Libra Health Limited Directors report and financial statements for the year ended 31 May 1999

Registration Number: 1355923



# Libra Health Limited Annual report for the year ended 31 May 1999

	Page
Report of the Directors	1
Statement of Directors' responsibilities	4
Report of the Auditors	5
Profit and Loss Account	6
Historical cost profits and losses	7
Statement of total recognised gains and losses	7
Balance Sheet	8
Notes to the Financial Statements	9 - 17

# Libra Health Limited Year ended 31 May 1999

# **Report of the Directors**

The directors have pleasure in submitting their report and financial statements for the year ended 31 May 1999.

### Principal activities and business review

The Company runs hospitals and a day care centre. Both the level of business and the period end financial position remain satisfactory, and the directors expect that the present level of activity will be sustained for the foreseeable future. The results for the year are set out in the profit and loss account on page 6. The directors paid dividends of £ nil (1998: £nil) and do not propose a final dividend for the year.

This Company's holding company, Libra Health Group Ltd., was acquired by Westminster Health Care Group Limited (formerly Westminster Health Care Holdings PLC) on 20th September 1997.

#### **Directors**

The names of the directors who held office during the year are as follows:

J Priestley (Chairman) (resigned 5 February 1999)
S K Beaumont (resigned 12 October 1998)
M Cudmore

D Torbett

R Vaughan (resigned 5 February 1999)

K Payne

K Scott (resigned 31 May 1999)
A Wilson (resigned 30 July 1999)
A Heywood (appointed 26 April 1999)
Dr C Patel (appointed 26 April 1999)

On 3 November 1999 S Purse was appointed as a director and he resigned on 7 March 2000.

None of the directors who held office at the end of the financial year had any disclosable interest in the shares of the Company. The interests of Dr C Patel and A Heywood in the share capital and share options of Westminster Health Care Holdings Limited, the ultimate parent company, will be disclosed in the accounts of that company.

#### **Employees**

#### **Policies**

The directors recognise that the continued position of the Company in the health care industry depends on the quality and motivation of its employees and as such the Company is committed to pursue employment policies which will continue to attract, retain and motivate its employees.

#### Communication

Good and effective employee communications are particularly important and throughout the business it is the directors' policy to promote the understanding by all employees of the Company's business aims and performance. This is achieved through internal publications at Group and local levels, presentations on Group performance and a variety of other approaches appropriate for the particular location.

#### **Equal Opportunities**

The directors believe that it is important to recruit and retain capable and caring staff regardless of their sex, marital status, race or religion. It is the Company's policy to give full and fair consideration to applications for employment from people who are disabled, to continue wherever possible the employment of, and to arrange appropriate training for, employees who become disabled and to provide equal opportunities for the career development, training and promotion of disabled employees.

#### Statement on payment of suppliers

Legislation introduced requires companies to state their policies on payments to suppliers including any code or standard which is followed in respect thereof. Whilst the Company does not follow any specified code or standard on payment practice it does endeavour to ensure all payments are made within mutually agreed credit terms. In cases where disputes arise we seek to resolve those promptly and amicably to minimise delays in payment. As of 31 May 1999 the number of billing days outstanding to suppliers was 31 days (1998: 38 days).

#### **Year 2000**

The directors have considered the impact of the Year 2000 date change on the Company. There can be no assurance that the change in date from 1999 to 2000 will not affect the Company's operations or results, however, at the date of signing, no adverse effects of the date change have been experienced.

#### **Auditors**

A resolution is to be proposed at the Annual General Meeting for the reappointment of KPMG Audit Plc as auditors of the company.

By order of the Board

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Kings Court Kingston Road Leatherhead Surrey KT22 7SZ

AG Heywood

Director

30 March 2000

# Libra Health Limited Statement of Directors' responsibilities in respect of the preparation of financial statements

Company law requires the directors to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the Company and of the profit or loss for that period. 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 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 proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

# Report of the Auditors, KPMG Audit Plc, to the members of Libra Health Limited

We have audited the financial statements on pages 6 to 17.

## Respective responsibilities of Directors and Auditors

As described on page 4 the Company's directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

#### **Basis of opinion**

We conducted our audit in accordance with Auditing Standards 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 judgements 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 of the state of affairs of the Company at 31 May 1999 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

KPMG Audit Plc

Chartered Accountants

KARLY Audit Me

Registered Auditor

London

30 March 2000

# **Libra Health Limited Profit and Loss Account for the year ended 31 May 1999**

		12 months to	17 months to
		31 May 1999	31 May 1998
	Note		
		£	£
Turnover	1	14,900,436	22,690,249
Cost of sales		(13,068,308)	(19,819,845)
Gross profit		1,832,128	2,870,404
Administrative expenses		(1,439,223)	(1,211,679)
Operating profit		392,905	1,658,725
Profit on the sale of an operation	2	-	<u>3,146,313</u>
Profit on ordinary activities before			
interest and taxation		392,905	4,805,038
Interest payable and similar charges	5	-	(290,000)
Interest receivable and similar income	6	7,940	-
Profit on ordinary activities before	7	400,845	4,515,038
taxation			
Taxation	8	85,654	(1,368,604)
Profit on ordinary activities after taxation		486,499	3,146,434
Retained profit for the financial period	16	486,499	3,146,434

All income and expenditure is derived from continuing activities.

The notes on pages 9 to 17 form part of these financial statements.

# Libra Health Limited Historical cost profits and losses for the year ended 31 May 1999

	Year to 31 May 1999	17 months to 31 May 1998
	£	£
Reported profit on ordinary activities before tax Difference between historical cost depreciation charge and actual depreciation	400,845	4,515,038
charge calculated on the revalued amount Realisation of property revaluation gains/(losses) of previous years (note 16)	77,160 (3,109,853)	23,654 1,335,021
Historical cost (loss)/profit on ordinary activity before tax	(2,631,848)	<u>5,873,713</u>
Historical cost (loss)/profit for the year/period retained after taxation and dividends	(2,717,502)	4,505,109

# Statement of total recognised gains and losses for year ended 31 May 1999

	Year to 31	17 months to
	May 1999	31 May 1998
	£	£
Profit for the financial period	486,499	3,146,434
Unrealised amounts on revaluation of properties	11,879,558	1,782,448
Total gains recognised in the financial period	12,366,057	4,928,882

# **Libra Health Limited Balance Sheet at 31 May 1999**

	Note	31 May 1999	31 May 1998 £
Fixed assets			
Tangible assets	9	26,399,460	12,083,734
Investments	10	<u>539,719</u>	<u>539,719</u>
		<u>26,939,179</u>	12,623,453
Current assets			
Stocks	11	65,098	66,727
Debtors	12	2,624,834	2,453,822
Cash at bank and in hand		842,087	<u>64,006</u>
		3,532,019	2,584,555
Creditors:			
Amounts falling due within one year	13	(11,464,345)	<u>(7,874,110)</u>
Net current liabilities		(7,932,326)	(5,289,555)
Total assets less current liabilities		19,006,853	7,333,898
Provisions for liabilities and charges	14	(125,000)	(818,102)
Net assets		<u>18,881,853</u>	<u>6,515,796</u>
Capital and reserves			
Called-up share capital	15	200	200
Revaluation reserve	16	17,023,552	2,034,141
Profit and loss account	16	1,858,101	4,481,455
Equity shareholders' funds	17	18,881,853	6,515,796

The accounts were approved by the board of directors on 30 March 2000 and were signed on its behalf by:

**AG Heywood** 

Director

# Libra Health Limited Notes to the Financial Statements for the year ended 31 May 1999

## 1 Accounting policies

## Basis of preparation

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom under the Historical Cost Convention as modified by the revaluation of land and buildings.

In accordance with Section 228 of the Companies Act 1985, no consolidated financial statements have been prepared in respect of the Company's investments in subsidiary undertakings since the Company is itself a wholly owned subsidiary undertaking. Consequently, these financial statements reflect the results of the Company as an individual undertaking. The Company is included within the consolidated financial statements of Westminster Health Care Group Limited (formerly Westminster Health Care Holdings PLC).

The Company is exempt from the requirement of Financial Reporting Standard 1 (Revised) to prepare a cash flow statement as it is a wholly owned subsidiary undertaking of Westminster Health Care Group Limited, and this undertaking includes the Company in its own published consolidated financial statements.

As the Company is a wholly owned subsidiary of Westminster Health Care Group Limited, the Company has taken advantage of the exemption contained in Financial Reporting Standard 8 and has therefore not disclosed transactions or balances with entities which form part of the Group.

#### Fixed assets and depreciation

Freehold and short leasehold land and buildings are carried in the financial statements at cost or valuation. Valuations are carried out at regular intervals.

Depreciation is provided by the Company to write off the cost or valuation less the estimated residual value of tangible fixed assets (with the exception of freehold land which is not depreciated) by equal instalments over their estimated economic lives as follows:

Short leasehold - over period of the lease Plant, fixtures and fittings - 3 to 16 years Motor vehicles - 4 years Freehold buildings - 50 years

# Libra Health Ltd

Notes forming part of the financial statements for the year ended 31 May 1999

#### Stocks

Stocks for re-sale are valued at the lower of cost and net realisable value and stocks held for use in the business are valued at cost.

#### **Taxation**

The charge for taxation is based on the profit for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes. Provision is made for deferred tax only to the extent that it is probable that an actual liability will crystallise.

#### **Contributions to Pension Funds**

Contributions to the defined benefits pension fund are determined on the basis of recommendations made by independent qualified actuaries, and are charged to the Profit and Loss Account in such a way as to provide for the liabilities evenly over the remaining working lives of employees. The assets of the fund are held separately from those of the Company.

Contributions to the money purchase scheme are charged to the Profit and Loss Account as incurred. The assets of the scheme are held separately from those of the Company in an independently administered fund.

#### **Turnover**

Turnover arises from nursing home and hospital management and is stated exclusive of VAT.

#### **Operating leases**

Rentals paid under operating leases are charged to the Profit and Loss Account as incurred over the term of the lease.

## 2 Exceptional item

This relates to the profit on sale of a hospital. Taxation arising of £866,000 was provided for in the accounts.

Notes to the financial statements for the year ended 31 May 1999

# 3 Directors' emoluments

The remuneration paid to the directors of Libra Health Limited was:

	12 mths to 31 May 1999	17 mths to 31 May 1998
	£	£
Directors emoluments	525,734	651,091
Company contribution to money purchase scheme	136,198	34,692
Salary compensation for loss of office	138,952	-
Contribution to pension scheme as compensation for loss of office	109,700	
	<u>910,584</u>	<u>685,783</u>

The directors' emoluments disclosed above include amounts paid to the highest paid director as follows:

	12 mths to	17 mths to 31
	31 May 1999	May 1998
	£	£
Salary and benefits	127,154	144,764
Company contribution to money purchase scheme	4,635	8,787
Salary compensation for loss of office	30,000	-
Contribution to pension scheme as compensation for loss of office	89,344	<del>-</del>
	<u>251,133</u>	<u>153,551</u>

	Number of	directors
	1999	1998
Retirement benefits are accruing to the following number of directors at the year end under:		
Money purchase schemes	3	6
Defined benefit schemes	2	4
4 Employee information		
• •	1999	1998
	Number	Number
The average weekly number of persons, including executive directors,		
employed by the Company during the year/period was:	<u>561</u>	<u>519</u>

Notes to the financial statements for the year ended 31 May 1999

		12 mths t 31 May 199		
		-	£	£
,	24.00 4.00 41.1.			
	Staff costs (for the above persons):	7.054.30	4 11 150 0	on
	Wages and salaries	7,054,28 649,39		
	Social security costs Other pension costs (see Note 20)			
•	Other pension costs (see Note 20)	<u>151,94</u> 7,855,62		
		7,000,02	<u>12,505,6</u>	≝
The	e figures for the number of employees is based on the fff.	full time equiva	lent number of	f
5	Interest payable and similar charges			
	interest payable and similar charges	17 mths to	31 17 mths	s to
		May 199		
			£	£
F	Payable to parent company		- 290,000	)
				-
6	Interest receivable and similar income			
		12 mths to	17 mths to	
		31 May 1999 £	31 May 1998 £	
Δ	Amounts receivable	7,940	-	
Γ	tinouns receivable		====	
7	Profit on ordinary activities before taxation			
		12 mths to	17 mths to 31	
		31 May 1999	May 1998	
_		£	£	
	Profit on ordinary activities before taxation is stated after crediting:		21.769	
	Profit on disposal of other fixed assets Rent receivable	- 50 122	21,768	
r	Kent receivable	<u>58,423</u>	<u>95,762</u>	
A	And after charging:			
Ι	Depreciation of:			
	Tangible fixed assets	462,660	567,502	
	Assets held under finance lease	39,797	71,492	
A	Auditors' remuneration for:			
-	Audit services	23,523	26,000	
	Non audit services	4,935	4,000	
(	Operating leases:	•	•	
	Titles of allows and annulation and	200 456	221 220	

200,456

158,141

<u>509,422</u>

331,329

212,027

675,102

Hire of plant and machinery

Land and building

Closure and reorganisation costs

Notes to the financial statements for the year ended 31 May 1999

#### 8 Taxation

	12 mths to 31 May 1999 £	17 mths to 31 May 1998 £
UK corporation tax on profit for the period at 31% (1998: 31%)	342,000	1,379,568
Deferred tax	-	(153,964)
Deferred tax over provision in respect of prior years	(18,000)	143,000
Adjustment in respect of prior years	(409,654)	<u> </u>
	(85,654)	1,368,604

# 9 Tangible fixed assets

	Land a	and buildings	Plant and	Fixtures and	Motor	
	Freehold	Short Leasehold	machinery	Fittings	Vehicles	Total
	£	£	£	£	£	£
Cost or valuation						
At 1 June 1998	10,897,362	422,404	777,705	2,036,507	94,174	14,228,152
Additions	2,456,526	-	176,867	419,289	101,858	3,154,540
Disposals	_	(242,695)	(104, 126)	(817,249)	(59,232)	(1,223,302)
Surplus on revaluation	11,629,242				<u>-</u>	11,629,242
At 31 May 1999	24,983,130	<u>179,709</u>	<u>850,446</u>	<u>1,638,547</u>	<u>136,800</u>	<u>27,788,632</u>
Depreciation						
At 1 June 1998	100,197	193,626	362,000	1,411,881	76,714	2,144,418
Charge for year	150,119	39,797	54,323	237,248	20,970	502,457
Disposals	-	(92,461)	(75,778)	(779,916)	(59,232)	(1,007,387)
Transfer on revaluation	(250,316)	<u>-</u>		<u>-</u>		<u>(250,316)</u>
At 31 May 1999	=	<u>140,962</u>	<u>340,545</u>	869,213	<u>38,452</u>	<u>1,389,172</u>
Net Book Value						
At 31 May 1999	<u>24,983,130</u>	<u>38,747</u>	<u>509,901</u>	<u>769,334</u>	98,348	<u>26,399,460</u>
At 31 May 1998	10,797,165	<u>228,778</u>	<u>415,705</u>	<u>624,626</u>	<u>17,460</u>	12,083,734

The Company's freehold land and buildings were valued externally at 31 May 1999 on an open market value for existing use by Conrad Ritblat, an independent firm employing qualified surveyors specialising in nursing and rest home surveys and valuations. The valuations were carried out in accordance with the Royal Institution of Chartered Surveys Statements of Asset Valuation Practice and Guidance Notes. The historical cost of freehold land and buildings was £11,819,746 (1998: £11,319,746).

The gross book value of land and buildings includes £19,055,065 (1998: £8,303,000) of depreciable assets.

# Notes to the financial statements for the year ended 31 May 1999

#### 10 Fixed asset investments

£

At 31 May 1999 and 31 May 1998

539,719

Libra Health Limited is the beneficial owner of the entire issued ordinary share capital of the following companies which are registered in England and Wales and do not trade:

Libra Nursing Homes Limited Ticehurst House Private Clinic Limited

The above companies are dormant.

#### 11 Stocks

	1999 £	1998 £
Raw materials and consumables	<u>65,098</u>	<u>66,727</u>
12 Debtors		
	1999	1998
	£	£
Amounts falling due within one year		
Trade debtors	2,453,562	2,201,654
Other debtors	28,787	31,366
Prepayments and accrued income	142,485	220,802
	<u>2,624,834</u>	<u>2,453,822</u>

Notes to the financial statements for the year ended 31 May 1999

## 13 Creditors: amounts falling due within one year

	1999	1998
	£	£
Payments received on account	105,214	154,306
Trade creditors	328,961	363,111
Amounts owed to subsidiary undertakings	3,948,951	3,948,951
Amounts owed to parent undertaking	5,460,546	774,357
Other creditors including taxation and social security:		
Corporation tax	638,200	1,520,640
Other taxation and social security payable	179,436	225,752
Other creditors	98,856	53,553
Accruals and deferred income	<u>704,181</u>	833,440
	11,464,345	<u>7,874,110</u>

## 14 Provisions for liabilities and charges

	Deferred taxation	Other provisions (closure and reorganisation costs)	Total
	£	£	£
As at 1 June 1998	143,000	675,102	818,102
Transferred to profit and loss account	(18,000)	<u>(675,102)</u>	(693,102)
At 31 May 1999	125,000	<u> </u>	125,000

#### Analysed as follows:

Tax effect of timing differences of:	
Excess of tax allowance over depreciation	128,000
Other short term timing differences	(3,000)
	125,000

The unprovided potential liability is £nil (1998: £nil)

In addition to the potential liability shown above, a taxation charge of approximately £5.1 million (1998: £1.4 million) would arise on chargeable gains in the event of the Company's properties being realised at valuations at which they are included in the balance sheet at 31 May 1999. No deferred tax provision has been made on the excess of valuation over cost of the Company's properties, as it is not the Company's intention to dispose of any of these properties.

# 15 Called-up share capital

Authorised 200 ordinary shares of £1 each	1999 £ <u>200</u>	1998 £ <u>200</u>
Allotted, called up and fully paid 200 ordinary shares of £1 each	<u>200</u>	200

## 16 Reserves

	Revaluation reserve £	Profit and loss account
As at 31 May 1998	2,034,141	4,481,455
Revaluation of land and buildings	11,879,558	· · ·
Revaluation transfer	3,109,853	(3,109,853)
Retained profit for year As at 31 May 1999	<u>17,023,552</u>	486,499 1,858,101

## 17 Reconciliation of movements in Shareholders' Funds

	1999	1998
	£	£
Profit for the year/period	486,499	3,146,434
Revaluation of land and buildings	<u>11,879,558</u>	1,782,448
Net increase in shareholders' funds	12,366,057	4,928,882
Opening shareholders' funds	<u>6,515,796</u>	<u>1,586,914</u>
Closing shareholders' funds	18,881,853	<u>6,515,796</u>

## 18 Commitments

Capital commitments at the end of the year for which no provision has been made are as follows:

	1999	1998
	£	£
Contracted	<u>380,244</u>	<u>Nil</u>

#### 19 Other Financial Commitments

At 31 May 1999 the Company had annual commitments under non-cancellable operating leases as follows:

	1999		1998	
	Land and buildings	Other	Land and buidings	Other
	£	£	£	£
Expiring within one year Expiring between two and five	12,500	24,578	-	26,516
years inclusive	-	174,792	12,500	180,969
Expiring in over five years	12,500	199,370	12,500	207,485

#### 20 Pension Costs

The Company runs two pension schemes, a Final Salary Scheme and a Money Purchase Scheme.

The Final Salary Scheme was closed to new members on 23 February 1996. Contributions to the fund are charged to the Profit and Loss account so as to spread the cost of pensions over the employees working lives with the Company. The pension cost is assessed with the advice of an independent qualified actuary using the attained age method. At the date of the latest actuarial valuation, 1st May 1997, the scheme was in surplus. The assumptions that have the most significant effect on the valuation are those relating to the rate of return on investments, rate of increase in dividends and the rates of increase in salaries and pensions. It was assumed that the investment return would be 9% per annum, dividend increases would be 6% per annum, that salary increases would average 8% per annum and that present and future pensions would increase at the rate of 5% per annum. The most recent actuarial valuation showed that the market value of the scheme's assets was £1,019,749 at 1 May 1997 and that the actuarial value of those assets represented 101% of the benefits that had accrued to members, after allowing for expected future increases in earnings. The contributions of the company and employees have been nil from the 23 February 1996 when the accrual of benefits ceased.

#### 21 Ultimate parent company

The Company is a subsidiary undertaking of and is controlled by Westminster Health Care Holdings Limited which is incorporated in England and registered in England and Wales. Westminster Health Care Holdings Limited heads the largest higher group of undertakings for which group financial statements are prepared and of which the company is a member. Westminster Health Care Holdings Limited's first accounting period ended on 31 December 1999.