

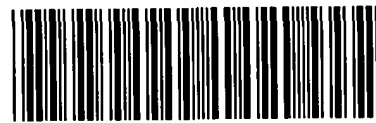
**RENTOKIL PROPERTY HOLDINGS LIMITED**

**UNAUDITED**

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

SATURDAY



\*AAD9QDWB\*

A31

18/09/2021

#236

COMPANIES HOUSE

<b>RENTOKIL PROPERTY HOLDINGS LIMITED</b>
---

---

**COMPANY INFORMATION**

---

<b>Directors</b>	D P F Fagan P M Haughey (appointed 30 September 2019, resigned 31 August 2020) J K Hampson (appointed 1 September 2020)
<b>Company secretary</b>	C J Stead
<b>Registered number</b>	01525891
<b>Registered office</b>	Compass House Manor Royal Crawley West Sussex RH10 9PY

---

---

**RENTOKIL PROPERTY HOLDINGS LIMITED**

---

---

---

**CONTENTS**

---

	Page
<b>Directors' Report</b>	<b>1 - 2</b>
<b>Statement of Comprehensive Income</b>	<b>3</b>
<b>Balance Sheet</b>	<b>4</b>
<b>Statement of Changes in Equity</b>	<b>5</b>
<b>Notes to the Financial Statements</b>	<b>6 - 14</b>

---

---

# RENTOKIL PROPERTY HOLDINGS LIMITED

---

---

## DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

---

The directors present their report and the financial statements for the year ended 31 December 2020.

### Directors' responsibilities statement

The directors are responsible for preparing the Directors' 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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 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 then apply them consistently;
- make judgments and accounting 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;
- assess the Company's ability to continue as a going concern disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and 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.

### COVID-19

In early 2020 a global pandemic of a new coronavirus (COVID-19) arose. While the Company is not directly affected by the pandemic, areas of operation of Rentokil Initial plc and its subsidiaries ("the Group"), of which the Company is a member, have been.

The Group performed well during 2020 despite the challenges placed on colleagues and customers by the global impact of COVID-19. However, given the ongoing uncertainty, the unknown duration of the pandemic and the reduced economic outlook, the directors of Rentokil Initial plc have assessed the Group financial position and have modelled its cash flows for the next 18 months. This includes an assessment of the impact of COVID-19, factoring in severe but plausible downside scenarios including the impact of further COVID-19 lockdowns. Based on this assessment, the Group is anticipated to remain within its liquidity headroom and within its banking covenants. The Group's strategy has positioned it well to deal with the challenges presented by the pandemic and the Directors have concluded that the Company will have sufficient liquidity to continue to meet its liabilities as they fall due for this period and therefore have prepared the financial statements on a going concern basis.

---

**RENTOKIL PROPERTY HOLDINGS LIMITED**

---

---

**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2020**

---

**Directors**

The directors who served during the financial year were:

D P F Fagan

P M Haughey (appointed 30 September 2019, resigned 31 August 2020)

K J Hampson (appointed 1 September 2020)

**Audit exemption**

For the year ended 31 December 2020 the Company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

**Small companies note**

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.



**C J Stead**  
Secretary

Date: 14 September 2021

<b>RENTOKIL PROPERTY HOLDINGS LIMITED</b>
---

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Note	2020 £000	2019 £000
Administrative income		-	75
<b>Operating profit</b>	5	-	75
Interest payable and expenses	7	(2)	(3)
<b>(Loss)/profit before tax</b>		(2)	72
Tax on profit	8	-	-
<b>(Loss)/profit for the financial year</b>		(2)	72

There was no other comprehensive income for 2020 (2019:£NIL).

The notes on pages 6 to 14 form part of these financial statements

**RENTOKIL PROPERTY HOLDINGS LIMITED**  
**REGISTERED NUMBER: 01525891**

**BALANCE SHEET**  
**AS AT 31 DECEMBER 2020**

	Notes	2020 £000	2019 £000
Debtors: amounts falling due within one year	9	19	6
Cash at bank and in hand	10	3,971	4,055
		<u>3,990</u>	<u>4,061</u>
Creditors: amounts falling due within one year	11	(39)	(40)
<b>Net current assets</b>		<u>3,951</u>	<u>4,021</u>
Creditors: amounts falling due after more than one year	12	(35)	(75)
		<u>3,916</u>	<u>3,946</u>
Other provisions	13	(96)	(124)
<b>Net assets</b>		<u><u>3,820</u></u>	<u><u>3,822</u></u>
<b>Capital and reserves</b>			
Profit and loss account		<u>3,820</u>	<u>3,822</u>
		<u><u>3,820</u></u>	<u><u>3,822</u></u>

The members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The Company was entitled to exemption from audit under section 479A of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The Company's financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



**J K Hampson**  
Director

Date: 14 September

The notes on pages 6 to 14 form part of these financial statements.

**RENTOKIL PROPERTY HOLDINGS LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Called up share capital £000	Profit and loss account £000	Total equity £000
<b>At 1 January 2019</b>	-	3,750	3,750
<b>Comprehensive income for the year</b>			
Profit for the year	-	72	72
<b>At 1 January 2020</b>	-	3,822	3,822
<b>Comprehensive income for the year</b>			
Loss for the year	-	(2)	(2)
<b>Total comprehensive income for the year</b>	-	(2)	(2)
<b>At 31 December 2020</b>	-	3,820	3,820

The notes on pages 6 to 14 form part of these financial statements



---

---

**RENTOKIL PROPERTY HOLDINGS LIMITED**

---

---

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

---

**1. General information**

Rentokil Property Holdings Limited is a company incorporated in England and Wales and domiciled in the United Kingdom. The following accounting policies have been applied consistently in dealing with items that are considered material in relation to the financial statements. The Company is a wholly owned subsidiary of the Rentokil Initial plc group ("the Group") and operates as part of the Group's central division.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' and the Companies Act 2006.

The presentation currency used is sterling and amounts have been presented in round thousands (£'000).

The preparation of financial statements in compliance with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

**2.2 Financial reporting standard 101 - reduced disclosure exemptions**

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of:
  - paragraph 79(a)(iv) of IAS 1;
- the requirements of paragraphs 10(d), 10(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D, 111 and 134-136 of IAS 1 Presentation of Financial Statements
- the requirements of IAS 7 Statement of Cash Flows
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors
- the requirements of paragraph 17 and 18A of IAS 24 Related Party Disclosures
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member

**2.3 Going concern**

After making due enquires, the directors have a reasonable expectation that the Company has adequate resources to continue operational existence for the foreseeable future and therefore continue to adopt the going concern basis in preparing the accounts.

**2.4 Interest income**

Interest income is recognised in profit or loss using the effective interest method.

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

---

**2. Accounting policies (continued)**

**2.5 Finance costs**

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**2.6 Taxation**

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance Sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**2.7 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.8 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

**2.9 Creditors**

Creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers.

Creditors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

---

**2. Accounting policies (continued)****2.10 Provisions for liabilities**

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to profit or loss in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

**2.11 Onerous leases**

Where the unavoidable costs of a lease exceed the economic benefit expected to be received from it, a provision is made for the present value of the obligations under the lease.

**2.12 Leases****The Company as a lessee**

The Company assesses whether a contract is or contains a lease, at inception of a contract. The Company recognises a right-of-use asset and a corresponding lease liability with respect to all lease agreements in which it is the lessee, except for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low value assets. For these leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the Company uses its incremental borrowing rate.

Lease payments included in the measurement of the lease liability comprise:

- fixed lease payments (including in-substance fixed payments), less any lease incentives;

The lease liability is included in 'Creditors' on the Balance Sheet.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

The Company remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever:

- the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the lease liability is remeasured by discounting the revised discount rate.
- a lease contract is modified and the lease modification is not accounted for as a separate lease, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.

---

---

**RENTOKIL PROPERTY HOLDINGS LIMITED**

---

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

---

**2. Accounting policies (continued)**

**2.13 Leases (continued)**

The Company did not make any such adjustments during the periods presented.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement day and any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Right-of-use assets are depreciated over the shorter period of lease term and useful life of the underlying asset. If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Company expects to exercise a purchase option, the related right-of-use asset is depreciated over the useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

The Company applies IAS 36 to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss as described in note .

As a practical expedient, IFRS 16 permits a lessee not to separate non-lease components, and instead account for any lease and associated non-lease components as a single arrangement. The Company has not used this practical expedient.

**3. Judgments in applying accounting policies and key sources of estimation uncertainty**

The Company makes certain estimates and assumptions regarding the future. Estimates and judgements are continually evaluated based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. In the future, actual experience may differ from these estimates and assumptions. The only estimate and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year is discussed below.

**(a) Provisions for liabilities**

The Company has one vacant leasehold property, with the head lease expiring in 2022. Provision has been made for all outgoings less the head lease liability which has been included as an IFRS 16 lease liability.

---

---

**RENTOKIL PROPERTY HOLDINGS LIMITED**

---

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

---

**4. Leases**

**Company as a lessee**

The Company holds one lease on land and buildings, which is onerous. On 31 December 2020 the lease commitments were £74,000.

Lease liabilities are due as follows:

	<b>2020</b>	<b>2019</b>
	<b>£000</b>	<b>£000</b>
Not later than one year	<b>39</b>	<b>38</b>
Between one year and five years	<b>35</b>	<b>75</b>
	<u><b>74</b></u>	<u><b>113</b></u>

Contractual undiscounted cash flows are due as follows:

	<b>2020</b>	<b>2019</b>
	<b>£000</b>	<b>£000</b>
Not later than one year	<b>41</b>	<b>38</b>
Between one year and five years	<b>35</b>	<b>79</b>
	<u><b>76</b></u>	<u><b>117</b></u>

The following amounts in respect of leases, where the Company is a lessee, have been recognised in profit or loss:

Lease liabilities are due as follows:

	<b>2020</b>	<b>2019</b>
	<b>£000</b>	<b>£000</b>
Interest expense on lease liabilities	<b>2</b>	<b>3</b>
	<u><b>2</b></u>	<u><b>3</b></u>

---

**RENTOKIL PROPERTY HOLDINGS LIMITED**

---

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

---

**5. Operating profit**

The operating profit is stated after charging	<b>2020</b>	<b>2019</b>
	<b>£000</b>	<b>£000</b>
Property provision adjustments	-	95
Miscellaneous property costs	-	(20)
	<u>-</u>	<u>75</u>

**6. Employees and directors**

The Company has no employees (2019: NIL). The directors received no emoluments or fees in respect of qualifying services to the Company, nor did they have any retirement benefits accruing to them under defined benefit pension schemes (2019: £NIL).

**7. Interest payable and similar expenses**

	<b>2020</b>	<b>2019</b>
	<b>£000</b>	<b>£000</b>
Interest on lease liabilities	<u>2</u>	<u>3</u>
	<u>2</u>	<u>3</u>

# RENTOKIL PROPERTY HOLDINGS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

### 8. Taxation

	2020 £000	2019 £000
<b>Total current tax</b>	-	-
<b>Total deferred tax</b>	-	-
<b>Taxation on profit on ordinary activities</b>	-	-

#### Factors affecting tax charge for the year

The tax assessed for the year is lower than (2019 - *lower than*) the standard rate of corporation tax in the UK of 19.00% (2019 - 19.00%). The differences are explained below:

	2020 £000	2019 £000
Profit/(loss) on ordinary activities before tax	(2)	72
Profit/(loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2019 – 19%)	-	14
<b>Effects of</b>		
Changes in provisions leading to a decrease in the tax charge	(6)	(34)
Group relief	6	20
<b>Total tax charge for the year</b>	-	-

#### Factors that may affect future tax charges

As part of the Finance Bill 2021, there was a proposed increase to the UK corporation tax rate from 19% to 25% (effective 1 April 2023). This was substantively enacted on 24 May 2021.

**RENTOKIL PROPERTY HOLDINGS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

**9. Debtors**

	<b>2020</b>	<b>2019</b>
	<b>£000</b>	<b>£000</b>
Other debtors	<u>19</u>	<u>6</u>
	<u><b>19</b></u>	<u><b>6</b></u>

**10. Cash and cash equivalents**

	<b>2020</b>	<b>2019</b>
	<b>£000</b>	<b>£000</b>
Cash at bank and in hand	<u>3,971</u>	<u>4,055</u>
	<u><b>3,971</b></u>	<u><b>4,055</b></u>

**11. Creditors: Amounts falling due within one year**

	<b>2020</b>	<b>2019</b>
	<b>£000</b>	<b>£000</b>
Obligations under IFRS 16 leases	<u>39</u>	<u>38</u>
Accruals and deferred income	<u>-</u>	<u>2</u>
	<u><b>39</b></u>	<u><b>40</b></u>

**12. Creditors: Amounts falling due after more than one year**

	<b>2020</b>	<b>2019</b>
	<b>£000</b>	<b>£000</b>
Obligations under IFRS 16 leases	<u>35</u>	<u>75</u>
	<u><b>35</b></u>	<u><b>75</b></u>

**13. Provisions**

	<b>Onerous leases £000</b>
At 1 January 2020	124
Utilised in year	<u>(28)</u>
<b>At 31 December 2020</b>	<u><b>96</b></u>



---

---

**RENTOKIL PROPERTY HOLDINGS LIMITED**

---

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

---

**14. Share capital**

	2020	2019
	£	£
<b>Allotted, called up and fully paid</b>		
101 (2019 - 101) ordinary shares of £1 each	<u>101</u>	<u>101</u>
	<u>101</u>	<u>101</u>

**15. Controlling party**

The Company's immediate parent company is Rentokil Initial (1993) Limited. The Company's ultimate parent company is Rentokil Initial plc, which forms the only group into which the financial statements of the Company are consolidated. The consolidated financial statements of Rentokil Initial plc are available from Rentokil Initial plc, Compass House, Manor Royal, Crawley, West Sussex RH10 9PY.