

Registered No.  
5117362

**Pioneer Pub Company Limited**

**Report and Financial Statements**

**19 August 2017**

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COMPANIES HOUSE

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**Pioneer Pub Company Limited**  
**Period ended 19 August 2017**

**DIRECTORS**

E Bashforth  
S Dando

**SECRETARY**

F Appleby

**AUDITOR**

KPMG LLP  
One Snowhill  
Snow Hill Queensway  
Birmingham  
B4 6GH

**SOLICITORS**

Slaughter & May  
One Bunhill Row  
London  
EC1Y 8YY

**REGISTERED OFFICE**

Jubilee House  
Second Avenue  
Burton upon Trent  
Staffordshire  
DE14 2WF

**Pioneer Pub Company Limited**  
**Period ended 19 August 2017**

**STRATEGIC REPORT**

**Registered No. 5117362**

**PRINCIPAL ACTIVITY AND REVIEW OF THE BUSINESS**

The company is a non-trading company.

**RESULTS AND DIVIDENDS**

The profit after taxation for the 52 week period amounted to £208,000 (52 week period ended 20 August 2016: profit after taxation of £208,000). The directors do not propose the payment of a final dividend (2016: £nil).

**REVIEW OF THE BUSINESS**

Punch manages its operations at a group level and the directors therefore believe that disclosure of key performance indicators for the company are not appropriate to understand the development, performance or position of the business. The performance of the Punch group is discussed in the Punch Taverns plc Annual Report and Financial Statements which can be requested from Jubilee House, Second Avenue, Burton upon Trent, Staffordshire, DE14 2WF. The directors do not consider that there are any specific principal risks and uncertainties applicable to the company which need to be disclosed.

As explained in note 1, the directors have concluded that the company has adequate resources to remain in operation for the foreseeable future. Therefore the directors have continued to adopt the going concern basis in preparing these financial statements.

On behalf of the board



S Dando  
Director  
14 Dec 2017

# **Pioneer Pub Company Limited**

## **Period ended 19 August 2017**

### **DIRECTORS' REPORT**

**Registered No. 5117362**

The directors present their report and financial statements for the financial period ended 19 August 2017.

### **DIRECTORS**

The directors of the company who served during the period are listed on the inside front cover.

A third party indemnity provision (as defined in section 234 of the Companies Act 2006) is in force for the benefit of the directors.

### **POST BALANCE SHEET EVENTS**

On 24 August 2017 Vine Acquisitions Limited acquired the entire issued share capital of the company's ultimate parent undertaking, Punch Taverns Limited (formerly Punch Taverns plc), for a cash consideration of £1.80 per share. As a result of the acquisition, Punch Taverns Limited was re-registered from a public company to a private limited company.

### **AUDIT INFORMATION**

The directors confirm that, so far as they are aware, there is no relevant audit information of which the auditor is unaware and that each director has taken all reasonable steps to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

### **AUDITOR**

The company has elected to dispense with the obligation to appoint an auditor annually under s487 of the Companies Act 2006.

On behalf of the board



S Dando  
Director  
14 Dec 2017

**Pioneer Pub Company Limited**  
**Period ended 19 August 2017**

**STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE DIRECTORS' REPORT, THE STRATEGIC REPORT AND THE FINANCIAL STATEMENTS**

The directors are responsible for preparing the Directors' Report, the Strategic 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), including FRS 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 judgements 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
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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 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 PIONEER PUB COMPANY LIMITED**

### **Opinion**

We have audited the financial statements of Pioneer Pub Company Limited ('the company') for the period ended 19 August 2017 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Changes in Equity and the related notes, including the accounting policies in note 1.

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 19 August 2017 and of its profit for the period then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 101 *Reduced Disclosure Framework* 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 are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

### **Going concern**

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least twelve months from the date of approval of the financial statements. We have nothing to report in these respects.

### **Strategic report and directors' report**

The directors are responsible for the strategic report and the directors' report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

Our responsibility is to read the strategic report and the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the strategic report and the directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

### **Matters on which we are required to report by exception**

Under the Companies Act 2006 we are required 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.

We have nothing to report in these respects.

### **Directors' responsibilities**

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; 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 they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

## **Auditor's responsibilities**

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities).

## **The purpose of our audit work and to whom we owe our responsibilities**

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.



Simon Haydn-Jones

**Senior Statutory Auditor**

**for and on behalf of KPMG LLP, Statutory Auditor**

*Chartered Accountants*

One Snowhill

Snow Hill Queensway

Birmingham

B4 6GH

14 Dec 2017

## Pioneer Pub Company Limited

Period ended 19 August 2017

### PROFIT & LOSS ACCOUNT

for the 52 week period ended 19 August 2017

		52 week period ended 19 August 2017	52 week period ended 20 August 2016
	Notes	£000	£000
Interest receivable	4	208	208
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>	<b>2</b>	<b>208</b>	<b>208</b>
Tax on profit on ordinary activities	5	-	-
<b>PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION</b>		<b>208</b>	<b>208</b>

The profit and loss account relates to continuing activities.

There is no difference between the reported results and the total recognised results in the current or preceding financial year.



**Pioneer Pub Company Limited**  
**Period ended 19 August 2017**

**BALANCE SHEET**  
as at 19 August 2017

	<i>Notes</i>	19 August 2017 £000	20 August 2016 £000
<b>CURRENT ASSETS</b>			
Debtors	6	48,444	48,236
		<u>48,444</u>	<u>48,236</u>
<b>CURRENT LIABILITIES</b>			
Creditors: amounts falling due in less than one year	7	(23,805)	(23,805)
		<u>24,639</u>	<u>24,431</u>
<b>NET CURRENT ASSETS, BEING TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		<u>24,639</u>	<u>24,431</u>
<b>NET ASSETS</b>			
		<u>24,639</u>	<u>24,431</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	8	6,200	6,200
Profit and loss account		18,439	18,231
		<u>24,639</u>	<u>24,431</u>
<b>SHAREHOLDER'S FUNDS</b>			
		<u>24,639</u>	<u>24,431</u>

The financial statements were approved and authorised for issue by the board and signed on its behalf on  
14 December 2017



S Dando  
14 December 2017

**Pioneer Pub Company Limited**

**Period ended 19 August 2017**

**STATEMENT OF CHANGES IN EQUITY**

for the 52 week period ended 19 August 2017

	<b>Share Capital</b> <b>£000</b>	<b>Profit &amp; Loss</b> <b>Account</b> <b>£000</b>	<b>Total Equity</b> <b>£000</b>
At 22 August 2015	6,200	18,023	24,223
Profit for the period	-	208	208
At 20 August 2016	<u>6,200</u>	<u>18,231</u>	<u>24,431</u>
Profit for the period	-	208	208
At 19 August 2017	<u><u>6,200</u></u>	<u><u>18,439</u></u>	<u><u>24,639</u></u>

# Pioneer Pub Company Limited

## Period ended 19 August 2017

### NOTES TO THE FINANCIAL STATEMENTS

for the 52 week period ended 19 August 2017

#### 1 ACCOUNTING POLICIES

##### ***Basis of preparation***

These financial statements were prepared in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework* ("FRS 101"). The amendments to FRS 101 (2014/15 Cycle) issued in July 2015 and effective immediately have been applied.

In preparing these financial statements, the company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs"), but makes amendments where necessary in order to comply with Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken.

The company's ultimate parent undertaking, Punch Taverns plc, includes the company in its consolidated financial statements. The consolidated financial statements of Punch Taverns plc are prepared in accordance with International Financial Reporting Standards and are available to the public and may be obtained from Jubilee House, Second Avenue, Burton upon Trent, Staffordshire, DE14 2WF.

In these financial statements, the company has applied the exemptions available under FRS 101 in respect of the following disclosures:

Cash Flow Statements and related notes

Comparative period reconciliations for share capital

Disclosures in respect of transactions with wholly owned subsidiaries

Disclosures in respect of capital management

The effects of new but not yet effective IFRSs

Disclosures in respect of the compensation of key management personnel

Disclosures of transactions with a management entity that provides key management personnel services to the company.

As the consolidated financial statements of Punch Taverns plc include the equivalent disclosures, the company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

IFRS 2 Share Based Payments in respect of group settled share based payments

Certain disclosures required by IAS 36 Impairment of assets in respect of the impairment of goodwill and indefinite life intangible assets

Disclosures required by IFRS 5 Non-current Assets Held for Sale and Discontinued Operations in respect of the cash flows of discontinued operations

Certain disclosures required by IFRS 3 Business Combinations in respect of business combinations undertaken by the company

Certain disclosures required by IFRS 13 Fair Value Measurement and the disclosures required by IFRS 7 Financial Instrument Disclosures

The company proposes to continue to adopt the reduced disclosure framework of FRS 101 in its next financial statements.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements and in preparing an opening FRS 101 balance sheet at 22 August 2015 for the purposes of the transition to FRS 101.

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**Pioneer Pub Company Limited**  
**Period ended 19 August 2017**

**NOTES TO THE FINANCIAL STATEMENTS**

for the 52 week period ended 19 August 2017

**1 ACCOUNTING POLICIES**

***Measurement convention***

The financial statements are prepared on the historical cost basis.

***Going concern***

The directors have reviewed the recoverability of the assets owing to the company and have concluded that all amounts could be satisfied if called upon. As a result, the directors have decided to prepare these accounts on a going concern basis.

***Significant accounting estimates and judgements***

There are no significant judgements or estimates required in the preparation of these financial statements.

***Taxation***

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantially enacted at the balance sheet date. Deferred tax is provided on temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

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**Pioneer Pub Company Limited**  
**Period ended 19 August 2017**

**NOTES TO THE FINANCIAL STATEMENTS**  
for the 52 week period ended 19 August 2017

**2 PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION**

Auditor remuneration is paid by another company in the Punch Taverns group in the current and preceding periods. The amount of auditor remuneration relating directly to the company is £1,000 (2016: £1,000).

**3 DIRECTORS' EMOLUMENTS AND STAFF COSTS**

The directors performed no qualifying services for the company in respect of the current or preceding years and therefore received no emoluments.

The company had no employees during the current or preceding periods.

**Pioneer Pub Company Limited**  
**Period ended 19 August 2017**

**NOTES TO THE FINANCIAL STATEMENTS**  
for the 52 week period ended 19 August 2017

**4 INTEREST RECEIVABLE**

	<b>52 week period ended 19 August 2017 £000</b>	<b>52 week period ended 20 August 2016 £000</b>
Interest receivable from group undertakings	208	208
	<u>208</u>	<u>208</u>

**Pioneer Pub Company Limited**  
**Period ended 19 August 2017**

**NOTES TO THE FINANCIAL STATEMENTS**  
for the 52 week period ended 19 August 2017

**5 TAXATION**

There is no charge for tax on the profit for the period (2016: £nil)

There is no provided or unprovided deferred tax.

***Reconciliation of tax charge***

	52 week period ended 19 August 2017 £000	52 week period ended 20 August 2016 £000
profit on ordinary activities before taxation	<u>208</u>	<u>208</u>
Current tax at 19.61% (2016: 20.00%)	41	42
Effects of:		
Income not chargeable for tax purposes	<u>(41)</u>	<u>(42)</u>
Total tax charge	<u>-</u>	<u>-</u>

Reductions in the UK corporation tax rate from 21% to 20% (effective 1 April 2015) was enacted on 2 July 2013. Further reductions to 19% (effective from 1 April 2017) and to 18% (effective 1 April 2020) were substantively enacted on 26 October 2015. An additional reduction to 17% (effective 1 April 2020) was announced in the budget on 16 March 2016.

An additional reduction to 17% (effective from 1 April 2020) was substantively enacted on 6 September 2016. This will reduce the company's future current tax charge accordingly.

**Pioneer Pub Company Limited**  
**Period ended 19 August 2017**

**NOTES TO THE FINANCIAL STATEMENTS**  
for the 52 week period ended 19 August 2017

**6 DEBTORS**

	<b>2017</b>	<b>2016</b>
	<b>£000</b>	<b>£000</b>
<b>Amounts falling due in less than one year:</b>		
Amounts due from group undertakings	43,307	43,307
Loans due from group undertakings	5,137	4,929
	<u>48,444</u>	<u>48,236</u>

The company has a loan with fellow group company, Broomco (3708) Limited, of £5,137,000 (2016: £4,929,000). The loan is repayable on demand and accrues interest at an annual rate of 7% on the original loan sum of £2,971,000.

**7 CREDITORS: amounts falling due in less than one year**

	<b>2017</b>	<b>2016</b>
	<b>£000</b>	<b>£000</b>
Amounts owed to group undertakings	23,805	23,805
	<u>23,805</u>	<u>23,805</u>



## Pioneer Pub Company Limited

Period ended 19 August 2017

### NOTES TO THE FINANCIAL STATEMENTS for the 52 week period ended 19 August 2017

#### 8 SHARE CAPITAL

	2017	2017	2016	2016
	No.	£000	No.	£000
<i>Allotted, called up and fully paid:</i>				
Ordinary shares of £1 each	6,200,100	6,200	6,200,100	6,200

**Pioneer Pub Company Limited**  
**Period ended 19 August 2017**

**NOTES TO THE FINANCIAL STATEMENTS**  
for the 52 week period ended 19 August 2017

**9 ULTIMATE PARENT UNDERTAKING**

The company's immediate parent undertaking is Mill House Inns (Trading) Limited a company registered in England and Wales.

The company's ultimate parent undertaking and controlling party is Punch Taverns plc, a company registered in England & Wales.

The largest group in which the results of the company are consolidated is that headed by Punch Taverns plc, a company registered in England & Wales.

Copies of the financial statements of Punch Taverns plc are available from Jubilee House, Second Avenue, Burton upon Trent, Staffordshire, DE14 2WF.