

Registration number: 00359470

St Andrews Homes Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 25 February 2021

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St Andrews Homes Limited

Contents

Company Information	1
<i>Directors' Report</i>	2
Statement of Directors' Responsibilities	3
Income Statement	4
Balance Sheet	5 to 6
Statement of Changes in Equity	7
Notes to the Unaudited Financial Statements	8 to 15

St Andrews Homes Limited

Company Information

Directors	D Lowry M Yates
Company secretary	D Lowry
Registered number	00359470
Registered office	Whitbread Court Houghton Hall Business Park Porz Avenue Dunstable Bedfordshire LU5 5XE United Kingdom

St Andrews Homes 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 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:

D Lowry

M Yates

Dividends

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

Future developments

Following settlement of the outstanding lease liability, the Company will hold investments in subsidiaries.

Going concern

The financial position of the Company is set out in these financial statements. As at 25 February 2021, the Company's current liabilities exceeded its current assets by £9,612,000.

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 ...13/09/2021..... and signed on its behalf by:



.....

M Yates

Director

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'. 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.

St Andrews Homes Limited

Income Statement for the Year Ended 25 February 2021

	Note	Year ended 25 February 2021 £ 000	Year ended 27 February 2020 £ 000
Other operating income/(costs)	10	301	(140)
Operating profit/(loss)	4	301	(140)
Finance costs	5	(95)	(366)
Profit/(loss) before tax		206	(506)
Tax credit	7	(39)	96
Profit/(loss) for the year attributable to the equity shareholder of the company		167	(410)

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 8 to 15 form an integral part of these financial statements.

St Andrews Homes Limited
(Registration number: 00359470)
Balance Sheet as at 25 February 2021

	Note	25 February 2021 £ 000	27 February 2020 £ 000
Assets			
Non-current assets			
Investments	8	0	0
Current assets			
Trade and other receivables	9	4	22
Income tax asset	7	-	96
		<u>4</u>	<u>118</u>
Total assets		<u>4</u>	<u>118</u>
Liabilities			
Current liabilities			
Trade and other payables	11	(9,577)	(9,435)
Current tax liabilities	7	(39)	-
		<u>(9,616)</u>	<u>(9,435)</u>
Provisions for liabilities	10	<u>-</u>	<u>(462)</u>
Total liabilities		<u>(9,616)</u>	<u>(9,897)</u>
Net liabilities		<u>(9,612)</u>	<u>(9,779)</u>
Equity			
Called up share capital	12	307	307
Retained earnings		(9,919)	(10,086)
Total equity		<u>(9,612)</u>	<u>(9,779)</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 13/09/2021. and signed on its behalf by:

The notes on pages 8 to 15 form an integral part of these financial statements.

St Andrews Homes Limited
(Registration number: 00359470)
Balance Sheet as at 25 February 2021 (continued)

.....
M Yates
Director

The notes on pages 8 to 15 form an integral part of these financial statements.

St Andrews Homes 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	307	(10,086)	(9,779)
Profit for the year	-	167	167
Total comprehensive loss	-	167	167
At 25 February 2021	307	(9,919)	(9,612)

	Share capital £ 000	Retained earnings £ 000	Total equity £ 000
At 1 March 2019	307	(9,676)	(9,369)
Loss for the year	-	(410)	(410)
Total comprehensive loss	-	(410)	(410)
At 27 February 2020	307	(10,086)	(9,779)

The notes on pages 8 to 15 form an integral part of these financial statements.

St Andrews Homes 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 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.

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 13/09/2021.

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).

St Andrews Homes 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 liabilities exceeded its current assets by £9,612,000.

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

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.

Onerous contracts

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it.

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 Unaudited Financial Statements for the Year Ended 25 February 2021 (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.

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.

St Andrews Homes Limited

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

2 Accounting policies (continued)

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.

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.

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.

St Andrews Homes Limited

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

4 Operating profit/(loss)

Arrived at after (crediting)/charging

	Year ended 25 February 2021 £ 000	Year ended 27 February 2020 £ 000
(Decrease)/ Increase in provisions	(301)	140

5 Finance costs

	Year ended 25 February 2021 £ 000	Year ended 27 February 2020 £ 000
On loans from group undertakings	95	351
Interest unwinding on provisions	-	15
	<u>95</u>	<u>366</u>

6 Staff costs

The Company has no employees (2020: no employees) other than the directors, who did not receive any remuneration (2020: £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.

7 Taxation

Tax charged/(credited) in the income statement

	Year ended 25 February 2021 £ 000	Year ended 27 February 2020 £ 000
Current taxation		
UK corporation tax	39	(96)
UK corporation tax adjustment to prior periods	0	-
	<u>39</u>	<u>(96)</u>

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%).

	2021 £ 000	2020 £ 000
Profit/(loss) before tax	<u>206</u>	<u>(506)</u>
Corporation tax at standard rate	<u>39</u>	<u>(96)</u>
Total tax charge/(credit)	<u>39</u>	<u>(96)</u>

St Andrews Homes Limited

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

7 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 £39,000 (2020: asset of £96,000).

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.

8 Investments

	Investment in subsidiary companies £
Subsidiaries	
Cost or valuation	
At 27 February 2020	2
At 25 February 2021	2
Carrying amount	
At 25 February 2021	2
At 27 February 2020	2

Details of the Company's subsidiaries, which are directly held, as at 25 February 2021 are as follows:

Name of subsidiary	Principal activity (Class of shares held)	Country of incorporation and registered office	Proportion of ownership interest and voting rights held	
			2021	2020
St Martins Care Homes Investments Limited	Dormant (Ordinary £1.00)	England Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable, Bedfordshire, LU5 5XE	0%	100%
St Andrews Homes (1995) Limited	Dormant (Ordinary £1.00)	England Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable, Bedfordshire, LU5 5XE	0%	100%

St Andrews Homes Limited

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

9 Trade and other receivables

	25 February 2021 £ 000	27 February 2020 £ 000
Prepayments and accrued income	4	22
Total receivables	4	22

10 Provisions for liabilities

	Onerous contracts £ 000
At 28 February 2020	462
Provisions used	(161)
Unused provision reversed	(301)
At 25 February 2021	-

The onerous lease provision related to properties that reverted back to the Company which were sublet to a care home provider which was unable to pay its rent. During the year the lease expired and the liability was settled, resulting in a release of the unused provision.

11 Trade and other payables

	25 February 2021 £ 000	27 February 2020 £ 000
Amounts due to group undertakings	9,577	9,435

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

12 Share capital

Allotted, called up and fully paid shares

	25 February 2021		27 February 2020	
	No. 000	£ 000	No. 000	£ 000
307,133 Ordinary shares of £1 each	307	307	307	307

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

St Andrews Homes Limited

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

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 wholly owned group companies.

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.