Registered number: 05406120

Partnerships in Care Property 6 Limited

Unaudited

Directors' Report and Financial Statements

For the Year Ended 31 December 2016

Partnerships in Care Property 6 Limited

Company Information

Directors	Joy Chamberlain (resigned 30 November 2016) Quazi Haque (resigned 30 November 2016) Trevor Torrington (appointed 30 November 2016) Nigel Myers (appointed 30 November 2016)
Company secretary	David Hall
Registered number	05406120
Registered office	Fifth Floor 80 Hammersmith Road London Hertfordshire W14 8UD

Partnerships in Care Property 6 Limited

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Partnerships in Care Property 6 Limited

Directors' Report
For the Year Ended 31 December 2016

The Directors present their report and the financial statements for the year ended 31 December 2016.

Principal activity

The company is a property holding company.

Results and dividends

The loss for the year, after taxation, amounted to £12,749 (2015 - profit £364,706).

The directors do not recommend the payment of a dividend (2014 - Nil).

Directors

The Directors who served during the year were:

Joy Chamberlain (resigned 30 November 2016)
Quazi Haque (resigned 30 November 2016)
Trevor Torrington (appointed 30 November 2016)
Nigel Myers (appointed 30 November 2016)
There are no directors retiring by rotation.

Going Concern

After making enquiries, the directors have a reasonable expectation that the company and the group have adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and accounts.

This report was approved by the board on 22 September 2017 and signed on its behalf.

David Hall
Company secretary

Directors' Responsibilities Statement
For the Year Ended 31 December 2016

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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 'Reduced Disclosure Framework'. 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 accounting 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;
- 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.

Partnerships in Care Property 6 Limited

Statement of Comprehensive Income
For the Year Ended 31 December 2016

	Note	2016 £	2015 £
Turnover		202,422	562,293
Gross profit		202,422	562,293
Administrative expenses		(175,134)	(188,905)
Operating profit		27,288	373,388
Tax on profit	4	(40,037)	(8,682)
(Loss)/profit for the year		(12,749)	364,706

There were no recognised gains and losses for 2016 or 2015 other than those included in the statement of comprehensive income.

There was no other comprehensive income for 2016 (2015:£NIL).

The notes on pages 6 to 12 form part of these financial statements.

Partnerships in Care Property 6 Limited

Statement of Changes in Equity
For the Year Ended 31 December 2016

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 January 2016	3	8,246,277	8,246,280
Loss for the year	-	(12,749)	(12,749)
Total comprehensive income for the year	-	(12,749)	(12,749)
At 31 December 2016	3	8,233,528	8,233,531

Statement of Changes in Equity
For the Year Ended 31 December 2015

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 January 2015	3	7,881,571	7,881,574
Profit for the year	-	364,706	364,706
Total comprehensive income for the year	-	364,706	364,706
At 31 December 2015	3	8,246,277	8,246,280

The notes on pages 6 to 12 form part of these financial statements.

Partnerships in Care Property 6 Limited
Registered number: 05406120

Statement of Financial Position
As at 31 December 2016

	Note	2016 £	2015 £
Fixed assets			
Tangible assets	5	7,129,920	7,305,052
Current assets			
Debtors: amounts falling due within one year	6	10,440,606	10,238,186
Creditors: amounts falling due within one year	7	(44,871)	-
Net current assets		10,395,735	10,238,186
Total assets less current liabilities		17,525,655	17,543,238
Creditors: amounts falling due after more than one year	8	(9,202,410)	(9,202,410)
		8,323,245	8,340,828
Provisions for liabilities			
Deferred taxation	9	(89,714)	(94,548)
Net assets		8,233,531	8,246,280
Capital and reserves			
Called up share capital		3	3
Profit and loss account		8,233,528	8,246,277
Shareholders' funds		8,233,531	8,246,280

The Company was entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of Companies Act 2006.

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.

The Company's financial statements have been prepared in accordance with the provisions applicable to entities subject to the small companies regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 22 September 2017.

Nigel Myers
Director
The notes on pages 6 to 12 form part of these financial statements.

Notes to the Financial Statements
For the Year Ended 31 December 2016

1. Statement of compliance

Partnerships in Care Property 6 Limited is a limited liability company incorporated in England. The Registered Office is 80 Hammersmith Road, London, W14 8UD.

The Company transitioned from previously extant UK GAAP to FRS 101 for all periods presented.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' and the Companies Act 2006.

In the current year, the Company has adopted FRS 101. In previous years the financial statements were prepared in accordance with applicable UK accounting standards.
This change in the basis of preparation has not materially altered the recognition and measurement requirements previously applied in accordance with UK GAAP. Consequently the principal accounting policies are unchanged from the prior period. The change in basis of preparation has enabled the Company to take full advantage of all the available disclosure exemptions permitted by FRS 101 in the financial statements, the most significant of which are summarised below.

The preparation of financial statements in compliance with FRS 101 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Financial reporting standard 101 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of IAS 7 Statement of Cash Flows
- the requirements of paragraph 17 and 18A of IAS 24 Related Party 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

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Revenue recognised by the Company is rental income receivable during the year, exclusive of Value Added Tax.

2. Accounting policies (continued)

2.4 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount.

Land is not depreciated. Depreciation on other assets is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Freehold property	- over 50 years straight line
Fixtures & fittings	- over 5 to 10 years straight line
Building structural alterations and refurbishment	- over 5 to 10 years straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Comprehensive Income.

2.5 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.6 Creditors

Creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers

Creditors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

2. Accounting policies (continued)

2.7 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of Financial Position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

3. Judgments in applying accounting policies and key sources of estimation uncertainty

In the application of accounting policies, management are required to make judgements, estimates and assumptions about the carrying amounts of certain assets and liabilities. The estimates and associated assumptions are based on experience and other factors that are considered as relevant. Actual results could differ from estimates.

The estimates and underlying assumptions are reviewed on a regular basis. Revisions to accounting estimates are recognised in the review period and future periods if the revision affects both the current period and subsequent periods.

4. Taxation

	2016 £	2015 £
Corporation tax		
Adjustments in respect of previous periods	44,871	-
Total current tax	44,871	-
Deferred tax		
Origination and reversal of timing differences	6,022	12,975
Changes to tax rates	(10,856)	(4,293)
Total deferred tax	(4,834)	8,682
Taxation on profit on ordinary activities	40,037	8,682

Factors affecting tax charge for the year

The tax assessed for the year is higher than (2015 - lower than) the standard rate of corporation tax in the UK of 20% (2015 - 20.25%). The differences are explained below:

	2016 £	2015 £
Profit on ordinary activities before tax	27,288	373,388
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 20% (2015 - 20.25%)	5,458	75,611
Effects of:		
Expenses not deductible for tax purposes	31,348	-
Depreciation in excess of capital allowances	-	24,515
Origination and reversal of timing differences	-	8,682
Tax rate changes	(10,856)	-
Group relief	-	(115,644)
Transfer pricing adjustments	14,087	15,518
Total tax charge for the year	40,037	8,682

4. Taxation (continued)

Factors that may affect future tax charges

The level of disallowable expenses and utilisation of tax losses carried forward will impact future tax charges.
The main rate of corporation tax has been reduced from 20% to 19% with effect from 1 April 2017 and from 19% to 17% with effect from 1 April 2020. These rate reductions were substantively enacted before the year end and as the directors consider the deferred tax balances are expected to largely reverse after 1 April 2020, the tax rate used for deferred tax at the year end is 17%.

5. Tangible fixed assets

	Freehold property £
Cost or valuation	
At 1 January 2016	9,386,367
At 31 December 2016	9,386,367
Depreciation	
At 1 January 2016	2,081,315
Charge for the period on owned assets	175,132
At 31 December 2016	2,256,447
Net book value	
At 31 December 2016	7,129,920
At 31 December 2015	7,305,052

Notes to the Financial Statements
For the Year Ended 31 December 2016

6. Debtors

	2016 £	2015 £
Amounts owed by group undertakings	10,440,606	10,238,185

Amounts owed by group undertakings are unsecured, interest free and repayable on demand.

7. *Creditors: Amounts falling due within one year*

	2016 £	2015 £
Corporation tax	44,871	-

8. Creditors: Amounts falling due after more than one year

	2016 £	2015 £
Amounts owed to group undertakings	9,202,410	9,202,410

Secured loans

The above amount is in respect of 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 the property of the Company.

9. Deferred taxation

	2016 £
At beginning of year	94,548
Charged to profit or loss	(4,834)
At end of year	89,714

The provision for deferred taxation is made up as follows:

	2016 £
Accelerated capital allowances	89,714

10. Controlling party

The immediate parent undertaking is Partnerships in Care Investments 2 Limited.

The ultimate parent undertaking is Acadia Healthcare Company Inc, a company incorporated in the United States of America.

The largest group in which the results of the Company are consolidated is that headed by Acadia Healthcare Company Inc, incorporated in the United States of America. The consolidated financial statements of the Acadia Healthcare group may be obtained from 830 Crescent Centre Drive, Suite 610, Franklin, TN 37067.

The smallest group in which the results of the Company are consolidated is that headed by Partnerships in Care UK 1 Limited, incorporated in England and Wales. The consolidated financial statements of the Partnerships in Care UK 1 Limited group may be obtained from Fifth Floor, 80 Hammersmith Road, London, W14 8UD.