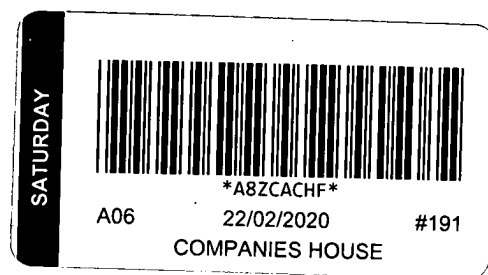


**Registered No.**  
**05117362**

**Pioneer Pub Company Limited**

**Report and Financial Statements**

**18 August 2019**



**Pioneer Pub Company Limited**  
**Period ended 18 August 2019**

**COMPANY INFORMATION**

**DIRECTORS**

E Bashforth  
S Dando

**SECRETARY**

F Appleby

**AUDITOR**

Cooper Parry Group Limited  
Sky View  
Argosy Road  
East Midlands Airport  
Derby  
DE74 2SA

**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 18 August 2019**

**STRATEGIC REPORT**

**Registered No. 05117362**

**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 £209,000 (52 week period ended 18 August 2018: profit after taxation of £208,000). The directors do not propose the payment of a final dividend (2018: £nil).

**REVIEW OF THE BUSINESS**

*Operations are managed at 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 directors do not consider that there are any specific principal risks and uncertainties applicable to the company which need to be disclosed.*

The directors of Pioneer Pub Company Limited 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 the financial statements.

On behalf of the board



S Dando

Director

12 February 2020

**Pioneer Pub Company Limited**  
**Period ended 18 August 2019**

**DIRECTORS' REPORT**

**Registered No. 05117362**

The directors present their report and financial statements for the financial period ended 18 August 2019.

**DIRECTORS**

The directors of the company who served during the period are listed on the company information page.

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

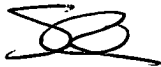
**AUDIT INFORMATION**

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  
12 February 2020

**Pioneer Pub Company Limited**  
**Period ended 18 August 2019**

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

The directors are responsible for preparing the Strategic Report, 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), 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 for the year ended 18 August 2019 which comprise the profit and loss account, the balance sheet, the statement of changes in equity and the 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 Financial Reporting Standard 101 Reduced Disclosure Framework (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 18 August 2019 and of the company's profit for the year then ended;
- the company financial statements have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- the financial statements 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 and 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 and financial statements, other than the financial statements and our audit report. 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 the audit:

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

**We have nothing to report on the matters on which we are required to report by exception**

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

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

- adequate accounting records have not been kept by the company, 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.

**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 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: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**Use of our report**

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.

  
Katharine Warrington (Senior Statutory Auditor)

for and on behalf of  
**Cooper Parry Group Limited**

Chartered Accountants  
Statutory Auditor

Sky View  
Argosy Road  
East Midlands Airport  
Castle Donington  
Derby  
DE74 2SA

Date: 12 February 2020

# Pioneer Pub Company Limited

Period ended 18 August 2019

## PROFIT & LOSS ACCOUNT

for the 52 week period ended 18 August 2019

		52 week period ended 18 August 2019	52 week period ended 18 August 2018
	Notes	£000	£000
Interest receivable	4	209	208
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>	2	<b>209</b>	<b>208</b>
Tax on profit on ordinary activities	5	-	-
<b>PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION</b>		<b>209</b>	<b>208</b>

The profit and loss account relates to continuing activities.

There are no recognised gains or losses other than those shown above.

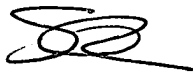


**Pioneer Pub Company Limited**  
**Period ended 18 August 2019**

**BALANCE SHEET**  
as at 18 August 2019

	<i>Notes</i>	18 August 2019 £000	18 August 2018 £000
<b>CURRENT ASSETS</b>			
Debtors	6	48,861	48,652
		<u>48,861</u>	<u>48,652</u>
<b>CURRENT LIABILITIES</b>			
Creditors: amounts falling due in less than one year	7	(23,805)	(23,805)
		<u>(23,805)</u>	<u>(23,805)</u>
<b>NET ASSETS</b>		<u>25,056</u>	<u>24,847</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	8	6,200	6,200
Profit and loss account		18,856	18,647
<b>SHAREHOLDER'S FUNDS</b>		<u>25,056</u>	<u>24,847</u>

The financial statements were approved and authorised for issue by the board and signed on its behalf on  
12 February 2020



S Dando  
12 February 2020

Registered No. 05117362

# Pioneer Pub Company Limited

Period ended 18 August 2019

## STATEMENT OF CHANGES IN EQUITY

for the 52 week period ended 18 August 2019

	Share Capital £000 00	Profit & Loss Account £000	Total Equity £000
At 19 August 2017	6,200	18,439	24,639
Profit for the period	-	208	208
At 18 August 2018	<u>6,200</u>	<u>18,647</u>	<u>24,847</u>
Profit for the period	-	209	209
At 18 August 2019	<u><u>6,200</u></u>	<u><u>18,856</u></u>	<u><u>25,056</u></u>

Share Capital represents the nominal value of shares that have been issued.

The Profit & Loss account represents all current and prior periods' retained profit and losses after the payment of dividends.

**Pioneer Pub Company Limited**  
**Period ended 18 August 2019**

**NOTES TO THE FINANCIAL STATEMENTS**

for the 52 week period ended 18 August 2019

**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 (2017/18 Cycle) issued in March 2018 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, Vine Acquisitions Limited, includes the company in its consolidated financial statements. The consolidated financial statements of Vine Acquisitions Limited are prepared in accordance with International Financial Reporting Standards and are available to the public and may be obtained from Companies House.

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 Vine Acquisitions Limited include the equivalent disclosures, the company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

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.

***Measurement convention***

The financial statements are prepared on the historical cost basis.

**Pioneer Pub Company Limited**  
**Period ended 18 August 2019**

**NOTES TO THE FINANCIAL STATEMENTS**

for the 52 week period ended 18 August 2019

**1 ACCOUNTING POLICIES**

***Fundamental accounting concept – going concern***

The ultimate parent has undertaken to support the company for a period of at least one year following the date of approval of these financial statements and not recall group debt until all other liabilities have been settled and the company has funds to repay. For this reason, the financial statements have been prepared on a going concern basis.

***Fixed asset investments***

Investments are stated at cost, less provision for impairment in value. The carrying value of investments is reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable.

***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.

***Significant accounting estimates and judgements***

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period.

Management bases its estimates and judgements on historical experience and on various other factors that are believed to be reasonable under the circumstances, the results of which form the basis for making judgements about the carrying value of assets and liabilities that are not readily available from other sources. Actual results may differ from these estimates under different assumptions and conditions.

The estimates and judgements that have significant effect on the amounts recognised in the financial statements are detailed below:

***Impairment of investments***

The company assesses the risk of impairment to the investment in its subsidiaries. There is a judgement in considering whether an impairment arises because of the difference between the carrying value and the fair value being value in use.

**Pioneer Pub Company Limited**  
**Period ended 18 August 2019**

**NOTES TO THE FINANCIAL STATEMENTS**

for the 52 week period ended 18 August 2019

**2 PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION**

Auditor remuneration is paid by another company in the Vine Acquisitions Limited group in the current and preceding periods. The amount of auditor remuneration relating directly to the company is £1,000 (2018: £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 18 August 2019**

**NOTES TO THE FINANCIAL STATEMENTS**  
for the 52 week period ended 18 August 2019

**4 INTEREST RECEIVABLE**

	<b>52 week period ended 18 August 2019 £000</b>	<b>52 week period ended 18 August 2018 £000</b>
Interest receivable from group undertakings	209	208
	<u>209</u>	<u>208</u>

**Pioneer Pub Company Limited**  
**Period ended 18 August 2019**

**NOTES TO THE FINANCIAL STATEMENTS**  
for the 52 week period ended 18 August 2019

**5 TAXATION**

There is no charge for tax on the loss for the period (2018: £nil).

There is no provided or unprovided deferred tax.

***Reconciliation of tax charge***

	52 week period ended 18 August 2019 £000	52 week period ended 18 August 2018 £000
Profit on ordinary activities before taxation	<u>209</u>	<u>208</u>
Current tax at: 19.00% (2018: 19.00%)	40	40
Effects of:		
Income not chargeable for tax purposes		(40)
Group relief	<u>(40)</u>	<u>-</u>
Total tax charge	<u>-</u>	<u>-</u>

Reductions in the UK corporation tax rate from 19% to 17% (effective 1 April 2020) were substantively enacted on 6 September 2016.

**Pioneer Pub Company Limited**  
**Period ended 18 August 2019**

**NOTES TO THE FINANCIAL STATEMENTS**  
for the 52 week period ended 18 August 2019

**6 DEBTORS**

	<b>2019</b>	<b>2018</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	5,554	5,345
	<u>48,861</u>	<u>48,652</u>

The company has a loan with fellow group company, Broomco (3708) Limited, of £5,554,000 (2018: £5,345,000). 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>2019</b>	<b>2018</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 18 August 2019

## NOTES TO THE FINANCIAL STATEMENTS

for the 52 week period ended 18 August 2019

### 8 SHARE CAPITAL

	2019	2019	2018	2018
	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 18 August 2019**

**NOTES TO THE FINANCIAL STATEMENTS**  
for the 52 week period ended 18 August 2019

**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 Patron Capital, V L.P., a Jersey L.P. managed and controlled in Jersey.

The largest group in which the results of the company are consolidated is that headed by Vine Acquisitions Limited, a company registered in England & Wales.

Copies of the financial statements of Vine Acquisitions Limited are available from Companies House.