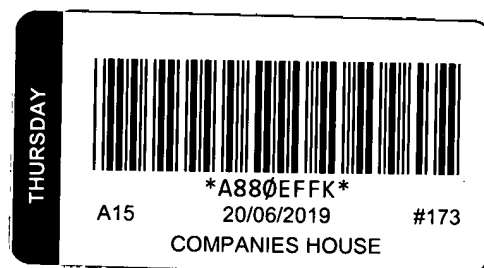


Unique Pub Properties Alpha Limited

Report and Accounts

30 September 2018

Registered Company Number: 4071390



Unique Pub Properties Alpha Limited

Registered No: 4071390

DIRECTORS

N R Smith

W S Townsend

SECRETARY

L Togher

REGISTERED OFFICE

3 Monkspath Hall Road

Solihull

West Midlands

B90 4SJ

Unique Pub Properties Alpha Limited

DIRECTORS' REPORT

Registered No: 4071390

The directors present their report and accounts for the year ending 30 September 2018.

The directors' report has been prepared in accordance with the special provisions of s415A of the Companies Act 2006 relating to small entities.

PRINCIPAL ACTIVITY AND REVIEW OF THE BUSINESS

The Company is dormant and has not traded during the year.

RESULTS AND DIVIDENDS

The Company did not trade during the year and has not made a profit or loss (2017: nil), no profit and loss account has therefore been prepared. The directors do not recommend the payment of a dividend (2017: nil).

DIRECTORS AND THEIR INTERESTS

The directors of the Company during the year ended 30 September 2018 and since the end of the year were as follows:

N R Smith
W S Townsend

The directors in office have no beneficial interest in the shares of the Company.

N R Smith and W S Townsend are also directors of the ultimate parent company, Ei Group plc, and their interests in the share capital of that company are shown in its accounts.

AUDITORS

The Company satisfies the provisions of section 480 of the Companies Act 2006 and accordingly the Company is exempt from the obligation to appoint auditors.

Approved by the Board of Directors and signed on its behalf by:

N Smith
Director
10 June 2019



STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE ACCOUNTS

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) including FRS 102 Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards including FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements; 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 keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Unique Pub Properties Alpha Limited

BALANCE SHEET

At 30 September 2018

	Note	2018 £	2017 £
CURRENT ASSETS			
Debtors	3	1	1
NET ASSETS			
		1	1
CAPITAL AND RESERVES			
Called up share capital	4	1	1
SHAREHOLDERS' FUNDS			
		1	1

For the year ended 30 September 2018 the Company was entitled to exemption under section 480 of the Companies Act 2006.

No members have required the Company to obtain an audit of its accounts for the year in question in accordance with section 476.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts

The financial statements were approved by the Board of Directors and signed on its behalf by:



N R Smith
Director
10 June 2019

Unique Pub Properties Alpha Limited

STATEMENT OF CHANGES IN EQUITY

At 30 September 2018

	Share capital £	Total £
At 1 October 2016	1	1
Total comprehensive income	-	-
At 30 September 2017	1	1
Total comprehensive income	-	-
At 30 September 2018	1	1

Unique Pub Properties Alpha Limited

NOTES TO THE ACCOUNTS

At 30 September 2018

1. ACCOUNTING POLICIES

Basis of preparation

The financial statements were approved by the Board for issue on 10 June 2019.

The Company is a private company limited by shares, incorporated in England and registered at 3 Monkspath Hall Road, Solihull, West Midlands, B90 4SJ. It is a wholly, indirectly, owned subsidiary of Ei Group plc, a company registered at the same address. Unique Pub Properties Alpha Limited is included within the consolidated accounts of Ei Group plc.

These financial statements have been prepared in accordance with The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and under the historical cost convention. They are prepared in Sterling and are rounded to the nearest pound (£).

The Company has elected to retain its existing accounting policies for reported assets, liabilities and equity at the date of transition as permitted under paragraph 35.10(m) of FRS 102.

The Company has taken advantage of the following disclosure exemptions under FRS 102 in the preparation of these financial statements:

- The requirements of Section 4 Statement of Financial Position paragraph 4.12(a)(iv)
- The requirements of Section 7 Statement of Cash Flows
- The requirements of Section 3 Financial Statement Presentation paragraph 3.17(d)
- The requirements of Section 11 Financial Instruments paragraphs 11.39 to 11.48A
- The requirements of Section 12 Other Financial Instruments paragraph 12.26 to 12.29
- The requirements of Section 33 Related Party Disclosures paragraph 33.7

The above is included in the consolidated financial statements of the ultimate parent Ei Group plc.

2. DIRECTORS EMOLUMENTS

During the current and prior year the directors' roles within the company are deemed to be incidental to the wider roles within the group and therefore the company bears no cost in relation to these directors.

3. DEBTORS

	2018	2017
	£	£
Amounts due from a fellow subsidiary undertaking	1	1

4. SHARE CAPITAL

	2018		2017	
	No.	£	No.	£
Authorised				
Ordinary shares of £1 each	100	100	100	100
Allotted, called up and fully paid				
Ordinary shares of £1 each	1	1	1	1

The Company has one class of ordinary shares which carries no right to fixed income.

NOTES TO THE ACCOUNTS

At 30 September 2018

5. PARENT UNDERTAKING AND CONTROLLING PARTY

The Company's immediate parent undertaking is Unique Pubs Limited, a company registered in England and Wales, whose principal place of business is at 3 Monkspath Hall Road, Solihull, West Midlands, B90 4SJ. The Company's ultimate parent undertaking and controlling party is Ei Group plc. Copies of its group accounts, which include the Company, may be obtained from 3 Monkspath Hall Road, Solihull, West Midlands, B90 4SJ.