

Partnerships in Care Property Holding Company Limited

Annual Report and Unaudited Financial Statements

for the Year Ended 31 December 2018

Registration number: 05448019

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Partnerships in Care Property Holding Company Limited

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Partnerships in Care Property Holding Company Limited

Company Information

Directors	Trevor Torrington Nigel Myers
Company secretary	David Hall
Registered office	Fifth Floor 80 Hammersmith Road London W14 8UD

Partnerships in Care Property Holding Company Limited

Strategic Report for the Year Ended 31 December 2018

The Directors present their strategic report for the year ended 31 December 2018.

Principal activity

The principal activity of the company is to act as a holding company.

Fair review of the business

The results for the year are set out in the profit and loss account on page 5 and the position of the company as at the year end is set out in the balance sheet on page 6.

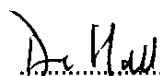
The company's management is satisfied with the performance for the year, and is committed to a continued growth strategy.

Given the straightforward nature of the business, the company's directors are of the opinion that analysis using key performance indicators is not necessary for an understanding of the development, performance or position of the business. The development, performance and position of Priory Group UK 1 Limited, an intermediate parent of the company, is discussed in the group's financial statements which includes the company and does not form part of this report.

Principal risks and uncertainties

From the perspective of the company, the principal risks and uncertainties are integrated with the principal risks of the group and are not managed separately. Accordingly, the principle risks and uncertainties of Priory Group UK 1 Limited, which include those of the company, are discussed in the group's financial statements which do not form part of this report.

Approved by the Board on 31 August 2018 and signed on its behalf by:


.....
David Hall
Company secretary

Partnerships in Care Property Holding Company Limited

Directors' Report for the Year Ended 31 December 2018

The Directors present their report and the financial statements for the year ended 31 December 2018.

Directors of the Company

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

Trevor Torrington

Nigel Myers

The directors do not recommend the payment of a final dividend (2016: £nil). No dividends were paid during the year (2016: £nil).

Financial instruments

The company's operations mean that it is exposed to a variety of financial risks that include the effects of changes in credit risk, liquidity risk and interest rate risk. The directors monitor the risks in order to limit the adverse effects on the financial performance by reviewing levels of debt finance and the related finance costs, however these are integrated with the risks of the group and not managed separately. Accordingly, the financial risk management policies of Priory Group UK 1 Limited, which include those of the company, are discussed in the group's financial statements which do not form part of this report.

Future developments

The future developments of the company are aligned to the strategy of the UK group, headed by Priory Group UK 1 Limited. The group's strategy for the future development of the business is included in the group's financial statements, which do not form part of this report.

Going concern

The intermediate parent company, Priory Group UK 1 Limited, has confirmed that it will continue to provide financial support to the company for the foreseeable future and for at least twelve months from the date of approval of these financial statements. Accordingly the financial statements have been prepared on the going concern basis.

Approved by the Board on 31 August 2018 and signed on its behalf by:



David Hall

Company secretary

Partnerships in Care Property Holding Company Limited

Statement of Directors' Responsibilities

The Directors acknowledge their responsibilities for preparing the Annual 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). 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 apply them consistently;
- make judgements 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; 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.

Partnerships in Care Property Holding Company Limited

Profit and Loss Account for the Year Ended 31 December 2018

The company has not traded during the year or the preceding financial year. During these periods, the company received no income and incurred no expenditure and therefore made neither a profit or a loss.

Partnerships in Care Property Holding Company Limited

(Registration number: 05448019)

Balance Sheet as at 31 December 2018

	Note	2018 £ 000	2017 £ 000
Fixed assets			
Investments	4	<u>10</u>	<u>10</u>
Capital and reserves			
Called up share capital	5	<u>10</u>	<u>10</u>
Total equity		<u>10</u>	<u>10</u>

For the financial year ending 31 December 2018 the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Approved and authorised by the Board on 31 August 2018 and signed on its behalf by:



Nigel Myers
Director

Partnerships in Care Property Holding Company Limited

Statement of Changes in Equity for the Year Ended 31 December 2018

	Share capital £ 000	Total £ 000
At 1 January 2018	<u>10</u>	<u>10</u>
At 31 December 2018	<u>10</u>	<u>10</u>

	Share capital £ 000	Total £ 000
At 1 January 2017	<u>10</u>	<u>10</u>
At 31 December 2017	<u>10</u>	<u>10</u>

Partnerships in Care Property Holding Company Limited

Notes to the Financial Statements for the Year Ended 31 December 2018

1 General information

The company is a private company limited by share capital incorporated in United Kingdom.

The address of its registered office is:

Fifth Floor
80 Hammersmith Road
London
W14 8UD
United Kingdom

These financial statements were authorised for issue by the Board on 31 August 2018.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Basis of preparation

The financial statements are presented in sterling, rounded to the nearest thousand. They are prepared on a going concern basis and under the historical cost convention. The principal accounting policies applied in the preparation of these financial statements are set out below, and, unless otherwise stated, these policies have been consistently applied to all the periods presented.

Summary of disclosure exemptions

The principle disclosure exemptions adopted by the company in accordance with FRS 102 are as follows:

- Statement of cash flows;
- Certain financial instrument disclosures;
- Disclosure of key management personnel compensation;
- Disclosures in respect of related party transactions entered into between fellow group companies (the company has no other related party transactions); and
- Roll-forward reconciliations in respect of share capital, tangible fixed assets and intangible assets.

Group accounts not prepared

The company is exempt by virtue of section 400 of the Companies Act 2006 from the requirement to prepare group financial statements on the grounds that it is included in the consolidated financial statements of a parent undertaking. These financial statements present information about the company as an individual undertaking and not about its group.

Going concern

The financial statements have been prepared on a going concern basis.

Partnerships in Care Property Holding Company Limited

Notes to the Financial Statements for the Year Ended 31 December 2018 (continued)

2 Accounting policies (continued)

Judgements

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period then ended. Management bases its estimates on historical experience and various other assumptions that are considered to be reasonable in the particular circumstances. Actual results may differ from these estimates.

Investments

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

3 Directors' remuneration

The costs relating to the directors' services have been borne by Priory Central Services Limited, a fellow group company. No amounts have been recharged to the company in respect of the directors' services and the directors do not believe that it is practical to allocate these costs between group companies.

4 Investments in subsidiaries, joint ventures and associates

Subsidiaries	£ 000
Cost or valuation	
At 1 January 2018	<u>10</u>
At 31 December 2018	<u>10</u>
Carrying amount	
At 31 December 2018	<u>10</u>
At 31 December 2017	<u>10</u>

Partnerships in Care Property Holding Company Limited

Notes to the Financial Statements for the Year Ended 31 December 2018 (continued)

4 Investments in subsidiaries, joint ventures and associates (continued)

Details of undertakings

The investments of the company are as follows:

Undertaking	Country of incorporation	Holding	Proportion of voting rights and shares held	
			2018	2017
Subsidiary undertakings				
Partnerships in Care Property 1 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Investments 2 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 2 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 3 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 4 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 6 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 7 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 8 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 9 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 10 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 11 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 12 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 14 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 15 Limited	United Kingdom	Ordinary shares	100%	100%

Partnerships in Care Property Holding Company Limited

Notes to the Financial Statements for the Year Ended 31 December 2018 (continued)

4 Investments in subsidiaries, joint ventures and associates (continued)

Undertaking	Country of incorporation	Holding	Proportion of voting rights and shares held	
Partnerships in Care Property 16 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 17 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 19 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 20 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 21 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 22 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 24 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 31 Limited	United Kingdom	Ordinary shares	100%	100%

5 Share capital

Allotted, called up and fully paid shares

	No.	2018 £	No.	2017 £
Ordinary shares of £1 each	<u>10,039</u>	<u>10,039</u>	<u>10,039</u>	<u>10,039</u>

Partnerships in Care Property Holding Company Limited

Notes to the Financial Statements for the Year Ended 31 December 2018 (continued)

6 Parent and ultimate parent undertaking

The company's immediate parent is Partnerships in Care Investments 2 Limited, incorporated in the United Kingdom.

The ultimate parent is Acadia Healthcare Company Inc., incorporated in the US.

Relationship between entity and parents

The parent of the largest group in which these financial statements are consolidated is Acadia Healthcare Company Inc., incorporated in United States of America.

The address of Acadia Healthcare Company Inc. is:
830 Crescent Centre Drive, Suite 610, Franklin, TN 37067, United States of America.

The parent of the smallest group in which these financial statements are consolidated is Priory Group UK 1 Limited, incorporated in United Kingdom.

The address of Priory Group UK 1 Limited is:
Fifth Floor, 80 Hammersmith Road, London, W14 8UD, United Kingdom.