

Registration number: 00048574

# Whitbread Properties Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 25 February 2021

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## **Whitbread Properties Limited**

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## **Whitbread Properties Limited**

### **Company Information**

<b>Directors</b>	D Lowry Whitbread Directors 1 Limited Whitbread Directors 2 Limited
<b>Company secretary</b>	Whitbread Secretaries Limited
<b>Registered office</b>	Whitbread Court Houghton Hall Business Park Porz Avenue Dunstable Bedfordshire LU5 5XE United Kingdom
<b>Registered number</b>	00048574

## **Whitbread Properties Limited**

### **Directors' Report for the Year Ended 25 February 2021**

The directors present their annual report and the unaudited financial statements for the year ended 25 February 2021.

#### **Principal activity**

The Company does not trade, but earns interest on its balances due from other group companies.

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

The directors who held office during the year and to the date of signing were as follows:

D Lowry

Whitbread Directors 1 Limited

Whitbread Directors 2 Limited

#### **Dividends**

The directors do not recommend the payment of a dividend for the year (2020: £nil).

#### **Future developments**

The Company will continue to earn interest on its balances due to other group companies.

#### **Going concern**

The financial position of the Company is set out in these financial statements. As at 25 February 2021, the Company's current assets exceeded its current liabilities by £2,643,000.

The accounts have been prepared on the going concern basis on the grounds that the parent Company will provide support so the Company may continue operations for the next twelve months from the date of the approval of these accounts.

#### **Events after the balance sheet date**

There were no significant events after the balance sheet date which would require disclosure in these accounts.

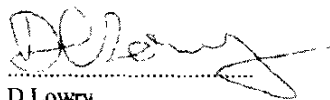
#### **Qualifying third party indemnity provisions**

The Company has made qualifying third party indemnity provisions for the benefit of its directors which were made during the year and remain in force at the date of this report.

#### **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 414B and 415A of the Companies Act 2006.

Approved by the Board on 01/10/2021, and signed on its behalf by:



D Lowry  
Director

## **Whitbread Properties 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'. 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
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; 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.

## Whitbread Properties Limited

### Income Statement for the Year Ended 25 February 2021

	Note	Year ended 25 February 2021 £ 000	Year ended 27 February 2020 £ 000
<b>Operating profit/(loss)</b>		-	-
Finance income	4	85	99
<b>Profit before tax</b>		<b>85</b>	<b>99</b>
Tax expense	6	(16)	(19)
<b>Profit for the year attributable to the equity shareholder of the company</b>		<b>69</b>	<b>80</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 7 to 12 form an integral part of these financial statements.

**Whitbread Properties Limited**  
**(Registration number: 00048574)**  
**Balance Sheet as at 25 February 2021**

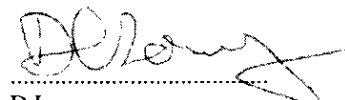
		25 February 2021 £ 000	27 February 2020 £ 000
	Note		
<b>Assets</b>			
<b>Current assets</b>			
Trade and other receivables	7	2,659	2,593
<b>Total assets</b>		<u>2,659</u>	<u>2,593</u>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Current tax liabilities	6	(16)	(19)
<b>Non-current liabilities</b>			
Preference shares	8	(871)	(871)
<b>Total liabilities</b>		<u>(887)</u>	<u>(890)</u>
<b>Net assets</b>		<u>1,772</u>	<u>1,703</u>
<b>Equity</b>			
Called up share capital	9	1,237	1,237
Retained earnings		535	466
<b>Total equity</b>		<u>1,772</u>	<u>1,703</u>

For the financial period ending 25 February 2021 the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

Directors' responsibilities:

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

Approved by the Board on ..01/10/2021... and signed on its behalf by:



D Lowry  
Director

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

# Whitbread Properties Limited

## Statement of Changes in Equity for the Year Ended 25 February 2021

	Share capital £ 000	Retained earnings £ 000	Total equity £ 000
At 28 February 2020	1,237	466	1,703
Profit for the year	-	69	69
Total comprehensive income	-	69	69
<b>At 25 February 2021</b>	<b>1,237</b>	<b>535</b>	<b>1,772</b>

	Share capital £ 000	Retained earnings £ 000	Total equity £ 000
At 1 March 2019	1,237	386	1,623
Profit for the year	-	80	80
Total comprehensive income	-	80	80
<b>At 27 February 2020</b>	<b>1,237</b>	<b>466</b>	<b>1,703</b>

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



## **Whitbread Properties Limited**

### **Notes to the Unaudited Financial Statements for the Year Ended 25 February 2021**

#### **1 General information**

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

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

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 statements are presented in pounds sterling which is the currency of the primary economic environment in which the Company operates. All values are rounded to the nearest thousand unless otherwise stated.

These financial statements were authorised for issue by the Board on 01/10/2021

#### **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. Where required, equivalent disclosures are given in the annual report and accounts of Whitbread PLC (the ultimate parent undertaking) for the year ended 25 February 2021.

The financial year represents 52 weeks to 25 February 2021 (prior financial year: 52 weeks to 27 February 2020).

## **Whitbread Properties Limited**

### **Notes to the Unaudited Financial Statements for the Year Ended 25 February 2021 (continued)**

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

##### **Going concern**

The financial position of the Company is set out in these financial statements. As at 25 February 2021, the Company's current assets exceeded its current liabilities by £2,643,000.

The accounts have been prepared on the going concern basis on the grounds that the parent Company will provide support so the Company may continue operations for the next twelve months from the date of the approval of these accounts.

##### **Other IFRS standards and interpretations**

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

- Covid-19 related rent concessions (Amendment to IFRS 16)
- Amendment to IFRS 3 Definition of a business
- Amendments to IAS 1 and IAS 8 definition of material
- Amendments to references to the conceptual framework in IFRS standards

##### **Finance income**

Interest income is recognised as the interest accrues, using the effective interest method.

##### **Tax**

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

The income tax charge 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.

###### **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.

## **Whitbread Properties Limited**

### **Notes to the Unaudited Financial Statements for the Year Ended 25 February 2021 (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***

Trade receivables and contract assets are initially measured at fair value. Subsequently they are measured at amortised cost as the objective of the business model is to hold the assets to collect contractual cash flows and the contractual terms of the asset give rise to cash flows on specified dates which are solely payments of principal and interest.

In line with the IFRS 9 Financial Instruments 'simplified approach', the Company segments its trade receivables and contract assets 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 the 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.

###### ***Impairment***

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. Credit losses are recorded within operating costs in the income statement.

##### **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***

Financial liabilities are measured at amortised cost using the effective interest rate method unless they are required to be measured at fair value through profit or loss or the Company has opted to measure them at fair value through the profit or loss. The effective interest rate method calculates the amortised cost of a financial liability and allocates interest expense to 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.

## Whitbread Properties Limited

### Notes to the Unaudited Financial Statements for the Year Ended 25 February 2021 (continued)

#### 2 Accounting policies (continued)

##### Shares classified as debt

When shares are issued, any component that creates a financial liability of the Company is presented as a liability in the balance sheet; measured at cost until extinguished on conversion or redemption. The corresponding dividends relating to the liability component are charged as an interest expense in the income statement. The Company's cumulative preference shares have been accounted for as such a financial liability.

##### 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.

#### 3 Key accounting judgements and estimates

The preparation of the 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. However, the nature of estimation means that the actual outcomes could differ from those estimates. In the process of applying the Company's accounting policies, the Directors have considered whether there are any such sources of key estimation or critical accounting judgements in forming the financial statements and do not consider there to be any for the purposes of disclosure.

#### 4 Finance income

	Year ended 25 February 2021 £ 000	Year ended 27 February 2020 £ 000
Interest received from group undertakings	85	99

#### 5 Staff costs

The Company has no employees other than the directors, who did not receive any remuneration (2020: £nil). All fees paid to directors as remuneration are borne by the parent company Whitbread Group PLC and it is not practical to allocate the amount for services in respect of this Company.

#### 6 Taxation

Tax charged in the income statement

	2021 £ 000	2020 £ 000
<b>Current taxation</b>		
UK corporation tax	16	19

The tax on profit before tax for the period is the same as the standard rate of corporation tax in the UK (2020: the same as the standard rate of corporation tax in the UK) of 19% (2020: 19%).

## Whitbread Properties Limited

### Notes to the Unaudited Financial Statements for the Year Ended 25 February 2021 (continued)

#### 6 Taxation (continued)

The Finance (No.2) Act 2015 reduced the main rate of UK corporation tax to 19%, effective from 1 April 2017. A further reduction in the UK corporation tax rate to 17% was expected to come into effect from 1 April 2020 (as enacted by the Finance Act 2016 on 15 September 2016). However, legislation introduced in the Finance Act 2020 (enacted on 22 July 2020) repealed the reduction of the corporation tax rate, thereby maintaining the current rate of 19%.

The UK Budget 2021 announcements on 3 March 2021 included measures to support economic recovery as a result of the ongoing COVID-19 pandemic. These included an increase to the UK's main corporation tax rate to 25%, effective from 1 April 2023. These changes were not substantively enacted at the balance sheet date.

The corporation tax balance is a liability of £16,000 (2020: £19,000).

Whitbread has a Group Payment Arrangement in place with HMRC which allows Whitbread Group PLC as nominated company to make corporation tax payments on behalf of all other UK group companies.

#### 7 Trade and other receivables

	25 February 2021 £ 000	27 February 2020 £ 000
Amounts owed by group undertakings	2,659	2,593

Amounts receivable from group undertakings are repayable on demand and carry an average quarterly interest rate of 0.8% (2020: 1.0%) based upon the group funding.

#### 8 Share capital treated as debt

	25 February 2021 £ 000	27 February 2020 £ 000
<b>Non-current loans and borrowings</b>		
Preference shares	871	871

#### Redeemable preference shares

Disclosure of the terms and conditions attached to the non-equity shares is made in Note 9.

## Whitbread Properties Limited

### Notes to the Unaudited Financial Statements for the Year Ended 25 February 2021 (continued)

#### 9 Share capital

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

	25 February 2021		27 February 2020	
	No. 000	£ 000	No. 000	£ 000
7,065,719 Ordinary shares of £0.18 each	7,066	1,237	7,066	1,237
5% Cumulative preference shares of £0.50 each	1,049	524	1,049	524
7% Cumulative preference shares of £0.25 each	1,386	347	1,386	347
	<u>9,500</u>	<u>2,107</u>	<u>9,500</u>	<u>2,107</u>

##### Rights, preferences and restrictions

Ordinary shares have the following rights, preferences and restrictions:

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

5% and 7% cumulative preference shares have the following rights, preferences and restrictions:

The preference shares are redeemable by the holder at any time of their choosing as per their rights at issue. The holder has the right to a distribution of a value up to their nominal capital prior to that of ordinary shareholders in the event of a winding up but with no further participation in the shares of the Company.

#### 10 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 wholly owned group companies.

#### 11 Parent and ultimate parent undertaking

The immediate parent undertaking is Whitbread Group PLC. 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.