

Embrace Realty (Geffen) Limited
(formerly Esquire Realty (Geffen) Limited)

Annual report and financial statements

Registered number 06786519

Year ended
30 June 2014

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COMPANIES HOUSE

Directors and Advisors

Directors

Patricia Lee
David Manson

Company Number

06786519

Registered Office

Two Parklands Business Park
Great Park
Rubery
Birmingham
B45 9PZ

Auditors

KPMG LLP
One Snow Hill
Snow Hill Queensway
Birmingham
B4 6GH
United Kingdom

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Directors' report

The directors present their report and financial statements for the year ended 30 June 2014.

Change of name

On 30 June 2014, the company changed its name from Esquire Realty (Geffen) Limited to Embrace Realty (Geffen) Limited

Principal activities and review of the business

The principal activity of the company is that of renting freehold properties to other group companies.

Change of ownership

The Company, along with certain of the fellow subsidiaries of the Group previously known as European Care Group was acquired by Embrace Group Limited (previously Berlin Acquisition Limited) on 16 April 2014. Embrace Group Limited is funded by long term shareholder debt on which there are no cash servicing requirements. This places the Group in an extremely strong financial position and means that all of the cash generated by the Group is available to be reinvested for the benefit of the people that we support. In addition the Group has an undrawn facility of £10 million available to it in order to fund investment in the current estate and future developments.

Results and dividends

The results for the year are set out on page 6.

The directors do not recommend payment of an ordinary dividend for the period.

Directors

The following directors have held office since 1 July 2013:

Ted Smith	(resigned 22 October 2014)
Patricia Lee	(appointed 22 October 2014)
David Manson	

Company Secretary

The company secretary (Katharine Kandelaki) resigned on 6 September 2013. No new company secretary has been appointed.

Statement of disclosure to auditor

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 auditor is unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Auditor

On 3 April 2014, KPMG LLP was appointed as auditor.

Pursuant to Section 485 of the Companies Act 2006, the auditor will be deemed to be reappointed and KPMG LLP will therefore continue in office.

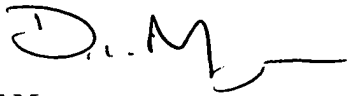
Directors' report *(continued)*

Preparation of accounts on Going Concern basis

The Directors have considered the appropriateness of the going concern basis for the preparation of the financial statements in note 1.

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

By order of the board



David Manson
Director

Two Parklands Business Park
Great Park
Rubery
Birmingham
B45 9PZ

18 December 2014

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 and applicable law (UK Generally Accepted Accounting Practice).

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 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 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 its financial statements comply with the Companies Act 2006. 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.

Independent auditor's report to the members of Embrace Realty (Geffen) Limited (formerly Esquire Realty (Geffen) Limited)

We have audited the financial statements of Embrace Realty (Geffen) Limited for the year ended 30 June 2014 set out on pages 6 to 13. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Framework for Smaller Entities (Effective April 2008) (UK Generally Accepted Accounting Practice applicable to Smaller Entities).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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 auditor

As explained more fully in the directors' responsibilities statement set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit, and express an opinion on, the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2014 and of its profit for the year then ended;
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice applicable to Smaller Entities; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Independent auditor's report to the members of Embrace Realty (Geffen) Limited *(continued)*

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements and the Directors' Report in accordance with the small companies regime and take advantage of the small companies exemption from the requirement to prepare a Strategic Report.



Stuart Smith (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor

18 December 2014

Chartered Accountants
One Snowhill
Snow Hill Queensway
Birmingham
B4 6GH
United Kingdom

Profit and loss account
for the year ended 30 June 2014

	<i>Note</i>	Year ended 30 June 2014 £'000	18 month period ended 30 June 2013 £'000
Turnover	2	221	331
Administrative income/(expenses) (includes exceptional income of £2,769,000 (2013: exceptional costs of £15,000))		2,769	(17)
		<hr/>	<hr/>
Operating profit		2,990	314
Reversal of previous impairments	5	-	470
Interest payable and similar charges (includes exceptional costs of £Nil (2013: £57,000))	4	(137)	(202)
		<hr/>	<hr/>
Profit on ordinary activities before taxation	3	2,853	582
Taxation on profit on ordinary activities	6	-	-
		<hr/>	<hr/>
Profit for the financial period	12	2,853	582
		<hr/>	<hr/>

The profit and loss account has been prepared on the basis that all operations are continuing operations.

There were no recognised gains or losses during the current year or preceding period apart from the profit for the financial periods shown above.

There are no differences between the profit on ordinary activities before taxation and the retained profit for the year as stated above and their historical cost equivalents.

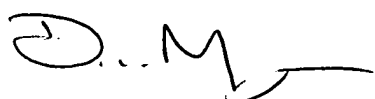
Balance Sheet

at 30 June 2014

	Note	30 June 2014		30 June 2013	
		£'000	£'000	£'000	£'000
Fixed assets					
Tangible assets	7		3,050		3,050
Investments	8		1		1
			<u>3,051</u>		<u>3,051</u>
Current assets					
Debtors	9	779		704	
Creditors: amounts falling due within one year	10	<u>(1,257)</u>		<u>(4,035)</u>	
Net current liabilities			<u>(478)</u>		<u>(3,331)</u>
Total assets less current liabilities			<u>2,573</u>		<u>(280)</u>
Capital and reserves					
Called up share capital	11		-		-
Profit and loss account	12		2,573		(280)
Shareholders' funds/(deficit)	13		<u>2,573</u>		<u>(280)</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These financial statements were approved by the board of directors on 18 December 2014 and were signed on its behalf by:



David Manson
Director

Company registered number 06786519

Notes

(forming part of the financial statements)

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements, except as noted below.

Basis of accounting

The financial statements are prepared under the historical cost convention, with the exception of freehold land and buildings, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Under 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.

Tangible fixed assets and depreciation

Valuation

Trading properties are re-valued professionally by independent valuers on a five year rolling basis.

Surpluses arising from the professional valuation are taken directly to the revaluation reserve. Valuation surpluses realised on sale are transferred from the revaluation reserve to the profit and loss account reserve.

Any deficit arising from the professional valuation of properties is taken directly to the revaluation reserve until the carrying amount reaches historical cost and thereafter, to the extent that the value in use can be demonstrated to be higher than valuation. Any other deficit arising is charged to the profit and loss account.

Depreciation

Depreciation is charged on a straight line basis on freehold and long leasehold buildings over the estimated useful life of the asset. It is the company's policy to maintain the properties comprising the estate in such a condition that the residual values of the properties, based on prices prevailing at the time of acquisition or subsequent revaluation, are at least equal to their book values. As a result, the depreciation charged on freehold and long leasehold buildings is nil.

It is the opinion of the directors that it is not practical or appropriate to separate from the value of the buildings the value of long life fixtures and fittings, which are an integral part of the buildings.

An annual impairment review is carried out on such properties in accordance with FRS 11 and FRS 15.

Investments

Fixed asset investments are stated at cost less provision for diminution in value.

Consolidation

The financial statements present information about the company as an individual undertaking and not about its group. The company has not prepared group accounts as it is exempt from the requirement to do so by section 400 of the Companies Act 2006 as it is a subsidiary undertaking of Embrace Group Limited, a company incorporated in England & Wales, and is included in the consolidated accounts of that company.

Notes (continued)

1 Accounting policies (continued)

Going concern

The Directors have conducted an assessment of the Company's going concern status based on its current position and forecast results. They have concluded that the Company has adequate resources to operate for the foreseeable future. In making this assessment the Directors have considered forecasts which take into account reasonably possible changes in trading performance.

Details of the Group's business activities, together with the factors likely to affect its future trading performance and financial position are set out in the Strategic Report of Embrace Group Limited. In addition to the funding already drawn, as at 30 June 2014, the Group had a further £10 million facility available to be drawn if required.

2 Turnover

Revenue comprises the fair value of rental income receivable for the year in respect of properties occupied by tenants and is recognised in respect of the days that properties have been occupied in the relevant period.

3 Profit on ordinary activities before taxation

	Year ended 30 June 2014 £'000	18 month period ended 30 June 2013 £'000
<i>Profit on ordinary activities before taxation is stated after charging:</i>		
<i>Fees payable to the company's auditor:</i>		
Audit of these financial statements	2	2

Audit fees for the year ended 30 June 2014 have been paid by a fellow subsidiary undertaking, Embrace All Limited. Fees paid to KPMG LLP and its associates for non-audit services to the company itself are not disclosed because Embrace Group Limited is required to disclose such fees on a consolidated basis.

Exceptional items (credited)/charged to the profit and loss account is comprised of:

	Year ended 30 June 2014 £'000	18 month period ended 30 June 2013 £'000
<i>Administrative:</i>		
Release of intercompany balance ¹	(2,769)	-
Additional deferred consideration	-	15
<i>Interest:</i>		
Professional fees relating to refinancing (note 4)	-	57
	(2,769)	72

¹ The credit has arisen from the formal releases of inter-company balances as part of an ongoing group restructuring and simplification process.

Notes (continued)

4 Interest payable and similar charges

	Year ended 30 June 2014 £'000	18 month period ended 30 June 2013 £'000
On bank loans and overdrafts	64	101
Other interest	58	44
Professional fees in relation to refinancing (note 3)	-	57
Intercompany interest	15	-
	<u>137</u>	<u>202</u>

5 Reversal of previous impairments

	Year ended 30 June 2014 £'000	18 month period ended 30 June 2013 £'000
Reversal of previous fixed asset impairments	-	(470)
	<u>-</u>	<u>(470)</u>

6 Taxation

On the basis of these financial statements, no provision has been made for corporation tax.

7 Tangible fixed assets

	Land and buildings £'000
Cost	
At beginning and end of year	3,050
	<u>3,050</u>
Depreciation	
At beginning and end of year	-
	<u>-</u>
Net book value	
At 30 June 2014	3,050
	<u>3,050</u>
At 30 June 2013	3,050
	<u>3,050</u>

Notes (continued)

7 Tangible fixed assets (continued)

The group's freehold units are re-valued professionally by independent valuers on a five year rolling basis. A full property portfolio revaluation was completed as at 30 August 2013 for the valuations at 30 June 2013 by an external valuer, Knight Frank LLP, on the basis of existing use value with regards to future income.

The valuations were in accordance with the requirements of the Royal Institute of Chartered Surveyors ("RICS") Valuation Standards, sixth edition and the International Valuation standards.

On a historical cost basis these would have been included at an original cost of £3,411,171 (2013:£3,411,171).

8 Fixed asset investments

	Share in group undertakings £'000
<i>Cost</i>	
At beginning and end of year	2,274
	<hr/>
<i>Provisions for diminution in value</i>	
At beginning and end of year	2,273
	<hr/>
<i>Net book value</i>	
At 30 June 2014 and 30 June 2013	1
	<hr/>

Investment represents ordinary shares in wholly owned subsidiary, Codesurge Limited, a company incorporated in England & Wales. The subsidiary is dormant during the year under review.

9 Debtors

	30 June 2014 £'000	30 June 2013 £'000
Amounts owed by parent and fellow subsidiary undertakings	779	703
Prepayments	-	1
	<hr/>	<hr/>
	779	704
	<hr/>	<hr/>

10 Creditors: amounts falling due within one year

	30 June 2014 £'000	30 June 2013 £'000
Trade creditors	-	1
Bank loans and overdrafts	-	3,187
Amounts owed to parent and fellow subsidiary undertakings	1,257	759
Accruals and deferred income	-	88
	<hr/>	<hr/>
	1,257	4,035
	<hr/>	<hr/>

Notes (continued)

11 Called up share capital

	30 June 2014 £	30 June 2013 £
<i>Allotted, called up and fully paid</i>		
1 ordinary share of £1 each	1	1
	<u>1</u>	<u>1</u>

12 Reserves

	Profit and loss account £'000
At beginning of period	(280)
Profit for the financial period	2,853
	<u>2,573</u>
At end of period	<u>2,573</u>

13 Reconciliation of movements in shareholders' funds/(deficit)

	Year ended 30 June 2014 £'000	18 month period ended 30 June 2013 £'000
Profit for the financial year	2,853	582
Opening shareholders' deficit	(280)	(862)
	<u>2,573</u>	<u>(280)</u>
Closing shareholders' funds/(deficit)	<u>2,573</u>	<u>(280)</u>

14 Remuneration of directors

The directors of the company are paid by Embrace All Limited. Details of their remuneration are disclosed in that company's financial statements.

15 Related party disclosures

The company has taken advantage of the exemption in Financial Reporting Standard Number 8 from the requirement to disclose transactions with group companies on the grounds that consolidated financial statements are prepared by Embrace Group Limited.

Notes *(continued)*

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

The Directors regard Embrace Realty Scotland Limited (formerly Esquire Realty (Scotland) Limited), a company registered in Scotland, as the immediate parent company of Embrace Realty (Geffen) Limited, and as of 16 April 2014, Embrace Group Limited, a company registered in England and Wales, as the ultimate parent company in the United Kingdom. Embrace Group Limited is beneficially owned by funds managed by Värde Partners and D. E. Shaw & Co and therefore the directors consider there to be no ultimate controlling party of the group.

17 Post balance sheet events

There are no post balance sheet events requiring disclosure under FRS 21.