

Company Registration No. 03921792 (England and Wales)

CAS ST PAUL'S LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

Cygnnet

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CAS ST PAUL'S LIMITED

COMPANY INFORMATION

Directors	Dr Antonio Romero Mr Mark Ground Mr Michael McQuaid Mr Thomas Day
Secretary	Ms Katie Bowen
Company number	03921792
Registered office	Nepicar House London Road Wrotham Heath Sevenoaks Kent England TN15 7RS
Accountants	PricewaterhouseCoopers LLP 1 Embankment Place London WC2N 6RH

CAS ST PAUL'S LIMITED

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CAS ST PAUL'S LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

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

Principal activities

The principal activity of the company continued to be that of investment in fit for purpose, well designed, high quality properties to be used in the provision of specialist behavioural healthcare services in the learning disabilities sector. The company generates rental income from other group undertakings.

Results and dividends

The results for the year are set out on page 4.

No ordinary dividends were paid during the year (2020: £nil). The directors do not recommend payment of a final dividend (2020: £nil).

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Dr Antonio Romero

Mr Mark Ground

Mr Michael McQuaid

Mr Gerald Corbett

(Resigned 19 July 2021)

Mr Thomas Day

(Appointed 30 July 2021)

Qualifying third party indemnity provisions

The company has made qualifying third party indemnity provisions for the benefit of its directors which were made during the year and remain in force at the reporting date.

Financial and business risk management

The group's activities expose it to a variety of financial risks that include market and external risks, liquidity risk, interest rate risk, credit risk and data risk:

Market and external risks

The business operates in a highly competitive market. Most competition is based on local catchment areas and the funding body's procurement initiatives with the NHS and Local Authorities. Our business continues to be supported by strong relationships with customers, and we continue to work with our regulators aiming to be the market leader in our sector in delivery of clinical quality.

Cygnnet monitors competition closely to ensure that it remains competitive in the market place. We are pleased to be partnering with our commissioners on working together in new innovative ways, and we continue to invest in capital expenditure to maintain existing sites, and to develop further capacity.

Cygnnet manages the risk associated with demand fluctuations by offering diversified services and monitoring demand, converting unused capacity to alternative services when appropriate. Cygnnet monitors prices charged both internally and externally to ensure that its services are appropriately priced to compete and provide value for customers.

At Cygnnet as the effects of COVID-19 are clear our focus continues to be keeping those in our care, and our staff as protected and safe as possible. We have very dedicated teams who are closely tracking the situation and its recovery. Our teams meet every day, from Ward to Board, to help ensure business continuity and adaptation to the evolving situation.

Cygnnet is informed of government guidance and able to respond to the guidance as it changes. Our priority is to make sure we can provide safe continued care. We are working closely with our business partner, the NHS.

CAS ST PAUL'S LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

Liquidity risk

Cygnat relies on publicly funded entities in the UK such as the NHS, Clinical Commissioning Groups (CCGs) and Local Authorities for substantially all of its revenues and the loss or reduction of such funding, or changes in procurement methods, could negatively impact the company's occupancy rates which could have corresponding material adverse effects on liquidity.

The Group monitors cash flow to ensure it has sufficient available funds for operations and planned expansions, and adapts its service provision depending on what is required. Cygnat is supported by its long term strategic partner Universal Health Services Inc. ("UHS"), the leading provider of behavioural health care in the USA.

Interest rate risk

Other than funding from its strategic partner Universal Health Services Inc., the group has no other external funding attracting interest, and therefore has limited exposure to interest rate risk.

Credit risk

The Group has limited credit risk, as the majority of income is due from the NHS, Local Authorities and CCG's.

Data risk

The security and availability of operational data is essential and system security hardware and software are used to achieve this.

Cygnat takes its data protection responsibilities very seriously and is committed to operating within the necessary regulatory boundaries of the data protection legislation. Cygnat is aware of the requirements and is keeping its data protection and governance practices up to date accordingly.

Cygnat continued to invest its cash flow in operational infrastructure, its IT and systems infrastructure.

Parent guarantee

In accordance with section 476 the members have not required the company to obtain an audit of its accounts for the year ended 31 December 2021. This is due to its ultimate parent company, Universal Health Services Inc. providing a parent company guarantee over the company. The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and preparation of accounts.

Going concern

The financial statements have been prepared on a going concern basis which the Directors believe to be appropriate for the reasons set out below. The Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. The Company is in a net current asset and net asset position.

The directors have received a letter from Cygnat Health UK Limited indicating their intention to: (1) continue to provide the financial resources necessary to support the company in meeting its liabilities as and when they fall due for a period of at least one year from the date of signing of the company's financial statements for the year ended 31 December 2021; and (2) not to require settlement of outstanding intercompany balances to the extent that money is not, at the relevant settlement date, otherwise available to the company to meet such liabilities for a period of at least one year from the date of signing of the company's financial statements for the year ended 31 December 2021. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so and they have reviewed the consolidated group cash flow forecasts for the entity providing the letter of support extending 12 months from signing date and have concluded there are adequate resources to support the company as a going concern as well as all other subsidiaries to whom support is being provided for this period.

Future developments

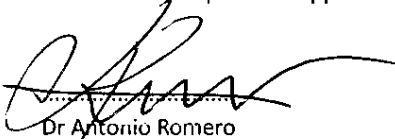
The company has taken advantage of the disclosure exemption in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

CAS ST PAUL'S LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

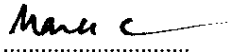
The directors' report was approved by the Board of Directors on 3 August 2022 and signed on its behalf by



Dr Antonio Romero

Director

Date: 3 August 2022



Mr Mark Ground

Director

Date: 3 August 2022

Nepicar House
London Road
Wrotham Heath
Sevenoaks
Kent
TN15 7RS

CAS ST PAUL'S LIMITED

INCOME STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2021

	Note	2021 £'000	2020 £'000
Revenue		7,036	6,925
Operating expenses		(31)	(31)
		<hr/>	<hr/>
Operating profit	2	7,005	6,894
Tax on profit	4	(329)	(150)
		<hr/>	<hr/>
Profit for the financial year		6,676	6,744
		<hr/>	<hr/>

The income statement has been prepared on the basis that all operations are continuing operations.

The accompanying notes on pages 8 to 17 form part of the financial statements.

There is no other comprehensive income for the year.

CAS ST PAUL'S LIMITED

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2021

	Note	2021 £'000	2020 £'000
Fixed assets			
Property, plant and equipment	5	112	143
Investment property	6	32,156	32,156
Investments	7	-	-
		<u>32,268</u>	<u>32,299</u>
Current assets			
Trade and other receivables	8	41,045	34,010
Cash and cash equivalents		8	8
		<u>41,053</u>	<u>34,018</u>
Current liabilities			
Trade and other payables	9	8	8
		<u>8</u>	<u>8</u>
Net current assets		<u>41,045</u>	<u>34,010</u>
Total assets less current liabilities		<u>73,313</u>	<u>66,309</u>
Provisions for liabilities			
Deferred tax liabilities	10	1,117	789
		<u>1,117</u>	<u>789</u>
Net assets		<u>72,196</u>	<u>65,520</u>
Equity			
Called up share capital	11	9,213	9,213
Share premium account		432	432
Retained earnings		62,551	55,875
Total equity		<u>72,196</u>	<u>65,520</u>

For the financial year ended 31 December 2021 the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

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

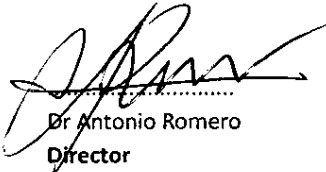
CAS ST PAUL'S LIMITED

STATEMENT OF FINANCIAL POSITION (CONTINUED)

AS AT 31 DECEMBER 2021

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

The financial statements on pages 4 to 17 were approved by the Board of Directors on 3 August 2022 and signed on its behalf by:



Dr Antonio Romero
Director



Mr Mark Ground
Director

The accompanying notes on pages 8 to 17 form part of the financial statements.

Company Registration No. 03921792

CAS ST PAUL'S LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2021

	Share capital	Share premium account	Retained earnings	Total equity
	£'000	£'000	£'000	£'000
Balance at 1 January 2020	9,213	432	49,131	58,776
Year ended 31 December 2020:				
Profit for the year	-	-	6,744	6,744
	<hr/>	<hr/>	<hr/>	<hr/>
Balance at 31 December 2020	9,213	432	55,875	65,520
	<hr/>	<hr/>	<hr/>	<hr/>
Year ended 31 December 2021:				
Profit for the year	-	-	6,676	6,676
	<hr/>	<hr/>	<hr/>	<hr/>
Balance at 31 December 2021	9,213	432	62,551	72,196
	<hr/>	<hr/>	<hr/>	<hr/>

The accompanying notes on pages 8 to 17 form part of the financial statements.

CAS ST PAUL'S LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

Company information

CAS St Paul's Limited is a private company limited by shares incorporated in England and Wales. The registered office is Nepicar House, London Road, Wrotham Heath, Sevenoaks, Kent, England, TN15 7RS. The company's principal activities and nature of its operations are disclosed in the directors' report.

1.1 Accounting convention

The financial statements have been prepared in accordance with the Companies Act 2006 as applicable to companies using Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101).

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £'000.

The financial statements have been prepared on the historical cost basis. The principal accounting policies adopted are set out below, and remain consistent with the prior year, unless stated otherwise.

Where relevant, the company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of paragraphs 62, B64(d), B64(e), B64(g), B64(h), B64(j) to B64(m), B64(n)(ii), B64 (o)(ii), B64(p), B64(q)(ii), B66 and B67 of IFRS 3 Business Combinations. Equivalent disclosures are included in the consolidated financial statements of Cygnet Health UK Limited in which the entity is consolidated;
- the requirements of paragraphs 91-99 of IFRS 13 Fair Value Measurement;
- the requirement in paragraph 38 of IAS 1 'Presentation of Financial Statements' to present comparative information in respect of: (i) paragraph 79(a) (iv) of IAS 1, (ii) paragraph 73(e) of IAS 16 Property Plant and Equipment (iii) paragraph 118 (e) of IAS 38 Intangibles Assets, (iv) paragraphs 76 and 79(d) of IAS 40 Investment Property and (v) paragraph 50 of IAS 41 Agriculture;
- the requirements of paragraphs 10(d), 10(f), 16, 38A to 38D, 39 to 40 ,111 and 134-136 of IAS 1 Presentation of Financial Statements;
- the requirements of IAS 7 Statement of Cash Flows;
- the requirements of paragraphs 30 and 31 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors;
- the requirements of paragraph 17 of IAS 24 Related Party Disclosures;
- the requirements of IFRS 7 Financial Instruments: Disclosures;
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member;
- the requirements of paragraphs 134(d)-134(f) and 135(c)-135(e) of IAS 36 Impairment of Assets; and
- the requirements of IFRS 7 Financial Instruments: Disclosures.

Where required, equivalent disclosures are given in the group financial statements of Cygnet Health UK Limited. The group financial statements of Cygnet Health UK Limited are available to the public and can be obtained as set out in note 12.

CAS ST PAUL'S LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.2 Going concern

The financial statements have been prepared on a going concern basis which the Directors believe to be appropriate for the reasons set out below. The Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. The Company is in a net current asset and net asset position.

The directors have received a letter from Cygnet Health UK Limited indicating their intention to: (1) continue to provide the financial resources necessary to support the company in meeting its liabilities as and when they fall due for a period of at least one year from the date of signing of the company's financial statements for the year ended 31 December 2021; and (2) not to require settlement of outstanding intercompany balances to the extent that money is not, at the relevant settlement date, otherwise available to the company to meet such liabilities for a period of at least one year from the date of signing of the company's financial statements for the year ended 31 December 2021. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so and they have reviewed the consolidated group cash flow forecasts for the entity providing the letter of support extending 12 months from signing date and have concluded there are adequate resources to support the company as a going concern as well as all other subsidiaries to whom support is being provided for this period.

1.3 Revenue

Revenue for the provision of rental services is recognised on a straight-line basis over the period of the lease and arises entirely from the United Kingdom.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially measured at cost and subsequently measured at cost, net of depreciation any impairment losses.

In accordance with IAS 40 the cost model has been adopted and therefore depreciation is charged to the income statement to write off the cost less the estimated residual value on a straight line basis over the estimated useful lives of each part of an item of property. Historically the residual value for investment property has been zero but in 2021 this has been revised to be the indexed base cost of the property. The estimated useful life of investment property is 40 years.

1.5 Impairment of tangible assets

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

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

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

CAS ST PAUL'S LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.6 Fair value measurement

IFRS 13 establishes a single source of guidance for all fair value measurements. IFRS 13 does not change when an entity is required to use fair value, but rather provides guidance on how to measure fair value under IFRS when fair value is required or permitted. The company is exempt under FRS 101 from the disclosure requirements of IFRS 13.

1.7 Cash and cash equivalents

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

1.8 Financial Assets

Financial assets and financial liabilities are recognised in the Company's statement of financial position when the Company becomes party to the contractual provisions of the instrument.

Initial measurement of financial assets

Under IFRS 9 financial asset are initially classified and measured at fair value, with any changes in fair value going through the profit or loss as they arise (FVTPL), unless criteria are met that allow the instrument to be classified and measured at either amortised costs or fair value through other comprehensive income (FVOCI). Financial assets not classified as FVTPL are initially measured at fair value plus transaction costs.

Financial assets are classified and measured at amortised cost if both the following conditions are met:

The asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and

The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets are classified and measured at FVOCI if they are held in a business model whose objectives is achieved by collection contractual cash follows and selling financial assets.

Financial assets held at amortised cost

The business model under which the trade receivables are held is to collect contractual cash flows that are solely payments of principle and interest. Therefore trade receivables are measured at amortised cost.

Impairment of financial assets

Financial assets, other than those measured FVTPL, are assessed for indicators of impairment at each reporting date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected.

The company assesses on a forward-looking basis the expected credit loss associated with its financial assets. The impairment methodology applied depends on whether there has been a significant increase in credit risk. For trade receivables, the company applies the simplified approach permitted by IFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

When a trade receivable is considered unrecoverable it is written off against the provision. Subsequent recoveries of amounts previously written off are credited against the provision. Changes in the carrying amount of the provisions are recognised in the profit and loss.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

CAS ST PAUL'S LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.9 Financial liabilities

The company recognises financial debt when the company becomes a party to the contractual provisions of the instruments. Financial liabilities are classified as either 'financial liabilities at fair value through profit or loss' or 'other financial liabilities'.

Financial liabilities at fair value through profit or loss

Financial liabilities are classified as measured at fair value through profit or loss when the financial liability is held for trading. A financial liability is classified as held for trading if:

- It has been incurred principally for the purpose of selling or repurchasing it in the near term, or
- On initial recognition it is part of a portfolio of identified financial instruments that the company manages together and had recent actual pattern of short-term profit taking, or
- It is a derivative that is not a financial guarantee contract or a designated and effective hedging instrument.

Financial liabilities at fair value through profit or loss are stated at fair value with any gains or losses arising on remeasurement recognised in profit or loss.

Other financial liabilities

Other financial liabilities, including borrowings, trade payables and other short-term monetary liabilities, are initially measured at fair value net of transaction costs directly attributable to the issuance of the financial liability. They are subsequently measured at amortised cost using the effective interest method. For the purposes of each financial liability, interest expense includes initial transaction costs and any premium payable on redemption, as well as any interest or coupon payable while the liability is outstanding.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the company's obligations are discharged, cancelled, or they expire.

CAS ST PAUL'S LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.10 Taxation

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

Current tax

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

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset if, and only if, there is a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.11 Significant accounting policies and accounting estimates and judgements

The preparation of financial statements in conformity with FRS 101 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of revision and future periods if the revision affects both current and future periods.

The directors believe there have been judgements or estimates made by management in the application of property, plant and equipment, tax, preparation on going concern basis, and fair value measurement.

1.12 New standards

There are no new accounting standards or amendments to existing accounting standards or IFRIC interpretations that are effective for the year ended 31 December 2021 that have had a material impact on the company's financial statements.

2 Operating profit

	2021	2020
	£'000	£'000
Operating profit for the year is stated after charging:		
Depreciation of property, plant and equipment	31	31

CAS ST PAUL'S LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

3 Employees

The directors did not receive emoluments for their services directly from this company which are deemed to be of negligible value. However, the directors received remuneration for services to Cygnet Health Care Limited of which CAS St Paul's Limited is a fellow subsidiary undertaking.

4 Income tax expense

	2021 £'000	2020 £'000
Deferred tax		
Origination and reversal of temporary differences	330	150
Adjustment in respect of prior periods	(1)	-
	<u>329</u>	<u>150</u>
Total tax charge	<u>329</u>	<u>150</u>

The charge for the year can be reconciled to the profit per the income statement as follows:

	2021 £'000	2020 £'000
Profit before taxation	<u>7,005</u>	<u>6,894</u>
Expected tax charge based on the standard rate of corporation tax in the UK of 19.00% (2020: 19.00%)	1,331	1,310
Group relief	(1,583)	(1,384)
Depreciation on assets not qualifying for tax allowances	5	5
Differences in tax rates	268	75
Remeasurement of deferred tax for tax rate changes	(1)	-
Transfer pricing adjustment	309	144
	<u>329</u>	<u>150</u>
Taxation charge for the year	<u>329</u>	<u>150</u>

The Spring Budget 2021 announced that the UK corporation tax rate will increase to 25% from 1 April 2023. The deferred tax assets and liabilities of UK companies within the Group have been calculated at 25% as this rate had been substantively enacted as of 24 May 2021.

CAS ST PAUL'S LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

5 Property, plant and equipment

	Plant and equipment £'000
Cost	
At 31 December 2020	364
At 31 December 2021	364
Accumulated depreciation	
At 31 December 2020	221
Charge for the year	31
At 31 December 2021	252
Carrying amount	
At 31 December 2021	112
At 31 December 2020	143

6 Investment property

	2021 £'000
Cost	
At 1 January 2021 and 31 December 2021	43,801
Accumulated depreciation	
At 1 January 2021 and 31 December 2021	11,645
Carrying value	
At 31 December 2021	32,156
At 31 December 2020	32,156

During the year, the company received £7,036k (2020: £6,925k) from operating lease rentals of investment property.

Fair value of investment property is £52,162k (2020: £52,327k).

CAS ST PAUL'S LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

7 Subsidiaries

Details of the company's subsidiaries at 31 December 2021 are as follows:

Name of undertaking	Registered office	Ownership interest (%)	Voting power held (%)	Nature of business
CAS Aspirations Properties V Limited	Jersey	100	100	Non trading

Registered office address for above subsidiary is 9 Burrard Street, St Helier, Jersey, JE4 5UE.

The value of investments held in the company is £1.

8 Trade and other receivables

	2021 £'000	2020 £'000
Amounts owed by fellow group undertakings	41,045	34,010

The amounts owed by Group undertakings are legally repayable on demand (and hence are disclosed as current assets), however, it is not expected that a demand for these amounts will be made within the next year. Amounts due from group undertakings do not attract interest.

The Directors have considered the credit risk associated with amounts owed by fellow group undertakings including incorporating the letter of support received from the counterparties parent and considered the potential method of recovery. As a result, no expected credit loss provision is required.

9 Trade and other payables

	2021 £'000	2020 £'000
Accruals	8	8

CAS ST PAUL'S LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

10 Deferred taxation

The following are the major deferred tax liabilities recognised by the company and movements thereon during the current and prior reporting year.

	Accelerated capital allowances £'000
Deferred tax liability at 1 January 2020	639
Deferred tax movements in prior year	
Debit to profit or loss	150
Deferred tax liability at 31 December 2018	789
Deferred tax movements in current year	
Debit to profit or loss	80
Effect of change in tax rate - profit or loss	248
Deferred tax liability at 31 December 2021	1,117

Deferred tax assets and liabilities are offset in the financial statements only where the company has a legally enforceable right to do so.

	2021 £'000	2020 £'000
Deferred tax liabilities	1,117	789
11 Called up share capital	2021 £'000	2020 £'000
Ordinary share capital		
<i>Authorised, Issued and fully paid</i>		
18,425,502 Ordinary (2020: 18,425,502) of £0.50 each	9,213	9,213

Each ordinary share carries one vote. The ordinary shares rank pari passu in all respects and carry the sole right to participate in any distributions, as respects dividends and as respects capital (including on a winding up) are not redeemable.

CAS ST PAUL'S LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

12 Controlling party

The largest group in which the results of the company are consolidated is that headed by Universal Health Services Inc., a company incorporated in the US. The smallest in which they are consolidated is headed by Cygnet Health UK Limited. The consolidated financial statements of these groups are available to the public. Universal Health Services Inc. financial statements may be obtained from <http://www.uhsinc.com/> and Cygnet Health UK Limited financial statements may be obtained from:

Nepicar House
London Road
Wrotham Heath
Sevenoaks
Kent, TN15 7RS

13 Other leasing information

Lessor

Operating leases relate to investment property owned by the Company with lease terms of 35 years. Total future minimum lease receivables under non-cancellable operating leases are as follows:

	2021 £'000	2020 £'000
Within one year	7,036	6,925
Between two and five years	28,144	27,700
Over five years	140,719	145,423
Total undiscounted lease payments receivable	175,899	180,048

Future minimum lease payments relating to land and buildings are receivable from Group companies.

14 Related party transactions

The ultimate controlling party of the company is Universal Health Services Inc., the immediate parent company is CAS Aspirations Properties Ltd and the UK ultimate parent of the Company is UK Acquisitions No.6 Limited. The registered office of the ultimate controlling party is 367 South Gulph Road, King of Prussia, PA 19406.

Identity of related parties

The company has a related party relationship with its parent undertaking, the parent's subsidiaries, its own subsidiaries and with its directors.

The company has applied the exemption available under FRS 101 in respect of transactions with wholly owned subsidiaries.

Other related party transactions

There were no other related party transactions during the current or preceding year.