limited, relate to an allocation of operating costs incurred on behalf of the Company and its fellow subsidiaries.

#### 5 Interest payable

	2007	2006
	£'000	£'000
Interest on amounts owed to group undertakings	235	259

# Speciality Care (Care Homes) Limited

## Notes to the financial statements for the year ended 31 December 2007 (continued)

### 6 Tax on loss on ordinary activities

	2007 £'000	2006 £'000
<b>Current taxation:</b>		
Group relief and balancing payments at 30% (2006 30%)	-	(136)
Adjustment in respect of previous periods	-	72
<b>Total current taxation</b>	<b>-</b>	<b>(64)</b>
<b>Deferred taxation:</b>		
Current year – origination and reversal of timing differences	(5)	(5)
Adjustment in respect of previous periods	(8)	6
<b>Total deferred taxation</b>	<b>(13)</b>	<b>1</b>
<b>Tax credit</b>	<b>(13)</b>	<b>(63)</b>

The tax for the year differs from the standard rate of corporation tax in the UK (30%) The differences are explained below

	2007 £'000	2006 £'000
<b>Loss on ordinary activities</b>	<b>(798)</b>	<b>(632)</b>
Loss on ordinary activity multiplied by standard rate of corporation tax in the UK of 30% (2006 30%)	(239)	(190)
<b>Effects of</b>		
Expenses not deductible for tax purposes	21	16
Capital allowances for the year less than depreciation	2	6
Short term timing differences	(3)	-
Transfer pricing adjustments	22	32
Adjustment in respect of previous periods	-	72
Group relief surrendered not paid for	197	-
<b>Current tax charge</b>	<b>-</b>	<b>(64)</b>

No provision has been made for deferred tax on gains recognised on revaluing property to its market value. Such tax would become payable only if the property was sold without it being possible to claim rollover relief or utilise available losses. The total amount unprovided for at 28% is £676,000 (2006 £724,000 at 30%). The UK Corporation Tax rate changed to 28% on 1 April 2008, had the rate remained the same, the total amount unprovided for at 31 December 2007 would have been £724,000. Deferred tax liabilities have not been discounted.

# Speciality Care (Care Homes) Limited

## Notes to the financial statements for the year ended 31 December 2007 (continued)

### 7 Tangible fixed assets

	Freehold land and buildings £'000	Fixtures and fittings £'000	Total £'000
<b>Cost</b>			
At 1 January 2007	4,530	560	5,090
Reclassifications	11	(11)	-
Additions	882	84	966
<b>At 31 December 2007</b>	<b>5,423</b>	<b>633</b>	<b>6,056</b>
<b>Accumulated depreciation</b>			
At 1 January 2007	213	462	675
Reclassifications	1	(1)	-
Charge for the year	50	29	79
<b>At 31 December 2007</b>	<b>264</b>	<b>490</b>	<b>754</b>
<b>Net book value</b>			
<b>At 31 December 2007</b>	<b>5,159</b>	<b>143</b>	<b>5,302</b>
At 31 December 2006	4,317	98	4,415

During the financial year the categorisation of fixed assets in prior years was reviewed. The above reclassifications were required so as to more appropriately disclose assets between the categories.

If freehold land and buildings had not been revalued they would have been included at the following amounts:

	2007 £'000	2006 £'000
<b>Cost</b>	<b>3,254</b>	<b>2,362</b>
<b>Aggregate depreciation based on cost</b>	<b>(415)</b>	<b>(372)</b>
<b>Net book value based on cost</b>	<b>2,839</b>	<b>1,990</b>

### 8 Debtors

	2007 £'000	2006 £'000
<b>Amounts falling due within one year</b>		
Amounts owed by group undertakings	-	2,329

Amounts owed by group undertakings are interest free and are payable on demand.

# Speciality Care (Care Homes) Limited

## Notes to the financial statements for the year ended 31 December 2007 (continued)

### 9 Creditors: amounts falling due within one year

	2007	2006
	£'000	£'000
Amounts owed to group undertakings	1,878	140

Amounts owed to group undertakings are interest free and are payable on demand

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

	2007	2006
	£'000	£'000
Amounts owed to group undertakings	1,058	3,440

There are no defined repayment terms on amounts owed to group undertakings but the relevant group undertaking has confirmed to the Directors of the Company that it will not seek any repayments of this loan within 12 months after the year-end

There is no interest charged on amounts owed to group undertakings outstanding as at 31 December 2007. Elements of the debt outstanding at 31 December 2006 were subject to interest at rates linked to the 3 month LIBOR and these have been repaid during the year

### 11 Provisions for liabilities and charges

	Deferred tax
	£'000
At 1 January 2007	81
Credited to profit and loss account	(13)
At 31 December 2007	68

The amount provided for deferred taxation comprises:	2007	2006
	£'000	£'000
Timing differences relating to accelerated capital allowances	74	81
Short term timing differences	(6)	-
	68	81



**Speciality Care (Care Homes) Limited**  
**Notes to the financial statements**  
**for the year ended 31 December 2007 (continued)**

**12 Called up share capital**

	2007 £'000	2006 £'000
<b>Authorised</b>		
1,000 (2006 1,000) Ordinary shares of £1 each	1	1
<b>Allotted, called up and fully paid</b>		
2 (2006 2) Ordinary shares of £1 each	-	-

**13 Reserves**

	Profit and loss account £'000	Revaluation reserve £'000
At 1 January 2007	670	2,413
Loss for the financial year	(785)	-
<b>At 31 December 2007</b>	<b>(115)</b>	<b>2 413</b>

**14 Reconciliation of movements in shareholders' funds**

	2007 £'000	2006 £'000
Loss for the financial year	(785)	(569)
Net reduction in shareholders' funds	(785)	(569)
Opening equity shareholders' funds	3,083	3,652
<b>Closing equity shareholders' funds</b>	<b>2,298</b>	<b>3,083</b>

**15 Post balance sheet events**

The Directors do not consider there have been any material events since the year end requiring disclosure in accordance with FRS 21 "Events after the Balance Sheet Date"

**16 Contingent liabilities**

There is a fixed and floating charge over the assets of the Company and certain of its fellow subsidiaries in respect of an external loan undertaken by an intermediate parent undertaking. Amounts drawn down on the facility of £245,000,000 amounted to £235,544,000, inclusive of accrued interest, as at 31 December 2007. As at 31 December 2006 there was a fixed charge over the assets of the Company and a cross guarantee amounting to £2,360,000 in respect of an external loan undertaken by a fellow subsidiary undertaking.

**17 Capital commitments**

As at 31 December 2007 the Company had no capital commitments (2006 £Nil)

**18 Related party transactions**

The Company has taken advantage of the exemption granted under paragraph 3(c) of FRS 8 and not disclosed any transactions with other group companies where they are more than 90% owned by a common parent.

## **Speciality Care (Care Homes) Limited**

### **Notes to the financial statements for the year ended 31 December 2007 (continued)**

#### **19 Immediate and ultimate parent companies**

The Directors regard Craegmoor Holdings Limited, a Company registered in England and Wales, as the immediate parent company of Speciality Care (Care Homes) Limited and Craegmoor Limited, a company registered in England and Wales, as the ultimate parent company in the United Kingdom. Craegmoor Limited is the parent company of the largest and smallest groups in which Speciality Care (Care Homes) Limited is consolidated. Copies of Craegmoor Limited's consolidated financial statements may be obtained from its registered office, Craegmoor House, Perdiswell Park, Worcester, WR3 7NW.