Partnerships In Care Property 6 Limited

Directors' report and financial statements

Registered number 05406120

31 December 2008

Contents

Directors' report

The directors present their report and the audited financial statements for the year ended 31 December 2008.

Principal activity

The company was incorporated on 29 March 2005 and commenced trading on 6 April 2005.

The principal activity of the company is to own and rent out property. There is no significant change in the nature of the company's business activity envisaged in the immediate future.

Principal risks and uncertainties

The principal risks and uncertainties, which the company could face, would be any impairment or devaluation affecting the property.

Business review

It is the intention to continue to use the property as an on-going business and there are no planned changes for the immediate future.

Financial statements and dividend

The result for the year ended 31 December 2008 is set out in the profit and loss account statement on page 4.

The directors do not recommend the payment of a dividend.

Directors and directors' interests

The directors who held office during the period were as follows:

Simon Rowlands	resigned 31 January 2008
David Barker	appointed 31 January 2008
Peter Thomas	appointed 23 September 2008
Rebecca Gibson	

The Company Secretary during the period was as follows:

Sian Johnson	resigned August 4 2008
Tony Rook	appointed August 4 2008

There are no directors retiring by rotation.

None of the directors who held office at the end of the financial year held any disclosable interest in the shares of the company as recorded in the register of directors' interests.

Disclosure of information to auditors

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

Auditors

In accordance with Section 385 of the Companies Act 1985, a resolution for the appointment of KPMG LLP as auditors of the company is to be proposed at the forthcoming Annual General Meeting.

By order of the board

Tony Rook
Company Secretary

2 Imperial Place, Maxwell Road, Borehamwood, Herts
WD6 1JN
13th August 2009

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

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

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards.

The financial statements are required by law to 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 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 proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that its financial statements comply with the Companies Act 1985. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

KPMG LLP
8 Salisbury Square
London
EC4Y 8BB
United Kingdom

Independent auditors' report to the members of Partnerships In Care Property 6 Limited

We have audited the financial statements of Partnerships In Care Property 6 Limited for the year ended 31 December 2008, which comprise the Profit and Loss Account, the Balance Sheet, and the related notes. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As described in the Statement of directors' responsibilities on page 2, the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you whether, in our opinion, the Directors' report is consistent with the financial statements. We also report to you if, in our opinion, the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read the Directors' report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgments made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion:

- the financial statements give a true and fair view, in accordance with UK Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 December 2008 and of its profit for the year then ended;
- the financial statements have been properly prepared in accordance with the Companies Act 1985; and
- the information given in the Directors' report is consistent with the financial statements.

KPMG LLP

KPMG LLP
Chartered Accountants
Registered Auditor

London
13th August 2009

Profit and loss account
for the year ended 31 December 2008

	Note	2008	2007
		£	£
Rental income		1,628,376	1,628,374
Administrative expenses		(292,070)	(211,275)
Operating profit		1,336,306	1,417,099
Profit on ordinary activities before taxation	2	1,336,306	1,417,099
Tax on profit on ordinary activities	3	22,575	(120,112)
Profit for the financial year	9	**1,358,881**	**1,296,987**

All of the company's activities are continuing.

There is no difference between the results as stated and the results on a historical cost basis in the current or prior year.

There were no gains or losses in the current or prior year other than those shown above.

Balance sheet
at 31 December 2008

	Note		2008		2007
		£	£	£	£
Fixed assets					
Tangible assets	*4*		8,729,893		8,959,269
Current assets					
Debtors (including £1,278,231, 2007: £900,967 due after more than one year)	*5*	5,255,225		3,672,736	
Creditors: amounts falling due within one year	*6*	(320,755)		(432,777)	
Net current assets			4,934,470		3,239,959
Total assets less current liabilities			13,664,363		12,199,228
Creditors: amounts falling due after more than one year	*7*		(9,202,410)		(9,193,580)
Provisions for liabilities and charges	*3*		(97,971)		(547)
Net assets			**4,363,982**		**3,005,101**
Capital and reserves					
Called up share capital	*8*		3		3
Profit and loss account	*9*		4,363,979		3,005,098
Shareholders' funds	*10*		**4,363,982**		**3,005,101**

These financial statements were approved by the board of directors on 13th August 2009 and were signed on its behalf by:

Peter Thomas
Director

Notes

1 Accounting policies

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

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards, and under the historical cost accounting rules.

The company is exempt by virtue of s228 of the Companies Act 1985 from the requirement to prepare group financial statements. These financial statements present information about the company as an individual undertaking and not about its group.

Under Financial Reporting Standard ('FRS') 1 the company is exempt from the requirement to prepare a cash flow statement on the grounds that a parent undertaking includes the company in its own published consolidated financial statements.

As the company is a wholly owned subsidiary of Partnerships In Care Group Limited (as disclosed in note 11), the Company has taken advantage of the exemption contained in FRS 8 'Related party disclosures' and has therefore not disclosed transactions or balances with entities which form part of the group (or investees of the group qualifying as related parties).

Fixed assets and depreciation

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

Freehold buildings	over 50 years
Leasehold land and buildings	over primary term of lease
Building structural alterations and refurbishment	over 10 years
Fixtures and fittings	over 7 years
Building major decorative refurbishment	over 5 years

No depreciation is provided on freehold land.

Cost includes directly attributable finance costs.

Rental income

Rental income is recognized excluding VAT. Rental income under operating leases is charged to the profit and loss account on a straight line basis over the period of the lease. The difference between the amount recognised in the profit and loss account and the actual rental received in the year is recorded in debtors.

Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes.

Deferred tax is recognised, without discounting, in respect of all timing differences between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date, except as otherwise required by FRS 19.

Notes *(continued)*

2 Notes to the profit and loss account

	2008	2007
	£	£
Profit on ordinary activities before taxation is stated after charging:		
Depreciation	**292,070**	**211,275**

The audit fee for the current year and prior period has been borne by the operating company.

The directors of the company did not receive any emoluments from the company during the current year or prior period.

There were no employees of the company during the current year or prior period.

3 Tax on profit on ordinary activities

	2008	2007
	£	£
a) Analysis of (credit)/charge for the period		
Current tax	**(119,999)**	**119,999**
Deferred tax		
Origination/reversal of timing differences	35,154	142
Adjustment in respect of prior periods	62,270	(29)
Total tax	**(22,575)**	**120,112**
b) Factors affecting the tax charge for the period		
Profit on ordinary activities before taxation	1,336,306	1,417,099
Tax on profit on ordinary activities at the standard rate of 28.5% (2007: 30%)	380,811	425,130
Expenses not deductible for tax purposes – fixed assets	71,959	63,346
Interest on intercompany balances for tax purposes	(84,842)	(127,500)
Group relief claimed before payment	(332,149)	(240,835)
Adjustment in respect of prior years	(119,999)	-
Capital allowances in excess of depreciation	(35,779)	(142)
Current tax (credit)/charge (see Note 3a)	**(119,999)**	**119,999**

c) Factors affecting the tax charge for future periods

Levels of permanent differences may alter the effective tax rate in future periods.

Notes *(continued)*

d) Tax on profit on ordinary activities *(Continued)*

d) Deferred tax

	2008 £	2007 £
Net deferred tax at start of period	547	434
Charge for the period in the profit & loss account (see note 3a)	97,424	113
Net deferred tax at end of period	97,971	547

The amounts provided for deferred tax are set out below:

Accelerated capital allowances	**97,971**	**547**

4 Tangible fixed assets

	Freehold land and buildings £
Cost	
At start of period	9,305,497
Additions	62,694
At end of period	9,368,191
Depreciation	
At start of period	346,228
Charge for period	292,070
At end of period	638,298
Net book value	
At 31 December 2008	**8,729,893**
At 31 December 2007	8,959,269

5 Debtors

	2008 £	2007 £
Trade debtors	12,906	12,906
Amounts owed by fellow group undertakings	5,242,319	3,659,830
	5,255,225	**3,672,736**

The above amount, owed by fellow group undertakings, includes £1,278,231 (2007: £900,967) due after more than one year.

Notes *(continued)*

6 Creditors: amounts falling due within one year

	2007 £	2007 £
Accruals and deferred income	320,755	312,778
Taxation	-	119,999
	320,755	**432,777**

7 Creditors: amounts falling due after more than one year

	2008 £	2007 £
Amounts due to fellow group undertakings	**9,202,410**	**9,193,580**

The above amount is in respect to an inter-company loan with Partnerships In Care Property 1 Limited. The loan is non-interest bearing and is only repayable on the disposal of property owned by the company, which the directors expect to be in more than one year. The loan is secured by a charge on property.

8 Called up share capital

	2008 £	2007 £
Authorised		
Ordinary shares of £1 each	70,000,000	70,000,000
Allotted, called up and fully paid		
Ordinary shares of £1	**3**	**3**

9 Reserves

	2008 £	2007 £
Profit and loss account:		
At start of year	3,005,098	1,708,111
Profit for the year	1,358,881	1,296,987
At end of year	**4,363,979**	**3,005,098**

Notes *(continued)*

10 Reconciliation of movements in shareholders' funds

	2008 £	2007 £
Opening shareholders' funds	**3,005,101**	**1,708,114**
Profit for the financial year	1,358,881	1,296,987
Net movement in shareholders' funds	1,358,881	1,296,987
Closing shareholders' funds	**4,363,982**	**3,005,101**

11 Ultimate parent company and parent undertaking of larger group of which the company is a member

The Company is a subsidiary undertaking of Partnerships In Care Group Limited which is the ultimate parent company incorporated in England and Wales.

The largest and smallest group in which the results of the Company are consolidated is that headed by Partnerships In Care Group Limited, incorporated in England and Wales. No other group financial statements include the results of the Company. The consolidated financial statements of these groups may be obtained from 2 Imperial Place, Maxwell Road, Borehamwood, Herts WD6 1JN.