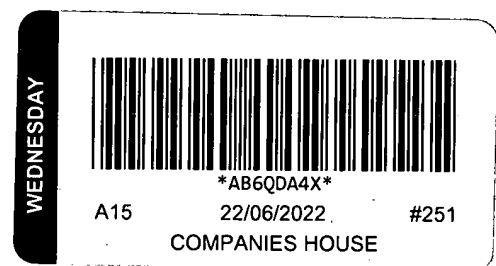


# **Aviva Central Services UK Limited**

**Registered in England and Wales No. 03259447**

## **Annual Report and Financial Statements 2021**



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Annual Report and Financial Statements 2021

## **Directors and officer**

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### **Directors**

J C Baddeley  
J B Cummings  
S A Hampson  
O Bamisaiye  
K E McClellan  
R C Fazzini-Jones  
A Dinwiddie  
A C Winslow

### **Officer – Company Secretary**

Aviva Company Secretarial Services Limited  
St Helen's  
1 Undershaft  
London  
EC3P 3DQ

### **Independent Auditors**

PricewaterhouseCoopers LLP  
7 More London Riverside  
London  
SE1 2RT

### **Registered office**

8 Surrey Street  
Norwich  
NR1 3NG

### **Company number**

Registered in England and Wales no. 03259447

### **Other information**

Aviva Central Services UK Limited (the Company) is a member of the Aviva plc group of companies (the Group).

## Strategic report

The directors present their strategic report for Aviva Central Services UK Limited (the Company) for the year ended 31 December 2021.

### Review of the Company's business

#### Principal activities

The Company is a wholly owned subsidiary of Aviva Group Holdings Limited (AGH). The principal activity of the Company is the provision of physical infrastructure and associated support services to Aviva Group (the Group).

#### Financial position and performance

The financial position of the Company at 31 December 2021 is shown in the statement of financial position on page 18, with the results shown in the income statement on page 15 and the statement of cash flows on page 19.

Revenue has increased by 8% during 2021 (2020: 5% decrease).

The loss before tax for the year is £24 million (2020: profit before tax of £7 million).

#### Significant events

On 14 January 2022, the Company registered at Companies House an issue of share capital of 23,000,000 ordinary shares of £1 each. The allotment of shares occurred on 30 June 2021.

On 30 November 2017, a series of transactions took place to transfer the Hoxton properties from the Company to AGH, and subsequently transfer to AIL. Upon completion of the transfer, AIL (as landlord) and the Company (as tenant) entered into a lease for 25 years in respect of each property. During 2021 the Hoxton properties were sold by AIL to an external party. As a result the lease arrangement for the related properties between ACS (as tenant) and AIL (as landlord) was terminated and the Company has made a lease surrender payment of £28 million to AIL.

#### Future outlook

Strategies for the wider Aviva Group as a whole are determined by the Board of Aviva plc and these are shown in the Aviva plc Annual Report and Accounts and Preliminary Announcement for the year ended 31 December 2021. The Company will work with the Group to support the implementation of these strategies.

The strategic direction of the Company is set by the directors of the Company. The directors consider that the Company's principal activities will continue unchanged for the foreseeable future.

On 24 February 2022, on-going tensions between Russia and Ukraine developed into full-scale armed conflict between the two countries. The Company is monitoring and responding to this dynamic situation. Note 22(g) reflects how the Russia-Ukraine conflict has impacted the Company.

#### Principal risks and uncertainties

A description of the principal risks and uncertainties facing the Company and the Company's risk management policies are set out in note 22 to the financial statements.

Risk factors beyond the Company's control that could cause actual results to differ materially from those estimated, include but are not limited to:

- *Operational risks*, which might adversely impact the provision of physical infrastructure and associated support services to other Group companies.
- *Liquidity risks* arising from the Company not being able to make payments as they become due because there are insufficient funds in cash form. In extreme circumstances, the Company would approach the Group for additional short-term borrowing whilst the Company liquidated other assets. The Group maintains significant committed borrowing facilities from a range of highly-rated banks to mitigate this risk further.

#### Section 172 Statement

We report here on how our directors have discharged their duties under Section 172 of the Companies Act 2006.

The Board considers it crucial that the company maintains a reputation for high standards of business conduct. The Board is responsible for setting, monitoring, upholding the culture, values, standards, ethics, and reputation of the Company to ensure that our obligations to our shareholders and stakeholders are met. The Board monitors adherence to our policies and compliance with local corporate governance requirements across the Group and is committed to acting where our businesses fall short of the standards we expect.

The Board is also focused on the wider social context within which our businesses operate, including those issues related to climate change which are of fundamental importance to the planet's well-being.

#### Our culture

The Group's culture is shaped by our clearly defined purpose – with you today for a better tomorrow. As the provider of financial services to millions of customers, Aviva always seeks to earn their trust by acting with integrity and a sense of responsibility. We look to build relationships with all our stakeholders based on openness and transparency. We value diversity and inclusivity in our workforce and beyond.

Aviva Central Services as part of the Group looks to operate within and support this culture.

**Strategic report continued****Stakeholder Engagement***(i) Engagement with Employees*

The Company has no employees. All UK employees engaged in the activities of the Company are employed by subsidiary undertakings of Aviva plc. Disclosures relating to employees may be found in the annual report and financial statements of these companies.

*(ii) Our customers*

The Company has no direct customers.

*(iii) Our suppliers*

- All Group supplier related activity is managed in line with the Group's Procurement & Outsourcing Business Standard. This ensures that supply risk is managed appropriately including in relation to customer outcomes, data security, corporate responsibility, financial, operational, contractual, and brand damage caused by inadequate oversight or supplier failure.
- An important part of the Group's culture is the promotion of high legal, ethical, environmental and employee related standards within our business and also among our suppliers. Before working with any new suppliers, we provide them with our Supplier Code of Behaviour, and our interaction with them is guided by our Business Code of Ethics.
- The Board reviews the actions the Group has taken to prevent modern slavery and associated practices in any part of our supply chain and approves our Modern Slavery Act statement each year.

*(iv) Shareholders*

Our shareholder is Aviva Group Holdings Limited (AGH) and there is ongoing communication and engagement with the AGH Board. Any matters requiring escalation are escalated by the Board through the Chair to its parent. Additionally, members of the AGH board can attend board meetings by invitation.

**Key performance indicators**

The directors consider that the Company's key performance indicators (KPIs) that communicate the financial performance are as follows:

	2021	2020
<b>Measure</b>		
Increase/(decrease) in revenue	<b>8%</b>	(5)%
Increase/(decrease) in cost of sales	<b>10%</b>	(5)%

By order of the Board on 21 June 2022

*Rhona Sim*

For and on behalf of Aviva Company Secretarial Services Limited  
Company Secretary

## Directors' report

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The directors present their annual report and audited financial statements for the Company for the year ended 31 December 2021.

### Directors

The names of the current directors of the Company are shown on page 3.

Details of Board appointments and resignations during the year and since the year end are shown below:

O Bamisaiye was appointed as a director of the Company on 2 July 2021

K E McClellan was appointed as a director of the Company on 5 October 2021

R C Fazzini-Jones was appointed as a director of the Company on 29 November 2021

A Dinwiddie was appointed as a director of the Company on 28 January 2022

P J Delamere resigned as a director of the Company on 26 March 2021

S P J Ebenston resigned as a director of the Company on 31 March 2021

A G M Montague resigned as a director of the Company on 12 November 2021

B W Fawbert resigned as a director of the Company on 7 March 2022

N B M Amin resigned as a director of the Company on 25 May 2022

A C Winslow was appointed as a director of the Company on 25 May 2022

### Company secretary

The name of the company secretary of the Company is shown on page 3.

### Dividends

No interim ordinary dividend on the Company's ordinary shares was declared or paid during 2021 (2020: *£nil*). The directors do not recommend a final dividend on the Company's ordinary shares for the year ended 31 December 2021 (2020: *£nil*).

### Going concern

The Company's business activities, together with the factors likely to affect its future development, performance and position are set out in the Strategic Report, which includes a section describing the principal risks and uncertainties. In addition, the financial statements include notes on the Company's management of its risks including market, credit and liquidity risk (see note 22).

The Company and its ultimate parent, Aviva plc, have considerable financial resources together with a diversified business model, with a spread of businesses and geographical reach. The directors believe that the Company is well placed to manage its business risks successfully despite the current uncertain macro-economic outlook.

After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for a period of at least twelve months from the date of approval of the financial statements. For this reason, they continue to adopt, and to consider appropriate, the going concern basis in preparing the financial statements.

### Subsequent events

On 28 January 2022, the Aviva Central Services UK Limited Board approved plans to move the Aviva head office from St Helen's, 1 Undershaft, London to 80 Fenchurch Street, London. Aviva Central Services UK Limited provides physical infrastructure to the Aviva Group and will be the contracting party for the new lease arrangement. The relocation is expected to deliver cost savings for the Group of approximately £7 million per annum.

### Future outlook

Likely future developments in the business of the Company are discussed in the strategic report on page 4.

### Employees

The Company has no employees. All UK employees engaged in the activities of the Company are employed by other subsidiary undertakings of Aviva plc.

### Disclosure of information to the auditors

In accordance with section 418 of the Companies Act 2006, the directors in office at the date of approval of this report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's External Auditor, PricewaterhouseCoopers LLP, are unaware and each director has taken all steps that ought to have been taken as a director in order to make themselves aware of any relevant audit information and to establish that PricewaterhouseCoopers LLP are aware of that information.

### Independent auditors

Under the Competition and Markets Authority Regulations, the Company's ultimate parent company, the Group is required to tender for the provision of the external audit every 10 years. PricewaterhouseCoopers LLP was appointed for the first time for the 31 December 2012 financial year end and, therefore, a mandatory re-tender was required for the year ending 31 December 2022. The audit tender process was initiated during 2020 but COVID-19 restrictions caused delays and Aviva sought a two year extension from the FRC which was granted. Following a full and rigorous competitive tender process, which was overseen by the Group's Audit Committee, the selection of Ernst & Young LLP from the year ending 31 December 2024 was approved by the Group Board. PricewaterhouseCoopers LLP will continue in its role and, subject to reappointment by the Company's shareholders at the 2022 and 2023 Annual General Meetings, will undertake the audit for the financial years ending 31 December 2022 and 2023.

## Directors' report continued

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### Qualifying indemnity provisions

Aviva plc, the Company's ultimate parent, granted in 2004 an indemnity to the directors against liability in respect of proceedings brought by third parties, subject to the conditions set out in the Companies Act 1985, which continue to apply in relation to any provision made before 1 October 2007. This indemnity is a "qualifying third party indemnity" for the purposes of section 309A to section 309C of the Companies Act 1985. These qualifying third-party indemnity provisions remain in force as at the date of approving the directors' report by virtue of paragraph 15, schedule 3 of the Companies Act 2006 (Commencement No. 3, Consequential Amendments, Transitional Provisions and Savings) Order 2007.

The directors also have the benefit of the indemnity provision contained in the Company's articles of association, subject to the conditions set out in the Companies Act 2006. This is a "qualifying third party indemnity" provision as defined by section 234 of the Companies Act 2006.

### Statement of directors' responsibilities in respect of the financial statements

The directors are responsible for preparing the Strategic Report, Directors' Report and the financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with UK-adopted international accounting standards.

Under company law, 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 the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable UK-adopted international accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; 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 safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are also 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.

The directors are responsible for the maintenance and integrity of the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

By order of the Board on 21 June 2022

*Rhona Sim*

For and on behalf of Aviva Company Secretarial Services Limited  
Company Secretary

## Independent auditors' report to the members of Aviva Central Services UK Limited

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### Report on the audit of the financial statements

#### Opinion

In our opinion, Aviva Central Services UK Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2021 and of its loss and cash flows for the year then ended;
- have been properly prepared in accordance with UK-adopted international accounting standards; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the statement of financial position as at 31 December 2021; the income statement, the statement of comprehensive income, the statement of cash flows, the statement of changes in equity for the year then ended; the accounting policies; and the notes to the financial statements.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

#### Conclusions relating to going concern

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

#### Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Strategic report and Directors' report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

#### Strategic Report and Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic report and Directors' report for the year ended 31 December 2021 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic report and Directors' report.

#### Responsibilities for the financial statements and the audit

##### *Responsibilities of the directors for the financial statements*

As explained more fully in the Statement of directors' responsibilities, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also 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.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.



## Independent auditors' report to the members of Aviva Central Services UK Limited continued

### Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to non-compliance in the reporting requirements of the Companies Act 2006, and we considered the extent to which non-compliance might have a material effect on the financial statements. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to risk of fraud due to management override of control. Audit procedures performed by the engagement team included:

- Testing journal entries and other adjustments for appropriateness and testing accounting estimates (because of the risk of management bias)
- Reviewing relevant meeting minutes
- Designing audit procedures to incorporate unpredictability around the nature, timing or extent of our testing of areas identified as having an increased risk
- Testing transactions entered into outside of the Company's normal course of business

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

### Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

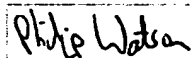
### Other required reporting

#### Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

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

We have no exceptions to report arising from this responsibility.



Philip Watson (Senior Statutory Auditor)

for and on behalf of PricewaterhouseCoopers LLP

Chartered Accountants and Statutory Auditors

London

21 June 2022

## Accounting policies

The Company is a private limited company incorporated and domiciled in the United Kingdom (UK). The principal accounting policies adopted in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated.

### (A) Basis of preparation

The Company financial statements have been prepared and approved by the Directors in accordance with UK-adopted international accounting standards and the legal requirements of the Companies Act 2006.

On 31 December 2020, IFRS as adopted by the EU at that date was brought into UK law and became UK-adopted International Accounting Standards, with future changes being subject to endorsement by the UK Endorsement Board. The Group transitioned to UK-adopted International Accounting Standards on 1 January 2021. This change constitutes a change in accounting framework. However, this is no impact on recognition, measurement or disclosure in the period as report as a result of the change in framework.

The financial statements have been prepared under the historical cost convention.

The financial statements have been prepared on the going concern basis as explained in the Directors' report on page 6.

The Company is exempt from preparing group financial statements by virtue of section 400 of the Companies Act 2006, as it is a subsidiary of a UK parent and is included in consolidated financial statements for the Group, i.e. the ultimate parent company, Aviva plc, and its subsidiaries, joint ventures and associates, at the same date. These financial statements therefore present information about the Company as an individual entity.

The Company's financial statements are stated in pounds sterling, which is the Company's functional and presentational currency. Unless otherwise noted, the amounts shown in these financial statements are in millions of pounds sterling (£m).

### New standards, interpretations and amendments to published standards that have been adopted by the Company

The Company has adopted the following amendments to standards which became effective for the annual reporting period beginning on 1 January 2021. The amendments have been issued and endorsed by the UK and do not have a significant impact on the Company's financial statements.

- (i) *Amendments to IFRS 16 Leases: Covid-19 related rent concessions (published by the IASB in May 2020)*
- (ii) *Interest Rate Benchmark Reform Phase 2: Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 (published by the IASB in August 2020)*

### Standards, interpretations and amendments to published standards that are not yet effective and have not been adopted early by the Company

The following new standards and amendments to existing standards have been issued, are not yet effective for the Company and have not been adopted early by the Company:

- (i) *Amendments to IFRS 16 Leases: COVID-19 Related Rent Concessions beyond 30 June 2021*  
Published by the IASB in March 2021. The amendments are effective for annual reporting beginning on or after 1 April 2021 and have been endorsed by the UK.
- (ii) *Amendments to IFRS 3 Business Combinations: Reference to the Conceptual Framework*  
Published by the IASB in May 2020. The amendments are effective for annual reporting beginning on or after 1 January 2022 and have yet to be endorsed by the UK.
- (iii) *Amendments to IAS 16 Property, Plant and Equipment: Proceeds before Intended Use*  
Published by the IASB in May 2020. The amendments are effective for annual reporting beginning on or after 1 January 2022 and have yet to be endorsed by the UK.
- (iv) *Amendments to IAS 37 Provisions, Contingent Liabilities and Contingent Assets: Onerous Contracts – Costs of Fulfilling a Contract*  
Published by the IASB in May 2020. The amendments are effective for annual reporting beginning on or after 1 January 2022 and have yet to be endorsed by the UK.
- (v) *Annual Improvements to IFRSs 2018-2020 Cycle*  
Published by the IASB in May 2020, these improvements consist of amendments to IFRS 1 First-time Adoption of International Financial Reporting Standards, IFRS 9 Financial Instruments, IFRS 16 Leases and IAS 41 Agriculture. These amendments are effective for annual reporting beginning on or after 1 January 2022 and have yet to be endorsed by the UK.
- (vi) *Amendments to IAS 1 Presentation of Financial Statements: Disclosure of Accounting Policies*  
Published by the IASB in January 2020. The amendments are effective for annual reporting beginning on or after 1 January 2023 and have yet to be endorsed by the UK.
- (vii) *Amendments to IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates*  
Published by the IASB in February 2021. The amendments are effective for annual reporting beginning on or after 1 January 2023 and have yet to be endorsed by the UK.
- (viii) *Amendments to IAS 12 Income Taxes: Deferred Tax related to Assets and Liabilities arising from a Single Transaction*  
Published by the IASB in May 2021. The amendments are effective for annual reporting beginning on or after 1 January 2023 and have yet to be endorsed by the UK.
- (ix) *Amendments to IAS 1 Presentation of Financial Statements: Classification of Liabilities as Current or Non-current*  
Published by the IASB in February 2021. The amendments are effective for annual reporting beginning on or after 1 January 2024 and have yet to be endorsed by the UK.

## Accounting policies continued

### (B) Critical accounting policies and the use of estimates

The preparation of financial statements requires the Company to select accounting policies and make estimates and assumptions that affect items reported in the income statement, statement of financial position, other primary statements and notes to the financial statements.

#### Critical accounting policies

The Company does not have any critical accounting policies in these financial statements.

#### Use of estimates

All estimates are based on management's knowledge of current facts and circumstances, assumptions based on that knowledge and their predictions of future events and actions. Actual results may differ from those estimates, possibly significantly.

The table below sets out those items considered particularly susceptible to changes in estimates and assumptions, and the relevant accounting policy and note disclosures.

Item	Critical accounting estimates	Accounting policy	Note
Investments in subsidiaries	Investments in subsidiaries are recognised at cost less impairment. Investments are reviewed annually to test whether any indicators of impairment exist. Where there is objective evidence that such an asset is impaired, the investment is impaired to its recoverable value and any unrealised loss is recorded in the income statement.	C	9
Provisions and contingent liabilities	When evaluating whether a provision or a contingent liability should be recognised the Company assesses the likelihood of a constructive or legal obligation to settle a past event and whether the amount can be reliably estimated. The amount of provision is determined based on the Company's estimation of the expenditure required to settle the obligation at the statement of financial position date.	M	17

### (C) Subsidiaries

Subsidiaries are those entities in which the Company, directly or indirectly, has power to exercise control over financial and operating policies in order to gain economic benefits. The Company controls an investee if, and only if, the Company has all of the following:

- power over the investee;
- exposure, or rights, to variable returns from its involvement with the investee; and
- the ability to use its power over the investee to affect its returns.

The Company considers all relevant facts and circumstances in assessing whether it has power over an investee including: the purpose and design of an investee, relevant activities, substantive and protective rights, and voting rights and potential voting rights. The Company re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control.

### (D) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. This presumes that the transaction takes place in the principal (or most advantageous) market under current market conditions. Fair value is a market-based measure and in the absence of observable market prices in an active market, it is measured using the assumptions that market participants would use when pricing the asset or liability.

The fair value of a non-financial asset is determined based on its highest and best use from a market participant's perspective. When using this approach, the Company takes into account the asset's use that is physically possible, legally permissible and financially feasible.

The best evidence of the fair value of a financial instrument at initial recognition is normally the transaction price, i.e. the fair value of the consideration given or received. In certain circumstances, the fair value at initial recognition may differ from the transaction price. If the fair value is evidenced by comparison with other observable current market transactions in the same instrument (i.e. without modification or repackaging), or is based on a valuation technique whose variables include only data from observable markets, then the difference between the fair value at initial recognition and the transaction price is recognised as a gain or loss in the income statement. When unobservable market data has a significant impact on the valuation of financial instruments, the difference between the fair value at initial recognition and the transaction price is not recognised immediately in the income statement, but deferred and recognised in the income statement on an appropriate basis over the life of the instrument but no later than when the valuation is supported wholly by observable market data or the transaction is closed out or otherwise matures.

If an asset or a liability measured at fair value has a bid price and an ask price, the price within the bid-ask spread that is most representative of fair value in the circumstances is used to measure fair value.

### (E) Intangible assets

Intangible assets consist of software costs. These are amortised over their useful lives of between five and ten years, using the straight-line method. The amortisation charge for the year is included in the income statement under 'cost of sales'. An impairment review is carried out bi-annually or where there is an indication that intangible assets are impaired. Where the carrying amount exceeds the recoverable amount, an impairment is recognised (see policy G).

## Accounting policies continued

### (F) Property and equipment

Depreciation is calculated on the straight-line method to write down the cost of assets to their residual values over their estimated useful lives as follows:

- |                      |                              |
|----------------------|------------------------------|
| - Leasehold property | Over the period of the lease |
| - Computer equipment | Three to five years          |
| - Other assets       | Three to five years          |

Gains and losses on disposal of equipment are determined by reference to their carrying amount.

Repairs and maintenance costs are charged to the income statement during the financial year in which they are incurred. The cost of major renovations is included in the carrying amount of the asset when it is probable that future economic benefits in excess of the most recently assessed standard of performance of the existing asset will flow to the Company and the renovation replaces an identifiable part of the asset. Major renovations are depreciated over the remaining useful life of the related asset.

### (G) Impairment of non-financial assets

Equipment and other non-financial assets are reviewed for impairment losses whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the carrying amount of the asset exceeds its recoverable amount, which is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest level for which there are separately identifiable cash flows. Non-financial assets which have suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

### (H) Derecognition and offset of financial assets and financial liabilities

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognised where:

- the rights to receive cash flows from the asset have expired;
- the Company retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a "pass-through" arrangement; or
- the Company has transferred its rights to receive cash flows from the asset and either transferred substantially all the risks and rewards of the asset, or has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled, or expires.

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a currently enforceable legal right to set off the recognised amounts and there is the ability and intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

### (I) Receivables

Receivables and other financial assets are recognised initially at their fair value. Subsequent to initial measurement receivables are measured at amortised cost using the effective interest rate method, less provision for impairment.

A provision for impairment of trade receivables is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The movement in the amount of the provision is recognised in the income statement.

### (J) Payables and other financial liabilities

Payables and other financial liabilities, excluding derivatives, are recognised initially at their fair value and are subsequently measured at amortised cost using the effective interest rate method.

### (K) Cash and cash equivalents

Cash and cash equivalents consist of cash at banks and in hand, deposits held at call with banks, treasury bills and other short-term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value. Such investments are those with less than three months' maturity from the date of acquisition, or which are redeemable on demand with only an insignificant change in their fair values.

For the purposes of the statement of cash flows, cash and cash equivalents also include bank overdrafts, which are included in payables and other financial liabilities on the statement of financial position.

### (L) Leases

Where the Company is the lessee, a lease liability equal to the present value of outstanding lease payments and a corresponding right-of-use asset equal to cost are initially recognised. The right-of-use asset is subsequently measured at amortised cost and depreciated on a straight-line basis over the length of the lease term. Depreciation on lease assets and interest on lease liabilities is recognised in the income statement.

The Company has made use of the exemption available under IFRS 16 to not recognise any amounts on the balance sheet associated with leases that are either deemed to be short term, or where the underlying asset is of low value. A short-term lease in this context is defined as any arrangement which has a lease term of 12 months or less. Lease payments associated with such arrangements are recognised in the income statement as an expense on a straight-line basis.

Where the Company is the lessor, leases are classified as finance leases if the risks and rewards of ownership are substantially transferred to the lessee and operating leases if they are not substantially transferred. Lease income from operating leases is recognised in the income statement on a straight-line basis over the lease term. When assets are subject to finance leases, the present value of the lease payments, together with any unguaranteed residual value, is recognised as a receivable. The Company has not entered into any material finance lease arrangements as lessor.

## Accounting policies continued

### (L) Leases continued

Leases, where a significant portion of the risks and rewards of ownership is retained by the lessor, are classified as operating leases. Where the Company is the lessee, payments made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the term of the relevant leases.

Where the Company is the lessor, lease income from operating leases is recognised in the income statement on a straight-line basis over the lease term.

### (M) Provisions and contingent liabilities

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is more probable than not that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount of the obligation can be made.

The amount recorded as a provision is the best estimate of the expenditure required to settle the present obligation at the balance sheet date. Where the effect of the time value of money is material, the provision is the present value of the expected expenditure. Provisions are not recognised for future operating losses.

Restructuring provisions comprise of lease termination obligations. Provisions are not recognised for future operating losses. Where the effect of the time value of money is material, the provision is the present value of the expected expenditure.

Where the Company expects a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain.

The Company recognises a provision for onerous contracts when the expected benefits to be derived from a contract are less than the unavoidable costs of meeting the obligations under the contract.

Contingent liabilities are disclosed if there is a possible future obligation as a result of a past event, or if there is a present obligation as a result of a past event but either a payment is not probable or the amount cannot be reasonably estimated.

### (N) Income taxes

The current tax expense is based on the taxable profits for the year, after any adjustments in respect of prior years. Tax, including tax relief for losses if applicable, is allocated over profits before taxation and amounts charged or credited to components of other comprehensive income and equity as appropriate.

Provision is made for deferred tax liabilities, or credit taken for deferred tax assets, using the liability method, on all material temporary differences between the tax bases of assets and liabilities and their carrying amounts in the financial statements.

The rates enacted or substantively enacted at the statement of financial position date are used to value the deferred tax assets and liabilities.

Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised. Where there is a history of tax losses, deferred tax assets are only recognised in excess of deferred tax liabilities if there is convincing evidence that future profits will be available.

Deferred tax is provided on any temporary differences arising from investments in subsidiaries, associates and joint ventures, except where the timing of the reversal of the temporary difference can be controlled and it is probable that the difference will not reverse in the foreseeable future.

Deferred taxes are not provided in respect of any temporary differences arising from the initial recognition of goodwill, or from the initial recognition of an asset or liability in a transaction which is not a business combination and affects neither accounting profit nor taxable profit or loss at the time of the transaction.

Current and deferred tax relating to items recognised in other comprehensive income and directly in equity are similarly recognised in other comprehensive income and directly in equity respectively, except for the tax consequences of distributions from certain equity instruments, to be recognised in the income statement.

Deferred tax related to any fair value re-measurement of available for sale investments, owner-occupied properties, pensions and other post-retirement obligations and other amounts charged or credited directly to other comprehensive income is recognised in the statement of financial position as a deferred tax asset or liability.

### (O) Share capital

#### Equity instruments

An equity instrument is a contract that evidences a residual interest in the assets of an entity after deducting all its liabilities. Accordingly, a financial instrument is treated as equity if:

- there is no contractual obligation to deliver cash or other financial assets or to exchange financial assets or liabilities on terms that may be unfavourable; and
- the instrument is a non-derivative that contains no contractual obligation to deliver a variable number of shares, or is a derivative that will be settled only by the Company exchanging a fixed amount of cash or other assets for a fixed number of the Company's own equity instruments.

#### Dividends

Interim dividends on ordinary shares are recognised in equity in the period in which they are paid. Final dividends on these shares are recognised when they have been approved by shareholders.

## Accounting policies continued

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### **(P) Revenue recognition**

Revenue comprises the fair value for the sale of goods and services, net of value added tax, rebates and discounts.

Sales of services are recognised in the accounting period in which the services are rendered, by reference to the completion of the specific transaction assessed on the basis of the actual service provided as a proportion of the total services to be provided.

Interest income is recognised using the effective interest rate method.

Dividend income is recognised when the right to receive payment is established.

### **(Q) Finance costs**

All borrowing costs are expensed as they are incurred.

## Annual Report and Financial Statements 2021

**Income statement**

For the year ended 31 December 2021

	Note	2021 £m	2020 £m
Revenue	P & 1	2,516	2,327
Cost of sales	2	(2,534)	(2,313)
<b>Operating (Loss)/profit</b>		<b>(18)</b>	<b>14</b>
Finance costs	Q & 3	(6)	(7)
<b>(Loss)/profit before tax</b>		<b>(24)</b>	<b>7</b>
Tax credit	N & 7	4	—
<b>(Loss)/profit for the year</b>		<b>(20)</b>	<b>7</b>

The accounting policies (identified alphabetically) on pages 10 to 14 and notes (identified numerically) on pages 20 to 33 are an integral part of the financial statements.

Annual Report and Financial Statements 2021

**Statement of comprehensive income**

For the year ended 31 December 2021

	2021	2020
	£m	£m
(Loss)/profit for the year	(20)	7
Total comprehensive (expense)/income for the year	(20)	7

The accounting policies (identified alphabetically) on pages 10 to 14 and notes (identified numerically) on pages 20 to 33 are an integral part of the financial statements.



Annual Report and Financial Statements 2021

**Statement of changes in equity**

For the year ended 31 December 2021

	Ordinary Share Capital	Other reserves	Retained earnings	Total equity
	£m	£m	£m	£m
<b>Balance at 1 January 2020</b>	20	3	38	61
Total comprehensive income for the year	—	—	7	7
<b>Balance at 31 December 2020</b>	<b>20</b>	<b>3</b>	<b>45</b>	<b>68</b>
<b>Balance at 1 January 2021</b>	20	3	45	68
Total comprehensive expense for the year	—	—	(20)	(20)
Issue of share capital	23	—	—	23
<b>Balance at 31 December 2021</b>	<b>43</b>	<b>3</b>	<b>25</b>	<b>71</b>

The accounting policies (identified alphabetically) on pages 10 to 14 and notes (identified numerically) on pages 20 to 33 are an integral part of the financial statements.

Annual Report and Financial Statements 2021

**Statement of financial position**

As at 31 December 2021

	Note	2021 £m	2020 £m
<b>Assets</b>			
<b>Non-current assets</b>			
Intangible assets	E & 8	—	—
Investments in subsidiaries	C & 9	3	3
Property and equipment	F & 10	165	238
Receivables	I & 12	36	41
Deferred tax asset	N & 16(a)	49	41
<b>Current assets</b>			
Receivables	I & 12	493	492
Cash and cash equivalents	K & 21(b)	331	300
<b>Total assets</b>		<b>1,077</b>	<b>1,115</b>
<b>Equity</b>			
Ordinary share capital	O & 13	43	20
Other reserves	14	3	3
Retained earnings	15	25	45
<b>Total equity</b>		<b>71</b>	<b>68</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Provisions	M & 17	69	69
Tax liabilities	N & 16(a)	5	3
Payables and other financial liabilities	J & 18	—	3
Other liabilities	19	176	238
<b>Current liabilities</b>			
Provisions	M & 17	15	7
Tax liabilities	N & 16(a)	2	—
Payables and other financial liabilities	J & 18	301	351
Other liabilities	19	438	376
<b>Total liabilities</b>		<b>1,006</b>	<b>1,047</b>
<b>Total equity and liabilities</b>		<b>1,077</b>	<b>1,115</b>

The financial statements on pages 15 to 33 were approved by the Board of Directors on 21 June 2022 and signed on its behalf by

**Adam Winslow**

A C Winslow

Director

Registered in England and Wales No.03259447

The accounting policies (identified alphabetically) on pages 10 to 14 and notes (identified numerically) on pages 20 to 33 are an integral part of the financial statements.

## Annual Report and Financial Statements 2021

**Statement of cash flows**

For the year ended 31 December 2021

	Note	2021 £m	2020 £m
<b>Cash flows from operating activities</b>			
Cash generated from operations	21(a)	81	108
<b>Total net cash generated from operating activities</b>		<b>81</b>	<b>108</b>
<b>Cash flows used in investing activities</b>			
Purchases of property and equipment	10	(11)	(2)
Interest paid	3	(6)	(7)
<b>Total net cash used in investing activities</b>		<b>(17)</b>	<b>(9)</b>
<b>Cash flows from financing activities</b>			
Proceeds from issue of ordinary shares	13	23	—
Repayment of leases	11	(28)	—
Lease surrender payment		(28)	—
<b>Total net cash used in financing activities</b>		<b>(33)</b>	<b>—</b>
Total net increase in cash and cash equivalents		<b>31</b>	<b>99</b>
Cash and cash equivalents at 1 January		<b>300</b>	<b>201</b>
<b>Cash and cash equivalents at 31 December</b>	K & 21	<b>331</b>	<b>300</b>

The accounting policies (identified alphabetically) on pages 10 to 14 and notes (identified numerically) on pages 20 to 33 are an integral part of the financial statements.

## Annual Report and Financial Statements 2021

**Notes to the financial statements**

For the year ended 31 December 2021

**1. Revenue**

		<b>2021</b>	<b>2020</b>
	<b>Note</b>	<b>£m</b>	<b>£m</b>
Income from fellow group companies	23(a)(i)	<b>2,487</b>	2,327
Other income		<b>29</b>	—
<b>Total revenue</b>		<b>2,516</b>	2,327

The Company's activities consist primarily of the provision of physical infrastructure and associated support services to other companies within the Group. Refer to note 23 for further information on income earned during the year. Other income relates to services performed for companies that were sold in 2020 and are no longer part of the Group.

**2. Cost of Sales****(a) Cost of sales comprises**

		<b>2021</b>	<b>2020</b>
	<b>Note</b>	<b>£m</b>	<b>£m</b>
Staff costs and other employee related expenses	2(b)	<b>974</b>	948
Depreciation of equipment	10	<b>33</b>	37
Impairment of property plant and equipment	10	<b>1</b>	10
Other expenses	2(c)	<b>1,526</b>	1,318
<b>Total expenses</b>		<b>2,534</b>	2,313

**(b) Staff costs**

Staff costs are recharged by Aviva Employment Services Limited (AES), a subsidiary of the Company. Disclosures relating to staff costs may be found in the annual report and financial statements of AES.

**(c) Other expenses**

Other expenses include internal and external costs incurred by the Company which are largely recharged to other companies within the Group. This is primarily made up of software data services, consultancy, IT outsourcing, marketing and broadcasting, investment management fees, rental expenses, professional services and third party admin fees.

**3. Finance Costs**

Finance costs comprise:

		<b>2021</b>	<b>2020</b>
	<b>Note</b>	<b>£m</b>	<b>£m</b>
Unwind of discount on provisions	17	<b>1</b>	—
Interest on lease liability		<b>5</b>	7
		<b>6</b>	7

**4. Employee information**

The Company has no employees (2020: nil). All UK employees engaged in the activities of the Company are employed by subsidiary undertakings of Aviva plc.

**5. Directors' remuneration**

The directors were all remunerated by Aviva Employment Services Limited for their services to the Group as a whole. They were not remunerated for their services as directors of the Company and the amount of time spent performing their duties is incidental to their roles across the Group. This is consistent with prior years.

Annual Report and Financial Statements 2021

**Notes to the financial statements**

For the year ended 31 December 2021

**6. Auditors' remuneration**

The total remuneration payable by the Company, excluding VAT, to its auditors, PricewaterhouseCoopers LLP is as follows:

	2021	2020
	£	£
Fees payable to PricewaterhouseCoopers LLP for the statutory audit of the Company's financial statements	50,911	49,914

The Company is exempt under SI 2008/489 from the obligation to disclose fees in respect of 'Other services' as the Company is a subsidiary of Aviva plc, which prepares consolidated financial statements. Fees paid to the Company's auditors, PricewaterhouseCoopers LLP and its associates for services other than the statutory audit of the Company and other Group undertakings are disclosed in the consolidated annual report and financial statements of Aviva plc.

There were no non-audit fees paid to the Company's auditors during the year (2020: *Nil*). All fees have been borne by Aviva plc.

**7. Tax credit****(a) Tax credited to the income statement**

(i) The total tax credit comprises:

	Note	2021	2020
		£m	£m
<b>Current tax</b>			
For this year		(5)	(3)
Adjustments in respect of prior years		1	2
Total current tax		(4)	(1)
<b>Deferred tax</b>			
Origination and reversal of temporary differences		(4)	(4)
Changes in tax rates or tax laws		12	5
Total deferred tax		8	1
<b>Total tax credited to the income statement</b>	7(c)	4	—

(ii) Deferred tax credited to the income statement represents movements on the following items:

	2021	2020
	£m	£m
Accelerated capital allowances	5	—
Provisions and other temporary differences	3	1
<b>Total deferred tax credited to the income statement</b>	8	1

**(b) Tax credited to other comprehensive income**

There was no tax credited or charged to other comprehensive income in either 2021 or 2020.

**(c) Tax reconciliation**

The tax on the Company's profit before tax differs from the theoretical amount that would arise using the tax rate of the United Kingdom as follows:

	2021	2020
	£m	£m
(Loss)/profit for the year before tax	(24)	7
Tax calculated at standard UK corporation tax rate of 19% (2020: 19%)	5	(1)
Adjustments in respect of prior years	1	3
Disallowable expenses	(14)	(7)
Change in future statutory tax rate	12	5
<b>Total tax charge to the income statement</b>	4	—

During 2021, the UK Government enacted an increase in the UK corporation tax rate to 25%, from 1 April 2023. This revised rate has been used in the calculation of the Company's deferred tax assets as at 31 December 2021 and increased the Company's deferred tax assets by £12 million.

During 2020, the reduction in the UK corporation tax rate that was due to take effect was cancelled, and as a result, the rate has remained at 19%. This rate was used in the calculation of the Company's deferred tax assets as at 31 December 2020 and increased the Company's deferred tax assets by £5 million.

Annual Report and Financial Statements 2021

**Notes to the financial statements continued**

For the year ended 31 December 2021

**8. Intangible assets**

	2021	2020
	£m	£m
<b>Gross amount</b>		
At 1 January	84	84
Derecognition of depreciated assets	(3)	—
<b>At 31 December</b>	<b>81</b>	<b>84</b>
<b>Accumulated amortisation</b>		
At 1 January	(67)	(67)
Derecognition of depreciated assets	3	—
<b>At 31 December</b>	<b>(64)</b>	<b>(67)</b>
<b>Accumulated impairment</b>		
At 1 January	(17)	(17)
<b>At 31 December</b>	<b>(17)</b>	<b>(17)</b>
<b>Carrying value at 31 December</b>	<b>—</b>	<b>—</b>

The intangible assets represent the capitalisation of software costs.

**9. Investments in subsidiaries**

Investments in subsidiaries consist of £3 million investment in Aviva Services Sp. Zo.o (ASSZ) (2020: £3 million). Refer to note 24 for details of all related undertakings.

**Notes to the financial statements continued**

For the year ended 31 December 2021

**10. Property and Equipment**

	Note	Leasehold Property £m	Computer equipment £m	Other assets £m	Total £m
<b>Cost or valuation</b>					
At 1 January 2020		454	26	66	546
Additions		10	1	1	12
Disposals		—	(1)	—	(1)
Impairment losses		(10)	—	—	(10)
Derecognition of depreciated assets		—	(3)	(3)	(6)
<b>At 31 December 2020</b>		<b>454</b>	<b>23</b>	<b>64</b>	<b>541</b>
Additions		3	5	3	11
Disposals		(61)	(3)	(51)	(115)
Derecognition of depreciated assets		—	(5)	(6)	(11)
<b>At 31 December 2021</b>		<b>396</b>	<b>20</b>	<b>10</b>	<b>426</b>
<b>Accumulated Depreciation</b>					
At 1 January 2020		(225)	(12)	(35)	(272)
Charge for the year	2	(21)	(5)	(11)	(37)
Derecognition of depreciated assets		—	3	3	6
<b>At 31 December 2020</b>		<b>(246)</b>	<b>(14)</b>	<b>(43)</b>	<b>(303)</b>
Charge for the year	2	(19)	(5)	(9)	(33)
Derecognition of depreciated assets		—	5	6	11
Disposals		19	2	43	64
<b>At 31 December 2021</b>		<b>(246)</b>	<b>(12)</b>	<b>(3)</b>	<b>(261)</b>
<b>Carrying amount</b>					
At 31 December 2020		208	9	21	238
<b>At 31 December 2021</b>		<b>150</b>	<b>8</b>	<b>7</b>	<b>165</b>

In 2021 the Company derecognised £11 million (2020: £6 million) of fully depreciated computer equipment and other assets.

**Notes to the financial statements continued**

For the year ended 31 December 2021

**11. Lease assets and liabilities**

The Company's leased assets primarily consist of properties occupied by the Company (see note 10).

- i. Total interest expense included in the income statement in respect of lease liabilities is £5 million (2020: £7 million). Total cash outflows recognised in the year in relation to leases were £28 million (2020: £32 million). Expenses recognised in the Company income statement in relation to short term and low value leases were £nil (2020: £nil). Variable lease payments not included in the measurement of lease liabilities were £nil (2020: £nil).
- ii. The following table analyses the right of use assets relating to leased properties occupied by the Company as well as other leased assets:

	Property and equipment	Other assets (Car leases)	Total
	£m	£m	£m
Balance at 1 January 2021	208	3	211
Additions	3	2	5
Disposals	(42)	—	(42)
Depreciation	(19)	(2)	(21)
<b>Balance at 31 December 2021</b>	<b>150</b>	<b>3</b>	<b>153</b>

- iii. Future contractual aggregate minimum lease payments are as follows:

	2021	2020
	£m	£m
Within 1 year	26	30
Later than 1 year and not later than 5 years	90	105
Later than 5 years	106	172
<b>Total undiscounted lease liabilities</b>	<b>222</b>	<b>307</b>

The Company is exposed to potential future increases in variable lease payments based on an index or rate, which are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is reassessed and adjusted against the right-of use asset.

- iv. Future contractual aggregate minimum lease rentals receivable under non-cancellable operating leases are as follows:

	2021	2020
	£m	£m
Within 1 year	4	4
Later than 1 year and not later than 5 years	6	6
<b>Total at 31 December</b>	<b>10</b>	<b>10</b>



Annual Report and Financial Statements 2021

**Notes to the financial statements continued**

For the year ended 31 December 2021

**12. Receivables and other financial assets**

	Note	2021 £m	2020 £m
Trade receivables	I	26	13
Amounts due from fellow Group companies	23(a)(i)	347	388
Prepayments and accrued income		119	118
Group relief		—	2
Other receivables		37	12
<b>Total as at 31 December</b>		<b>529</b>	<b>533</b>
Expected to be recovered in less than one year		493	492
Expected to be recovered in more than one year		36	41
		<b>529</b>	<b>533</b>

**13. Ordinary share capital**

	2021 £m	2020 £m
Allotted, called up and fully paid		
43,373,513 (2020: 20,373,513) ordinary shares of £1 each	43	20

On 14 January 2021, the Company registered at Companies House an issue of share capital of 23,000,000 ordinary shares of £1 each.

Ordinary shares in issue in the Company rank pari passu. All the ordinary shares in issue carry the same right to receive all dividends and other distributions declared, made or paid by the Company.

**14. Other reserves**

	Capital reserve £m	Total £m
At 1 January 2021	3	3
<b>At 31 December 2021</b>	<b>3</b>	<b>3</b>

The capital reserve represents a non-refundable cash contribution from the Company's immediate parent, AGH, made during the year ended 31 December 1997.

**15. Retained earnings**

	2021 £m	2020 £m
Balance at 1 January	45	38
(Loss)/profit for the year	(20)	7
<b>At 31 December</b>	<b>25</b>	<b>45</b>

Annual Report and Financial Statements 2021

**Notes to the financial statements continued**

For the year ended 31 December 2021

**16. Tax assets and liabilities****(a) Current Tax**

	2021	2020
	£m	£m
Expected to payable in less than one year	(2)	—
Expected to be payable in more than one year	(5)	(3)
<b>Tax liability recognised in statement of financial position</b>	<b>(7)</b>	<b>(3)</b>

**(b) Group relief**

Assets for prior years tax to be settled by Group Relief of £nil million (2020: £2 million) are included within receivables (note 12) and within the related party transactions (note 23) and are expected to be recovered within one year.

**(c) Deferred Tax**

(i) The balance at 31 December comprises:

	2021	2020
	£m	£m
Provisions and other temporary differences	15	12
Accelerated capital allowances	34	29
<b>Total deferred tax asset</b>	<b>49</b>	<b>41</b>

(ii) The movement in the deferred tax asset comprises:

	Note	2021	2020
		£m	£m
<b>At 1 January</b>		<b>41</b>	<b>40</b>
Amounts credited to income statement	7a(ii)	8	1
<b>At 31 December</b>		<b>49</b>	<b>41</b>

The Company has unrecognised capital losses of £31 million (2020: £31 million) to carry forward indefinitely against future taxable income.

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised.

Annual Report and Financial Statements 2021

**Notes to the financial statements continued**

For the year ended 31 December 2021

**17. Provisions****(a) Carrying value**

	2021	2020
	£m	£m
Onerous lease provisions	1	9
Restructuring provisions	46	43
Other provisions	37	24
<b>Total at 31 December</b>	<b>84</b>	<b>76</b>
Expected to be settled in less than one year	15	7
Expected to be settled in more than one year	69	69
	<b>84</b>	<b>76</b>

**(b) Movements in provisions**

	Onerous lease provisions	Restructuring provisions	Other provisions	Total
	£m	£m	£m	£m
<b>At 1 January 2020</b>	5	25	9	39
Additional provisions	6	24	17	47
Change in the discounted amount arising from passage of time	—	1	—	1
Utilised during the year	(2)	(7)	(2)	(11)
<b>At 31 December 2020</b>	<b>9</b>	<b>43</b>	<b>24</b>	<b>76</b>
Transfer between categories	(6)	6	—	—
Additional provisions	4	—	14	18
Change in the discounted amount arising from passage of time	—	1	—	1
Utilised during the year	(4)	(3)	(1)	(8)
Released during the year	(2)	(1)	—	(3)
<b>At 31 December 2021</b>	<b>1</b>	<b>46</b>	<b>37</b>	<b>84</b>

Onerous lease and restructuring provisions relate to lease agreements for property, where the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it. The nature of these provisions is such that uncertainties exist regarding the amount and timing of outflows associated with these costs, including the outcome of any future rent reviews, the terms of future sub-lets, estimates of required dilapidation settlements and the discount factor applied.

Other provisions as at 31 December 2021 include £30 million in relation to Aviva disposed entities (2020: £16 million) and £7 million in relation to dilapidations (2020: £8 million).

**18. Payables and other financial liabilities**

		2021	2020
	Note	£m	£m
Trade payables		37	22
Amounts due to subsidiaries	23(a)(ii)	97	107
Amounts due to fellow Group companies	23(a)(ii)	137	182
Other payables		30	43
<b>Total as at 31 December</b>		<b>301</b>	<b>354</b>
Expected to be settled within one year		301	351
Expected to be settled in more than one year		—	3
		<b>301</b>	<b>354</b>

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**19. Other liabilities**

	2021	2020
	£m	£m
Accruals	421	358
Lease liabilities	193	256
<b>Total as at 31 December</b>	<b>614</b>	<b>614</b>
Expected to be settled within one year	438	376
Expected to be settled in more than one year	176	238
	<b>614</b>	<b>614</b>

**20. Commitments**

The Company has commitments in respect of software licences as shown below, which have not been provided for but will be recognised in the income statement through the life of the agreements. The agreements are due to expire in no later than three years.

	2021	2020
	£m	£m
Amounts contracted for but not provided for in the financial statements	63	46

**21. Statement of cash flows****(a) The reconciliation of profit for the year before tax to the net cash inflow from operating activities is:**

		2021	2020
	Note	£m	£m
(Loss)/profit for the year before tax		(24)	7
<b>Adjustments for:</b>			
Disposal of property and equipment	10	50	—
Depreciation of property and equipment	10	33	37
Repayment of leases		28	—
Lease surrender payment		28	—
Finance costs		6	7
		<b>145</b>	<b>44</b>
<b>Changes in working capital:</b>			
Decrease in receivables and other financial assets		4	62
Increase in provisions		8	37
Decrease in payables and other liabilities		(52)	(42)
		<b>(40)</b>	<b>57</b>
<b>Cash flow generated from operating activities</b>		<b>81</b>	<b>108</b>

**(b) Cash and cash equivalents in the statement of cash flows at 31 December comprise:**

	2021	2020
	£m	£m
Cash and cash equivalents	331	300
<b>Total at 31 December</b>	<b>331</b>	<b>300</b>

**Notes to the financial statements continued**

For the year ended 31 December 2021

**22. Risk management****(a) Risk management framework**

The Company operates a risk management framework that forms an integral part of the management and Board processes and decision-making framework, aligned to the Group's risk management framework.

The Company's risk management approach is proportionate to its activities as a company largely providing physical infrastructure and associated support services to other companies within the Group. At least annually the Company's management review the key risks specific to the Company.

To promote a consistent and rigorous approach to risk management, the Group has set out formal risk management policies and business standards which set out the risk strategy, framework and minimum requirements for the Group's worldwide operations, including the Company.

For the purposes of risk identification and measurement, and aligned to the Company's risk policies, risks are usually grouped by risk type: credit, market, liquidity and operational risk. Risks falling within these types may affect a number of metrics including those relating to statement of financial position, liquidity and profit.

The directors recognise the critical importance of having efficient and effective risk management systems in place and acknowledge that they are responsible for the Company's framework of internal control and of reviewing its effectiveness. The framework is designed to manage rather than eliminate the risk of failure to achieve the Company's objectives and can only provide reasonable assurance against misstatement or loss. The directors of the Company are satisfied that their adherence to this Company framework provides an adequate means of managing risk in the Company.

Further information on the types and management of specific risk types is given in sections (b) to (g) below.

**(b) Credit risk**

Credit risk is the risk of financial loss as a result of the default or failure of third parties to meet their payment obligations to the Company, or variations in market values as a result of changes in expectations related to these risks. Credit risk is taken so that the Company can provide the returns required to satisfy policyholder liabilities and to generate returns to the Company's shareholders.

The Company's approach to managing credit risk recognises that there is a risk of adverse financial impact resulting from fluctuations in credit quality of third parties including default, rating transition and credit spread movements. The Company's credit risks arise principally through exposures to internal counterparties.

The Company's management of credit risk includes implementation of credit risk management processes (including limits frameworks), the operation of specific risk management committees, and detailed reporting and monitoring of exposures against pre-established risk criteria.

**(i) Financial exposures to Group companies**

The Company's primary financial assets are primarily amounts due from fellow Group companies. The credit risk arising from Aviva Group counterparties failing to meet all or part of their obligations is considered remote.

**(ii) Financial exposures by credit ratings**

Financial assets are graded according to current credit ratings issued. AAA is the highest possible rating. Investment grade financial assets are classified within the range of AAA to BBB ratings. Financial assets which fall outside this range are classified as sub-investment grade.

The following tables provide information regarding the aggregated credit risk exposure of the Company, excluding intragroup balances. Non-rated assets are assets not rated by external ratings agencies.

									2021
									Credit Rating
									Carrying value in the financial statements
Note	AAA	AA	A	BB	BBB	Speculative grade	Non-rated		£m
	%	%	%	%	%	%	%		
Trade and other receivables	12	— %	— %	— %	— %	— %	— %	100 %	63
									2020
									Credit Rating
									Carrying value in the financial statements
Note	AAA	AA	A	BB	BBB	Speculative grade	Non-rated		£m
	%	%	%	%	%	%	%		
Trade and other receivables	12	— %	— %	— %	— %	— %	— %	100 %	25

The carrying amount of assets included in the statement of financial position represents the maximum credit exposure.

The credit quality of receivables and other financial assets is monitored by the Company, and provisions for impairment are made for irrecoverable amounts. As at 31 December 2021 and 2020 no receivables were impaired or overdue.

Receivables and other financial assets include amounts due from the parent and other Group companies of £347 million (2020: £388 million) (see note 12).

**Notes to the financial statements continued**

For the year ended 31 December 2021

**22. Risk management continued****(c) Market risk**

Market risk is the risk of adverse financial impact resulting, directly or indirectly from fluctuations in interest rates, inflation, foreign currency exchange rates and property prices. Market risk arises due to fluctuations in both the value of liabilities and the value of investments held.

The management of market risk is undertaken at business unit and at Group level. Businesses manage market risks locally using the Group market risk framework and within local regulatory constraints. Group Capital is responsible for monitoring and managing market risk at Group level and has established criteria for matching assets and liabilities to limit the impact of mismatches due to market movements.

**(d) Liquidity risk**

Liquidity risk is the risk of not being able to make payments as they become due because there are insufficient assets in cash form.

The Company seeks to ensure that it maintains sufficient financial resources to meet its obligations as they fall due.

The Company's cash resources are held in a pooled banking arrangement with fellow group companies, AES and Aviva Insurance Limited (AIL), whereby the group participating companies are able to draw down on the cash resources in the pool for short term investment or to fund payments.

In extreme circumstances, the Company would approach the Group for additional short-term borrowing whilst the Company liquidated other assets. The Group maintains significant undrawn committed borrowing facilities of £1,700 million (2020: £1,700 million) from a range of leading international banks to mitigate this risk further.

**Maturity analysis**

The following tables show the maturities of the Company's liabilities, and of the financial assets held to meet them. A maturity analysis of the contractual amounts payable for payables and other financial liabilities is given in note 18.

**(i) Analysis of maturity of liabilities**

The following table shows the Company's financial liabilities analysed by duration:

					2021
		On demand or within 1 year	1-5 years	Greater than 5 years	Total
	Note	£m	£m	£m	£m
Provisions	17	15	52	17	84
Payables and other financial liabilities	18	301	—	—	301
Accruals	19	417	3	1	421
		733	55	18	806
					2020
		On demand or within 1 year	1-5 years	Greater than 5 years	Total
	Note	£m	£m	£m	£m
Provisions	17	7	39	30	76
Payables and other financial liabilities	18	351	3	—	354
Accruals	19	353	—	5	358
		711	42	35	788

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**(ii) Analysis of maturity of financial assets**

The following table provides an analysis, by maturity date of the principal, of the carrying value of financial assets, which are available to fund the repayment of liabilities as they crystallise:

					2021
		On demand or within 1 year	1-5 years	Greater than 5 years	Total
	Note	£m	£m	£m	£m
Receivables and other financial assets	12	493	36	—	529
Cash and cash equivalents	21(b)	331	—	—	331
		<b>824</b>	<b>36</b>	<b>—</b>	<b>860</b>
					2020
		On demand or within 1 year	1-5 years	Greater than 5 years	Total
	Note	£m	£m	£m	£m
Receivables and other financial assets	12	492	41	—	533
Cash and cash equivalents	21(b)	300	—	—	300
		<b>792</b>	<b>41</b>	<b>—</b>	<b>833</b>

The assets above are analysed in accordance with the earliest possible redemption date of the instrument at the initiation of the Company.

**(e) Operational risk**

Operational risk is the risk of direct or indirect loss, arising from inadequate or failed internal processes, people and systems, or external events including changes in the regulatory environment.

The Company manages its operational risks using the Group-wide operational risk framework.

Management use key indicator data to help monitor the status of the risk and control environment. They also identify and capture loss events, taking appropriate action to address actual control breakdowns and promote internal learning.

**(f) Risk and capital management**

The Company's capital risk is determined with reference to the requirements of the Company's stakeholders. In managing capital, the Company seeks to maintain sufficient, but not excessive, financial strength to support the requirements of other stakeholders, having taken into account financial support available from its parent undertaking. The sources of capital used by the Company are equity shareholders' funds. At 31 December 2021 the Company had £71 million (2020: £68 million) of total capital employed.

**(g) Russia-Ukraine conflict**

On 24 February 2022, on-going tensions between Russia and Ukraine developed into full-scale armed conflict between the two countries. Many countries have responded with severe economic sanctions on Russia and Belarus and connected companies and individuals. There is considerable uncertainty over how the conflict might develop, including the possibility of the conflict spreading to neighbouring countries, some of which are members of the North Atlantic Treaty Organisation ("NATO"). The Group continues to monitor and respond to any adverse impact the crisis may have on its risk profile and associated customer outcomes.

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**23. Related party transactions**

The Company has the following transactions with related parties which include parent companies, subsidiaries, and fellow Group companies in the normal course of business.

**(a) Other transactions***(i) Services provided recharged to related parties*

	<b>2021</b>		<b>2020</b>	
	<b>Income earned in the year</b>	<b>Receivable at year end</b>	<b>Income earned in that year</b>	<b>Receivable at year end</b>
	<b>£m</b>	<b>£m</b>	<b>£m</b>	<b>£m</b>
Fellow Group companies	<b>2,483</b>	<b>347</b>	2,321	388
Group employee pension schemes	<b>4</b>	<b>—</b>	3	1
	<b>2,487</b>	<b>347</b>	2,324	389

Income earned in the year relates to the provision of physical infrastructure and associated support services.

The related parties' receivables are not secured and no guarantees were received in respect thereof. The receivables will be settled in accordance with normal credit terms.

*(ii) Services provided and expenses recharged by related parties*

	<b>2021</b>		<b>Restated<sup>1</sup> 2020</b>	
	<b>Expenses incurred in the year</b>	<b>Payable at year end</b>	<b>Expenses incurred in the year</b>	<b>Payable at year end</b>
	<b>£m</b>	<b>£m</b>	<b>£m</b>	<b>£m</b>
Subsidiary	<b>974</b>	<b>97</b>	948	107
Fellow Group companies	<b>220</b>	<b>137</b>	160	182
	<b>1,194</b>	<b>234</b>	1,108	289

<sup>1</sup> Following a review of the expenses recharged by related parties, comparative amounts have been amended from those previously reported. The effect of this change is to reduce expenses incurred in the year from Fellow Group companies by £1,203 million.

Expenses incurred with subsidiary relate to provision of staff from AES.

The related parties' payables are not secured and no guarantees were given in respect thereof. The payables will be settled in accordance with normal credit terms.

*(iii) Lease agreements*

On 30 November 2017, a series of transactions took place to transfer the Hoxton properties from the Company to AGH, and subsequently transfer to AIL. Upon completion of the transfer above, AIL (as landlord) and the Company (as tenant) entered into a lease for 25 years in respect of each property. At the same time, AGH entered into a deed of guarantee and indemnity in respect of the lease guaranteeing the obligations of the Company. During 2021 the Hoxton properties were sold by AIL to an external party. As a result the lease arrangement for the related properties between ACS (as tenant) and AIL (as landlord) was terminated. ACS started a new lease arrangement for some of the Hoxton properties with the new owner.

*(iv) Audit Fees*

There were no non-audit fees paid to the Company's auditors during the year (2020: £nil). Audit fees as described in note 6 are borne by the Company's ultimate parent, Aviva plc.

*(v) Group relief*

Transactions with Group companies for settlement of corporation tax assets and liabilities by way of group relief are described in note 16.

**(b) Key management compensation**

Key management, which comprises the directors of the Company, are not remunerated directly for their services as directors of the Company and the amount of time performing their duties is incidental to their role across the Group. The majority of such costs are borne by Aviva plc and are not recharged to the Company. Refer to note 5 for details of directors' remuneration.

**(c) Parent entity**

The immediate parent entity is Aviva Group Holdings, a private limited company incorporated and domiciled in the United Kingdom.



**Notes to the financial statements continued**

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**23. Related party transactions continued****(d) Ultimate controlling entity**

The ultimate parent entity and controlling party is Aviva plc, a public limited Group incorporated and domiciled in the United Kingdom. This is the parent undertaking of the smallest and largest Group to consolidate these financial statements. Copies of Aviva plc consolidated financial statements are available on application to the Group Secretary, Aviva plc, St Helen's, 1 Undershaft, London EC3P 3DQ, and on the Aviva plc website at [www.aviva.com](http://www.aviva.com).

**24. Related undertakings**

The Company's Act 2006 requires disclosure of certain information about the Company's related undertakings which is set out in this note. Related undertakings comprise direct and indirect subsidiaries, joint ventures, associates and other significant holdings.

The Company's related undertakings along with the country of incorporation, the registered address, the class of shares held and the effective percentage of equity owned at 31 December 2021 are listed below.

**The direct related undertakings of the Company as at 31 December 2021 are listed below:**

Name of undertaking	Registered address	Country of incorporation	Share class	% held by Group Companies
A.G.S. Customer Services (India) Private Limited	Pune Office Addresses 103/P3, Pentagon, Magarpatta City, Hadapsar, Pune – 411013, India	India	Ordinary Shares	100
Aviva Employment Services Limited	St Helen's, 1 Undershaft, London, EC3P 3DQ, United Kingdom	United Kingdom	Ordinary Shares	100
Aviva Services Spółka z ograniczoną odpowiedzialnością	Inflancka 4b, 00-189, Warsaw, Poland	Poland	Ordinary Shares	100

**25. Subsequent events**

On 28 January 2022, the Aviva Central Services UK Limited Board approved plans to move the Aviva head office from St Helen's, 1 Undershaft, London to 80 Fenchurch Street, London. Aviva Central Services UK Limited provides physical infrastructure to the Aviva Group and will be the contracting party for the new lease arrangement. The relocation is expected to deliver cost savings for the Group of approximately £7 million per annum.