

Company Registration No. 02263928 (England and Wales)

RAYNERS (EXTRA CARE HOME) LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2019
PAGES FOR FILING WITH REGISTRAR

RAYNERS (EXTRA CARE HOME) LIMITED

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RAYNERS (EXTRA CARE HOME) LIMITED

BALANCE SHEET

AS AT 30 SEPTEMBER 2019

	Notes	2019 £	2018 £
Fixed assets			
Tangible assets	3	3,258,234	3,280,705
Investments	4	424,892	424,892
		<u>3,683,126</u>	<u>3,705,597</u>
Current assets			
Stocks		3,511	3,264
Debtors	6	317,698	294,595
Cash at bank and in hand		59,916	88,831
		<u>381,125</u>	<u>386,690</u>
Creditors: amounts falling due within one year	7	<u>(594,173)</u>	<u>(685,029)</u>
Net current liabilities		<u>(213,048)</u>	<u>(298,339)</u>
Total assets less current liabilities		<u>3,470,078</u>	<u>3,407,258</u>
Creditors: amounts falling due after more than one year	8	(184,930)	(200,538)
Provisions for liabilities		<u>(213,538)</u>	<u>(220,193)</u>
Net assets		<u><u>3,071,610</u></u>	<u><u>2,986,527</u></u>
Capital and reserves			
Called up share capital	9	200	200
Share premium account		415,956	415,956
Revaluation reserve	10	1,796,226	1,795,187
Profit and loss reserves		859,228	775,184
Total equity		<u><u>3,071,610</u></u>	<u><u>2,986,527</u></u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 30 September 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 17 June 2020 and are signed on its behalf by:

Mr C J Matthews

Director

Company Registration No. 02263928

RAYNERS (EXTRA CARE HOME) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 SEPTEMBER 2019

1 Accounting policies

Company information

Rayners (Extra Care Home) Limited is a private company limited by shares incorporated in England and Wales. The registered office is Lynwood House, 373-375 Station Road, Harrow, Middlesex, HA1 2AW.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

1.2 Going concern

The company's ongoing business is reliant on the coronavirus pandemic being contained and business reverting to normal in due course. These financial statements have been prepared on the assumption that the company will continue in operational existence for the foreseeable future.

The validity of this assumption depends on the continuing support of the directors, creditors and bankers. In addition, the company has availed itself to the various Government initiatives at this difficult time.

If the company were unable to continue in existence for the foreseeable future, adjustments would be necessary to reduce the balance sheet values of assets to their recoverable amounts, to reclassify fixed assets as current assets and to provide for further liabilities which might arise.

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs.

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

RAYNERS (EXTRA CARE HOME) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

1 Accounting policies

(Continued)

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	2% straight line
Plant and machinery	25% reducing balance
Fixtures, fittings and equipment	15% reducing balance
Motor vehicles	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.5 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

An associate is an entity, being neither a subsidiary nor a joint venture, in which the company holds a long-term interest and where the company has significant influence. The company considers that it has significant influence where it has the power to participate in the financial and operating decisions of the associate.

Entities in which the company has a long term interest and shares control under a contractual arrangement are classified as jointly controlled entities.

1.6 Impairment of fixed assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

1.7 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition.

RAYNERS (EXTRA CARE HOME) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

1 Accounting policies

(Continued)

At each reporting date, an assessment is made for impairment. Any excess of the carrying amount of stocks over its estimated selling price less costs to complete and sell is recognised as an impairment loss in profit or loss. Reversals of impairment losses are also recognised in profit or loss.

1.8 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Other financial liabilities

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or finance income as appropriate, unless hedge accounting is applied and the hedge is a cash flow hedge.

Debt instruments that do not meet the conditions in FRS 102 paragraph 11.9 are subsequently measured at fair value through profit or loss. Debt instruments may be designated as being measured at fair value through profit or loss to eliminate or reduce an accounting mismatch or if the instruments are measured and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

RAYNERS (EXTRA CARE HOME) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

1 Accounting policies

(Continued)

1.10 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.11 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

1.12 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

1.13 Retirement benefits

The group operates an approved self administered pension scheme on behalf of its directors. The assets of the scheme are held separately from those of the group in an independently administered fund. Contributions are governed only to the extent that there is a maximum contribution annually in relation to the members' salaries, there is no minimum contribution requirement.

The company also operates a defined contribution scheme for the benefit of its employees. Contributions payable are charged to the profit and loss account in the year they are payable.

1.14 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessees. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets at the lower of the assets fair value at the date of inception and the present value of the minimum lease payments. The related liability is included in the balance sheet as a finance lease obligation. Lease payments are treated as consisting of capital and interest elements. The interest is charged to profit or loss so as to produce a constant periodic rate of interest on the remaining balance of the liability.

Rentals payable under operating leases, including any lease incentives received, are charged to profit or loss on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the leases asset are consumed.

RAYNERS (EXTRA CARE HOME) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

1 Accounting policies

(Continued)

1.15 Foreign exchange

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. All differences are taken to the profit and loss account.

2 Employees

The average monthly number of persons (including directors) employed by the company during the year was 64 (2018 - 62).

3 Tangible fixed assets

	Land and buildings	Plant and machinery etc	Total
	£	£	£
Cost			
At 1 October 2018	3,214,295	619,612	3,833,907
Additions	39,190	99,874	139,064
Disposals	-	(289,412)	(289,412)
At 30 September 2019	3,253,485	430,074	3,683,559
Depreciation and impairment			
At 1 October 2018	165,021	388,181	553,202
Depreciation charged in the year	28,996	52,545	81,541
Eliminated in respect of disposals	-	(209,418)	(209,418)
At 30 September 2019	194,017	231,308	425,325
Carrying amount			
At 30 September 2019	3,059,468	198,766	3,258,234
At 30 September 2018	3,049,274	231,431	3,280,705

Land and buildings with a carrying amount of £3,059,468 (2018: £3,049,274) were valued at £3,130,000 in February 2013 by Savills & Co, RICS Registered Valuers who are independent valuers not connected with the company, on the basis of market value. The valuation conforms to International Valuation Standards and was based on recent market transactions on arm's length terms for similar properties.

In the opinion of directors, there has not been any significant change to the value since then.

4 Fixed asset investments

	2019 £	2018 £
Investments	424,892	424,892

RAYNERS (EXTRA CARE HOME) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

4 Fixed asset investments (Continued)

Movements in fixed asset investments

Shares in group
undertakings

£

Cost or valuation

At 1 October 2018 & 30 September 2019

663,560

Impairment

At 1 October 2018 & 30 September 2019

238,668

Carrying amount

At 30 September 2019

424,892

At 30 September 2018

424,892

5 Subsidiaries

Details of the company's subsidiaries at 30 September 2019 are as follows:

Name of undertaking	Address	Class of shares held	% Held	
			Direct	Indirect
Chartridge Park Golf Club Limited	1	Ordinary	100.00	0
Matthews and Wells Limited	2	Ordinary	100.00	0

Registered office addresses (all UK unless otherwise indicated):

1 Lynwood House, 373-375 Station Road, Harrow, Middlesex, HA1 2AW

2 Lynwood House, 373-375 Station Road, Harrow, Middlesex, HA1 2AW

The aggregate capital and reserves and the result for the year of the subsidiaries noted above was as follows:

Name of undertaking	Capital and Reserves	Profit/(Loss)
	£	£
Chartridge Park Golf Club Limited	25,837	(13,920)
Matthews and Wells Limited	100	-

RAYNERS (EXTRA CARE HOME) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

6 Debtors	2019	2018
	£	£
Amounts falling due within one year:		
Trade debtors	11,413	2,034
Amounts owed by group undertakings	142,272	138,750
Other debtors	164,013	153,811
	<u>317,698</u>	<u>294,595</u>

7 Creditors: amounts falling due within one year	2019	2018
	£	£
Bank loans	37,642	63,683
Trade creditors	19,533	14,401
Amounts owed to group undertakings	100	100
Corporation tax	26,858	13,991
Other taxation and social security	37,612	19,043
Other creditors	472,428	573,811
	<u>594,173</u>	<u>685,029</u>

8 Creditors: amounts falling due after more than one year	2019	2018
	£	£
Bank loans and overdrafts	152,279	190,443
Other creditors	32,651	10,095
	<u>184,930</u>	<u>200,538</u>

The aggregate amount of creditors for which the security has been given amounted to £239,169 (2018: £288,375).

Creditors which fall due after five years are as follows:	2019	2018
	£	£
Payable by instalments	91,131	106,252
	<u>91,131</u>	<u>106,252</u>

RAYNERS (EXTRA CARE HOME) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

9 Called up share capital

	2019 £	2018 £
Ordinary share capital		
Issued and fully paid		
200 Ordinary shares of £1 each	200	200

10 Revaluation reserve

	2019 £	2018 £
At the beginning of the year	1,795,187	1,783,203
Transfer from retained earnings	1,039	11,984
At the end of the year	1,796,226	1,795,187

11 Operating lease commitments

Lessee

At the reporting end date the company had outstanding commitments for future minimum lease payments under non-cancellable operating leases, as follows:

	2019 £	2018 £
	190,313	224,352

12 Events after the reporting date

Since 31 December 2019, the consequences of the Covid-19 outbreak have materially and adversely affected businesses worldwide. On 23 March 2020, the UK Government announced a nationwide lock down. In common with most businesses, this has resulted in the company's activities being impacted. Whilst this will have a significant impact on the results for the year to 30 September 2020, it is anticipated that in the long term, the company's business will revert to pre-pandemic levels in due course. The company has availed itself of the various Government initiatives to assist in this difficult time.

13 Related party transactions

Rayners (Extra Care Home) Limited has provided loan facilities to MWT International (Holdings) SRL, a company formed in Romania and in which Mr J I Matthews and Mr C J Matthews are shareholders. The loans are secured by way of a first legal charge on Hotel Victoria, a property owned by MWT International (Holdings) SRL. The loans were repayable on or before 30 June 2011. However, the loans could be withdrawn at any time providing 90 days written notice is given. Included within other debtors is an amount of £131,153 (2018: £131,138) due from MWT International (Holdings) SRL. As in previous years, no interest is charged on this loan during the year.

During the year Rayners (Extra Care Home) Limited paid rent of £32,400 (2018: £32,400) to Rayners (Extra Care Home) Limited Pension Scheme, a self administered pension scheme operated for the benefit of the directors of the company.

RAYNERS (EXTRA CARE HOME) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2019

14 Parent company

The ultimate controlling interest is held by the Matthews family.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.