

**Leeland Limited**

**Directors' report and financial  
statements**

**Registered number 3215790**

**31 December 2012**

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## **Directors' report**

The directors present their annual report together with the audited financial statements of the company for the year ended 31 December 2012

### **Principal activity**

The principal activity of the company is the operation of care homes for elderly and disabled people

### **Business and financial review**

Details of key performance indicators including available beds, occupancy levels and average fee rates of the FSHC Group Holdings group, of which the company is a member, can be found in the financial statements of FSHC Group Holdings Limited. Copies of these financial statements can be obtained from the address given in note 14

### **Principal risks and uncertainties**

There is a risk management program in place which is designed to identify, manage and mitigate business risk. This program is overseen by the group's Chief Executive Officer. Further details can be found in the financial statements of FSHC Group Holdings Limited

### **Going concern**

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. With this in mind, the directors have formally considered and concluded that the preparation of the financial statements on a going concern basis is appropriate. Further details are shown in the "Basis of preparation" section of note 1 to the financial statements

### **Results and dividends**

The results for the year are shown in the profit and loss account on page 6. The directors do not recommend the payment of an equity dividend (2011 £nil)

### **Directors**

The directors during the year under review were

P Calveley  
D J Kay  
B R Taberner

### **Employment policies**

The company encourage staff involvement through a process of communication and participation. This involves the provision of information through normal management channels including regular manager briefing letters, annual conferences and meetings

The company gives full consideration to application for employment from disabled persons where the requirement of the job can be adequately fulfilled by a handicapped or disabled person

Where existing employees become disabled, it is the company's policy wherever practicable to provide continued employment under normal terms and conditions and to provide training, career development and promotion wherever appropriate

## **Directors' report (*continued*)**

### **Environmental policy**

The group has an environmental policy statement which includes policies for procurement, transport and estate management. Further details can be found in the financial statements of FSHC Group Holdings Limited.

### **Details of ultimate ownership**

From 1 January 2012 to 11 July 2012 the ultimate parent undertaking was FSHC (Guernsey) Holdings Limited, an entity incorporated in Guernsey. From the 12 July 2012 the ultimate parent undertaking is Elli Capital Limited, an entity incorporated in Guernsey.

### **Disclosure of information to auditor**

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditor is unaware, and each director has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

### **Auditor**

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

By order of the board



**D J Kay**  
*Secretary*

Emerson Court  
Alderley Road  
Wilmslow  
Cheshire  
SK9 1NX

25 September 2013

## **Statement of directors' responsibilities in respect of the directors' report and the financial statements**

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 UK Accounting Standards and applicable law. 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 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 accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- 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.

## **KPMG LLP**

St James' Square  
Manchester  
M2 6DS  
United Kingdom

### **Independent auditor's report to the members of Leeland Limited**

We have audited the financial statements of Leeland Limited for the year ended 31 December 2012 set out on pages 6 to 15. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

#### **Respective responsibilities of directors and auditor**

As explained more fully in the Directors' Responsibilities Statement set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and to express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

#### **Scope of the audit of the financial statements**

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at [www.frc.org.uk/auditscopeukprivate](http://www.frc.org.uk/auditscopeukprivate).

#### **Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 December 2012 and of its loss for the year then ended,
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

## **Independent auditor's report to the members of Leeland Limited** *(continued)*

### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit

*Nicola Quayle*

**Nicola Quayle (Senior Statutory Auditor)**  
**for and on behalf of KPMG LLP, Statutory Auditor**  
Chartered Accountants  
St James' Square  
Manchester  
M2 6DS

25 September 2013

**Profit and loss account**  
*for the year ended 31 December 2012*

	<i>Note</i>	<b>2012</b> <b>£000</b>	2011 £000
<b>Turnover</b>	<b>2</b>	<b>1,373</b>	1,374
Cost of sales		<b>(1,414)</b>	(1,279)
		<hr/>	<hr/>
<b>Operating (loss)/profit</b>		<b>(41)</b>	95
		<hr/>	<hr/>
<b>(Loss)/profit on ordinary activities before taxation</b>	<b>3</b>	<b>(41)</b>	95
		<hr/>	<hr/>
Tax on (loss)/profit on ordinary activities	<b>6</b>	-	-
		<hr/>	<hr/>
<b>Retained (loss)/profit for the financial year</b>	<b>11</b>	<b>(41)</b>	95
		<hr/> <hr/>	<hr/> <hr/>

The company has no recognised gains or losses in the current or prior year other than those reported above

All amounts relate to continuing operations



**Balance sheet**  
**at 31 December 2012**

	<i>Note</i>	<b>2012</b>	<b>2011</b>
		<b>£000</b>	<b>£000</b>
<b>Fixed assets</b>			
Tangible assets	7	192	160
<b>Current assets</b>			
Debtors	8	3,414	3,282
Cash		-	18
		<u>3,414</u>	<u>3,300</u>
<b>Creditors: amounts falling due within one year</b>	9	<b>(2,104)</b>	<b>(1,917)</b>
		<u>1,310</u>	<u>1,383</u>
<b>Net current assets</b>			
		<u>1,502</u>	<u>1,543</u>
<b>Total assets less current liabilities</b>			
		<u>1,502</u>	<u>1,543</u>
<b>Net assets</b>			
		<u>1,502</u>	<u>1,543</u>
<b>Capital and reserves</b>			
Called up share capital	10	-	-
Profit and loss account	11	1,502	1,543
		<u>1,502</u>	<u>1,543</u>
<b>Shareholder's funds</b>			
		<u>1,502</u>	<u>1,543</u>

The financial statements include the notes on pages 9 to 15

These financial statements were approved by the board of directors on 25 September 2013 and were signed on its behalf by

*B. R. Taberner*

**B R Taberner**  
 Director

**Reconciliation of movements in shareholder's funds**  
*for the year ended 31 December 2012*

	2012 £000	2011 £000
Opening shareholder's funds	1,543	1,448
(Loss)/profit for the financial year	(41)	95
	<hr/>	<hr/>
Closing shareholder's funds	1,502	1,543
	<hr/>	<hr/>

## Notes

*(forming part of the financial statements)*

### 1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements

#### *Basis of preparation*

The financial statements have been prepared in accordance with applicable accounting standards, under the historical cost accounting rules and within the requirements of the Companies Act 2006

#### *Going concern*

The company, together with its intermediate parent company Elli Investments Limited and fellow subsidiary undertakings (collectively the "Elli Investments group"), is party to a number of financing arrangements under which the company has provided guarantees. The Elli Investments group issued £350 million of senior secured notes which pay interest at 8.75%, and which are due for repayment in 2019, and £175 million of senior notes which pay interest at 12.25%, and which are due for repayment in 2020. There is also a £40 million revolving credit facility which remained undrawn at the period end and which is available until 2018. This provides the group with a stable and secure financial structure.

The forecast and projections of the Elli Investments group, sensitised to take into account all reasonably foreseeable changes in trading performance, show that it has sufficient funding and covenant headroom within its current financing arrangements.

The directors of Leeland Limited have a reasonable expectation that the company, and the Elli Investments group, have adequate resources to continue in operational existence for the foreseeable future. The directors therefore believe that it is appropriate to prepare the financial statements on a going concern basis.

#### *Related party transactions*

The directors have taken advantage of the exemption in FRS 8, Paragraph 3(c) and as the company is a wholly owned subsidiary of FSHC Group Holdings Limited have not disclosed related party transactions with parent and fellow subsidiary undertakings.

#### *Cash flow statement*

The company is exempt from the requirement of FRS 1 to prepare a cash flow statement as at 31 December 2012 it was a wholly owned subsidiary undertaking of FSHC Group Holdings Limited, and its cash flows are included within the consolidated cash flow statement of that company.

#### *Leases*

Operating lease rentals are charged to the profit and loss account on a systematic and rational basis over the period of the lease.

#### *Tangible fixed assets and depreciation*

Depreciation is provided to write off the cost less the estimated residual value of tangible fixed assets by equal instalments over their estimated useful lives as follows:

Short leasehold interests	-	over the period of the lease
Fixtures and fittings	-	15-20% per annum

## Notes (continued)

### 1 Accounting policies (continued)

#### Taxation

Current tax, including UK corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date

Deferred tax is provided in full on timing differences which result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in the financial statements. Deferred tax is not provided on timing differences arising from the revaluation of tangible fixed assets where there is no commitment to sell the asset. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax assets and liabilities are not discounted.

#### Guarantees

Where the company enters into financial guarantee contracts to guarantee the indebtedness of other related parties which are subsidiaries of its ultimate parent, the company considers these to be insurance arrangements and accounts for them as such. In this respect, the company treats the guarantee contract as a contingent liability until such time as it becomes probable that the company will be required to make payment under the guarantee.

### 2 Turnover

Turnover represents the amounts net of VAT derived from the provision of healthcare services to customers and all arose in the United Kingdom.

### 3 (Loss)/profit on ordinary activities before tax

	2012 £000	2011 £000
<i>(Loss)/profit on ordinary activities before taxation is stated after charging</i>		
Operating lease rentals for land and buildings	220	244
Depreciation - owned assets	61	55
	<hr/>	<hr/>

The auditor's remuneration of £950 (2011 £950) for audit services was borne by another group undertaking. Amounts paid to the company's auditor in respect of services to the company, other than the audit of the company's financial statements, have not been disclosed as the information is required instead to be disclosed on a consolidated basis.

### 4 Directors' remuneration

None of the directors received any remuneration from the company during the current or prior year.

## Notes *(continued)*

### 5 Staff numbers and costs

The average number of persons employed by the company during the year, including both full and part time staff, analysed by category, was as follows

	Number of employees	
	2012	2011
Care and domestic	70	64
Administration	4	4
	<hr/>	<hr/>
	74	68
	<hr/>	<hr/>

The aggregate payroll costs of these persons were as follows

	2012	2011
	£000	£000
Wages and salaries	731	656
Social security costs	37	31
	<hr/>	<hr/>
	768	687
	<hr/>	<hr/>

## Notes (continued)

### 6 Taxation

	2012 £000	2011 £000
<i>UK corporation tax</i>		
Current tax on income for the year	-	-
<i>Deferred tax</i>		
Origination/reversal of timing differences	-	-
	<hr/>	<hr/>
Tax on (loss)/profit on ordinary activities	-	-
	<hr/>	<hr/>

#### *Factors affecting current tax charge*

The current tax charge for the year is higher (2011 lower) than the standard rate of corporation tax in the UK 24.5% (2011 26.5%) due principally to the availability of current year losses in other group companies. The differences are explained below

	2012 £000	2011 £000
<i>Current tax reconciliation</i>		
(Loss)/profit on ordinary activities before tax	(41)	95
	<hr/>	<hr/>
Current tax at 24.5% (2011 26.5%)	(10)	25
<i>Effects of</i>		
Expenses not deductible for tax purposes	2	2
Depreciation in excess of capital allowances	12	13
Group relief for nil consideration	(4)	(40)
	<hr/>	<hr/>
Total current tax charge	-	-
	<hr/>	<hr/>

#### *Factors that may affect future current and total tax charge*

A reduction in the UK corporation tax rate from 26% to 25% (effective from 1 April 2012) was substantively enacted on 5 July 2011, and further reductions to 24% (effective from 1 April 2012) and 23% (effective from 1 April 2013) were substantively enacted on 26 March 2012 and 3 July 2012 respectively. This will reduce the company's future current tax charge accordingly. The effect of the rate reduction on the deferred tax balances has been included in the figures above.

The March 2013 Budget announced that the rate will further reduce to 20% by 2015 in addition to the planned reduction to 21% by 2014 previously announced in the December 2012 Autumn Statement. It has not yet been possible to quantify the full anticipated effect of the announced further 3% rate reduction, although this will further reduce the company's future current tax charge.

## Notes (continued)

### 7 Tangible fixed assets

	Short leasehold interests £000	Fixtures and fittings £000	Total £000
<b>Cost</b>			
At beginning of year	322	500	822
Additions	-	93	93
	<hr/>	<hr/>	<hr/>
At end of year	322	593	915
	<hr/>	<hr/>	<hr/>
<b>Depreciation</b>			
At beginning of year	320	342	662
Charge for the year	-	61	61
	<hr/>	<hr/>	<hr/>
At end of year	320	403	723
	<hr/>	<hr/>	<hr/>
<b>Net book value</b>			
At 31 December 2012	2	190	192
	<hr/>	<hr/>	<hr/>
At 31 December 2011	2	158	160
	<hr/>	<hr/>	<hr/>

### 8 Debtors

	2012 £000	2011 £000
Trade debtors	21	-
Amounts owed by group undertakings	3,346	3,233
Other debtors	47	49
	<hr/>	<hr/>
	3,414	3,282
	<hr/>	<hr/>

Other debtors includes £38,000 (2011 £38,000) which relates to rent security deposits that are not expected to be recovered within the next year

The amounts owed by group undertakings are interest free, unsecured and repayable on demand

## Notes (continued)

### 9 Creditors: amounts falling due within one year

	2012 £000	2011 £000
Trade creditors	26	31
Amounts owed to other group undertakings	1,956	1,737
Other taxes and social security	8	7
Other creditors	81	97
Accruals and deferred income	33	45
	<u>2,104</u>	<u>1,917</u>

The amounts due to group undertakings are interest free, unsecured and repayable on demand

### 10 Share capital

	2012		2011
	No	£000	No
<i>Issued and fully paid</i>			
Ordinary shares of £1 each	<u>2</u>	<u>-</u>	<u>2</u>

### 11 Profit and loss account

	£000
At beginning of year	1,543
Retained loss for the year	(41)
	<u>1,502</u>

### 12 Commitments

	2012 £000	2011 £000
Operating leases that expire		
In over five years – land and buildings	<u>226</u>	<u>251</u>

### 13 Contingent liabilities

The company, together with its parent and fellow subsidiary undertakings is party to a number of financing arrangements. The implications of this are explained more fully in note 1



## **Notes** *(continued)*

### **14 Ultimate parent**

The company's immediate parent company is Mericourt Limited

From 1 January 2012 to 11 July 2012 the ultimate parent undertaking was FSHC (Guernsey) Holdings Limited, an entity incorporated in Guernsey. From the 12 July 2012 the ultimate parent undertaking is Elli Capital Limited, an entity incorporated in Guernsey.

The largest group in which the results of the company are consolidated is that headed by FSHC Group Holdings Limited. The consolidated financial statements of this company are available to the public and may be obtained from First Floor, Dorey Court, Admiral Park, St Peter Port, Guernsey, GY1 6HJ.

The smallest group in which the results of the company are consolidated is that headed by Elli Investments Limited. The consolidated financial statements of this company are available to the public and may be obtained from First Floor, Dorey Court, Admiral Park, St Peter Port, Guernsey, GY1 6HJ.