Company Registration No. SC402100 (Scotland)

Renaissance Care (No 2) Limited

Annual Report and Financial Statements

For the Year Ended 30 November 2018

Renaissance Care (No 2) Limited

Company Information

Directors	Mr R D Kilgour Mr W D McLeish Mrs A Neilson Ms L Barnett	 (Appointed 8 October 2018)
Company number	SC402100	
Registered office	Stuart House, Suite 2 Ground Floor Station Road, Eskmills Park Musselburgh EH21 7PB	
Auditor	Thomson Cooper 3 Castle Court Carnegie Campus Dunfermline Fife KY11 8PB	
Bankers	Barclays Bank Plc 1 Churchill Place Canary Wharf London E14 5HP	
Solicitors	MacRoberts Excel House 30 Semple Street Edinburgh EH3 8BL	

Renaissance Care (No 2) Limited

Contents

The directors present their annual report and financial statements for the year ended 30 November 2018.

Principal activities
The principal activity of the company continued to be that of the operation of care homes for the elderly.

Directors
The directors who held office during the year and up to the date of signature of the financial statements were as follows:

Mr R D Kilgour	
Mr W D McLeish	
Ms C Docherty	(Resigned 25 October 2018)
Mrs A Neilson	
Ms L Barnett	(Appointed 8 October 2018)

Auditor
Thomson Cooper were appointed as auditor to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

Statement of directors' responsibilities
The directors are responsible 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 then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- 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.

Statement of disclosure to auditor
So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board

Mr W D McLeish
Director
17 May 2019

Opinion

We have audited the financial statements of Renaissance Care (No 2) Limited (the 'company') for the year ended 30 November 2018 which comprise the statement of comprehensive income, the statement of financial position and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 November 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

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 in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: http://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Other matters which we are required to address
The financial statements of Renaissance Care (No 3) Limited for the year ended 30 November 2017 were audited by Condie & Co who expressed an unmodified opinion on those statements on 24 May 2018.

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.

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Sharon Collins (Senior Statutory Auditor)
for and on behalf of Thomson Cooper
Accountants & Statutory Auditor

20 May 2019

3 Castle Court
Carnegie Campus
Dunfermline
Fife
KY11 8PB

Renaissance Care (No 2) Limited

Statement of Comprehensive Income

For the Year Ended 30 November 2018

	Notes	2018 £	2017 £
Turnover		1,110,590	1,080,395
Cost of sales		(781,949)	(769,882)
Gross profit		328,641	310,513
Administrative expenses		(241,061)	(228,738)
Operating profit		87,580	81,775
Interest payable and similar expenses		(91)	(56)
Profit before taxation		87,489	81,719
Tax on profit	6	(16,623)	(9,462)
Profit for the financial year		70,866	72,257
Other comprehensive income			
Revaluation of tangible fixed assets		-	734,960
Tax relating to other comprehensive income		630	(137,434)
Total comprehensive income for the year		71,496	669,783

Renaissance Care (No 2) Limited

Statement of Financial Position

Aa at 30 November 2018

	Notes	2018 £	2018 £	2017 £	2017 £
Fixed assets					
Tangible assets	7		1,233,326		1,205,930
Current assets					
Debtors	8	147,564		97,613	
Cash at bank and in hand		75,793		62,929	
		223,357		160,542	
Creditors: amounts falling due within one year	9	(541,045)		(521,514)	
Net current liabilities			(317,688)		(360,972)
Total assets less current liabilities			915,638		844,958
Provisions for liabilities	10		(139,788)		(140,604)
Net assets			775,850		704,354
Capital and reserves					
Called up share capital	13		1		1
Revaluation reserve	14		598,156		597,526
Profit and loss reserves			177,693		106,827
Total equity			775,850		704,354

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 17 May 2019 and are signed on its behalf by:

Mr W D McLeish
Director

Company Registration No. SC402100

1 Accounting policies

Company information

Renaissance Care (No 2) Limited is a private company limited by shares incorporated in Scotland. The registered office is Suite 2, Ground Floor, Stuart House, Eskmills Park, Station Road, Musselburgh, EH21 7PB.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

This company is a qualifying entity for the purposes of FRS 102, being a member of a group where the parent of that group prepares publicly available consolidated financial statements, including this company, which are intended to give a true and fair view of the assets, liabilities, financial position and profit or loss of the group. The company has therefore taken advantage of exemptions from the following disclosure requirements:

- Section 7 'Statement of Cash Flows': Presentation of a statement of cash flow and related notes and disclosures;
- Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instrument Issues': Carrying amounts, interest income/expense and net gains/losses for each category of financial instrument; basis of determining fair values; details of collateral, loan defaults or breaches, details of hedges, hedging fair value changes recognised in profit or loss and in other comprehensive income;
- Section 33 'Related Party Disclosures': Compensation for key management personnel.

The financial statements of the company are consolidated in the financial statements of Dow Investments PLC. These consolidated financial statements are available from its registered office, 16 Charlotte Square, Edinburgh, Midlothian, EH2 4DF.

1.2 *Turnover*

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

1.3 Tangible fixed assets

Tangible fixed assets are initially measured at cost, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost of assets less their residual values over their useful lives on the following bases:

Land and Buildings Heritable	Nil
Fixtures & Fittings	25% reducing balance
Computer Equipment	25% reducing balance

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

No depreciation is provided on the company's land and buildings which were revalued in 2017. The directors' consider that there has been no significant change in the value of the land and buildings since the last valuation was undertaken. The directors also consider that the residual value of the land and buildings is at least equal to the book value. Having regard to this, it is considered that the depreciation of any such land and buildings would not be material.

1.4 *Impairment of fixed assets*

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.5 Cash at bank and in hand

Cash at bank and in hand are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1.6 Financial instruments (continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

1.8 Taxation (continued)

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.9 Provisions

Provisions are recognised when the company has a legal or constructive present obligation as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in profit or loss in the period in which it arises.

1.10 Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of stock or fixed assets.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

1.11 Retirement benefits

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.12 Leases

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

No significant judgements or estimates have had to be made by the directors in preparing these financial statements.

3 Auditor's remuneration

	2018	2017
Fees payable to the company's auditor and associates:	£	£
For audit services		
Audit of the financial statements of the company	3,667	4,193

4 Employees

The average monthly number of persons (including directors) employed by the company during the year was 51 (2017 - 50).

5 Directors' remuneration and dividends

	2018	2017
	£	£
Remuneration paid to directors	21,205	16,075

6 Taxation

	2018	2017
	£	£
Current tax		
UK corporation tax on profits for the current period	21,205	15,805

	2018	2017
	£	£
Deferred tax		
Origination and reversal of timing differences	(185)	(6,343)
Total tax charge	16,623	9,462

7 Tangible fixed assets

	Land and Buildings Heritable	Fixtures & Fittings	Computer Equipment	Total
	£	£	£	£
Cost or valuation				
At 1 December 2017	1,150,000	76,831	1,390	1,228,221
Additions	-	39,488	1,200	40,688
At 30 November 2018	1,150,000	116,319	2,590	1,268,909
Depreciation and impairment				
At 1 December 2017	-	21,580	710	22,290
Depreciation charged in the year	-	12,864	429	13,293
At 30 November 2018	-	34,444	1,139	35,583
Carrying amount				
At 30 November 2018	1,150,000	81,875	1,451	1,233,326
At 30 November 2017	1,150,000	55,251	679	1,205,930

Tangible fixed assets with a carrying amount of £1,233,326 (2017 - £1,205,930) have been pledged to secure borrowings of the company. The company is not allowed to pledge these assets as security for other borrowings or to sell them to another entity.

If revalued assets were stated on an historical cost basis rather than a fair value basis, the total amounts included would have been as follows:

	2018	2017
	£	£
Cost	415,040	415,040
Accumulated depreciation	-	-
Carrying value	415,040	415,040

In 2017, the company acquired Wyndwell Care Home. The property was subsequently valued by Savills UK Limited, Fellows of the Royal Institution of Chartered Surveyors, who are independent of the company. The valuation was carried out in 2017 and resulted in an uplift in the value of the property in 2017.

8 Debtors

Amounts falling due within one year:	2018 £	2017 £
Trade debtors	90,750	82,976
Amounts owed by group undertakings	53,721	5,944
Other debtors	3,092	8,693
	147,563	97,613

9 Creditors: amounts falling due within one year

	2018 £	2017 £
Amounts owed to group undertakings	417,566	396,066
Corporation tax	16,808	16,456
Other creditors	106,671	108,992
	541,045	521,514

Barclays Bank Plc hold a floating charge, dated 21st February 2017, and a standard security with negative pledge, dated 2nd March 2017, over the whole of the property at Wyndwell Care Home.

10 Provisions for liabilities

		2018 £	2017 £
Deferred tax liabilities	11	139,788	140,604

11 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the company and movements thereon:

Balances:	Liabilities 2018 £	Liabilities 2017 £
Accelerated capital allowances	139,788	140,604

11 Deferred taxation (continued)

Movements in the year:	2018 £
Liability at 1 December 2017	140,604
Credit to profit or loss	(816)
Liability at 30 November 2018	139,788

12 Retirement benefit schemes

Defined contribution schemes	2018 £	2017 £
Charge to profit or loss in respect of defined contribution schemes	9,430	8,465

The company operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the company in an independently administered fund.

13 Called up share capital

	2018 £	2017 £
Ordinary share capital		
Issued and fully paid		
1 Ordinary share of £1 each	1	1
	1	1

14 Revaluation reserve

	2018 £	2017 £
At the beginning of the year	597,526	-
Revaluation surplus arising in the year	-	734,960
Deferred tax on revaluation of tangible assets	630	(137,434)
At the end of the year	598,156	597,526

15 Financial commitments, guarantees and contingent liabilities

There is an unlimited guarantee in favour of Barclays Bank Plc given by Dow Investments PLC, Renaissance Care (Scotland) Limited, Renaissance Care (UK) Limited, Renaissance Care (No 1) Limited, Renaissance Care (No 2) Limited, Renaissance Care (No 3) Limited and Renaissance Care (No 4) Limited.

16 Related party transactions

The company has taken advantage of the exemption conferred by Financial Reporting Standard 102 Section 1A not to disclose inter-group transactions and balances on the grounds that 100% of the voting rights of the company are controlled within the group and that consolidated accounts are prepared by the ultimate holding company Dow Investments PLC and are publicly available at the address detailed below with the exception of the transactions Dow Investments PLC which has a 75% majority interest.

17 Parent company

The immediate parent company is Renaissance Care (UK) Limited, a company incorporated in Scotland which held 100% of the ordinary share capital of the company throughout the current and previous financial period.

The directors consider the ultimate controlling party to be Dow Investments PLC, a company incorporated in Scotland, as a result of its controlling interest in Renaissance Care (Scotland) Limited. Dow Investments PLC is controlled by Mr R D Kilgour, director.

The accounts of Dow Investments PLC are available to the public via Companies House. The registered office of this company is 16 Charlotte Square, Edinburgh, Midlothian, EH2 4DF. The company heads its largest group and smallest group in which the results of this company are included.