

HCP WELLCARE TWO LIMITED

**ANNUAL REPORT AND
FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED
31 DECEMBER 2012**

WEDNESDAY



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COMPANIES HOUSE

**HCP WELLCARE TWO LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2012**

DIRECTORS

R M Beney

SECRETARY

R J Borg

REGISTERED OFFICE

31a St James's Square
London, SW1Y 4JR

REGISTERED NUMBER

3890145

HCP WELLCARE TWO LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2012

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**HCP WELLCARE TWO LIMITED
DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2012**

The directors present their report and financial statements for the year ended 31 December 2012. The company is dormant and has not traded during the year, the company received no income and incurred no expenditure and therefore made neither profit nor loss.

Directors

The following director has held office since 1 January 2012:

R M Beney

Directors' interests

The director's interests in the shares of the company were as stated below:

	Ordinary shares of £1 each
	31 December 2012 31 December 2011

R M Beney	-	-
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Directors' responsibilities

The directors are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Company law requires the directors to prepare financial statements for each financial year which 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 those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and 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.

By order of the board



R M Beney

Director

2 April 2013

HCP WELLCARE TWO LIMITED
BALANCE SHEET
FOR THE YEAR ENDED 31 DECEMBER 2012

	Notes	2012	2011
Current assets			
Debtors	2	2,869,293	2,869,293
Creditors: amounts falling due within one year	3	(3,148,322)	(3,148,322)
Total assets less current liabilities		<u>(279,029)</u>	<u>(279,029)</u>
Capital and reserves			
Called up share capital	4	1	1
Profit and loss account		(279,030)	(279,030)
Shareholders' funds – equity interests		<u>(279,029)</u>	<u>(279,029)</u>

- (a) For the year ended 31 December 2012, the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies
- (b) Members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006
- (c) The Directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts
- (d) These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies' regime

The financial statements were approved by the Board on 2 April 2013.



R M Beney
Director

HCP WELLCARE TWO LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2012

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated)

2. Debtors	2012	2011
	£	£
Amounts owed by parent and fellow subsidiary undertakings	2,869,293	2,869,293
	<hr/>	<hr/>
3. Creditors: amounts falling due within one year	2012	2011
	£	£
Amounts owed to parent and fellow subsidiary undertakings	3,148,322	3,148,322
	<hr/>	<hr/>
4. Share capital	2012	2011
	£	£
Authorised		
100 Ordinary shares of £1 each	100	100
	<hr/>	<hr/>
Allotted, called up and fully paid		
1 Ordinary shares of £1 each	1	1
	<hr/>	<hr/>

5. Related party transactions

The balances (due to)/due from related companies at the year-end were

Healthcare Properties Wellcare Limited (£463,320) (2011 - (463,320))

Healthcare Properties Wellcare Holdings Limited £23,985 (2011 - £23,985)

Healthcare Properties Wellcare One Limited £2,563,897 (2011 - £2,563,897)

Healthcare Properties Wellcare Three Limited (£1,864,082) (2011 - (£1,864,082))

Healthcare Properties Wellcare Four Limited £259,463 (2011 - £259,463)

Healthcare Properties Wellcare Five Limited (£820,920) (2011 - (£820,920))

Healthcare Properties Wellcare Six Limited £21,947 (2011 - £21,947)