

Registered No 3946292

Punch Taverns (Offices) Limited

Report and Financial Statements

22 August 2009



Punch Taverns (Offices) Limited
Period ended 22 August 2009

DIRECTORS

P Dutton
N Preston
G Thorley

SECRETARY

C Stewart

AUDITORS

Ernst & Young LLP
1 Colmore Square
Birmingham
B4 6HQ

BANKERS

Barclays Bank plc
15 Colmore Row
Birmingham
B3 2EP

SOLICITORS

Slaughter & May
One Bunhill Row
London
EC1Y 8YY

REGISTERED OFFICE

Jubilee House
Second Avenue
Burton upon Trent
Staffordshire
DE14 2WF

Punch Taverns (Offices) Limited
Period ended 22 August 2009

Registered No 3946292

DIRECTORS' REPORT

The directors present their report and financial statements for the 52 week period ended 22 August 2009

RESULTS AND DIVIDENDS

The profit after taxation for the 52 week period amounted to £188,000 (53 week period ended 23 August 2008 profit after taxation of £182,000) During the period, the company paid a dividend in specie of £2,269,000 (2008 £nil) The directors do not propose the payment of a final dividend (2008 £nil)

PRINCIPAL ACTIVITY AND REVIEW OF THE BUSINESS

The principal activity of the company is that of a property leasing company During the period, the company capitalised tangible fixed asset costs of £8,574,000, mainly in relation to the construction of a new office building which was completed during the period On 14 August 2009, the company was involved in a group re-organisation to simplify group structure As a result, the company's immediate parent undertaking is now Punch Taverns (PGE) Limited

The directors are satisfied with the performance of the company in the period and believe that the company is well placed for the future

Punch Taverns 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 Taverns group is discussed in the Punch Taverns plc Annual Report and Financial Statements which are publicly available 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 to the financial statements, the company is dependent upon support from its parent company to meet its liabilities as they fall due Enquiries have been made of the directors of the company's ultimate parent company, Punch Taverns plc, regarding the ability of Punch Taverns plc to continue as a going concern Therefore the directors have, continued to adopt the going concern basis in preparing the financial statements

DIRECTORS

The directors of the company who served during the period are listed on the previous 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 auditors are unaware and that each director has taken all reasonable steps to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information

AUDITORS

The company has elected to dispense with the obligation to appoint auditors annually under section 487 of the Companies Act 2006

On behalf of the board



P Dutton
Director

9 February 2010

Punch Taverns (Offices) Limited
Period ended 22 August 2009

Registered No 3946292

STATEMENT OF DIRECTORS' RESPONSIBILITIES

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 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,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

**INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF PUNCH TAVERNS (OFFICES) LIMITED**

We have audited the financial statements of Punch Taverns (Offices) Limited for the period ended 22 August 2009 which comprise the Profit and Loss Account, the Balance Sheet, and the related notes 1 to 18. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 auditors' 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 auditors

As explained more fully in the Statement of Directors' Responsibilities set out on the previous page, 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 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

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements.

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 22 August 2009 and of its profit for the period 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.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year 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.

Ernst & Young LLP

Adrian Roberts (Senior Statutory Auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
Birmingham

10 February 2010

Punch Taverns (Offices) Limited

Period ended 22 August 2009

PROFIT & LOSS ACCOUNT

for the 52 week period ended 22 August 2009

	Notes	52 week period ended 22 August 2009 £000	53 week period ended 23 August 2008 £000
TURNOVER	2	510	403
GROSS PROFIT		<u>510</u>	<u>403</u>
Administrative expenses		(321)	(239)
OPERATING PROFIT	3	<u>189</u>	<u>164</u>
Profit on disposal of fixed assets		-	56
Interest receivable	5	2	17
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		<u>191</u>	<u>237</u>
Tax on profit on ordinary activities	6	(3)	(55)
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION	14	<u><u>188</u></u>	<u><u>182</u></u>

The profit and loss account relates entirely to continuing activities

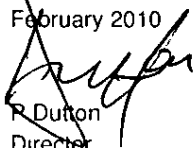
There are no recognised gains or losses other than those shown above

Punch Taverns (Offices) Limited
Period ended 22 August 2009

BALANCE SHEET
as at 22 August 2009

	<i>Notes</i>	22 August 2009 £000	23 August 2008 £000
FIXED ASSETS			
Tangible fixed assets	7	18,059	9,807
		<u>18,059</u>	<u>9,807</u>
CURRENT ASSETS			
Debtors amounts falling due in less than one year	8	2,178	1,674
Debtors amounts falling due after more than one year	8	-	1,415
Cash at bank and in hand		17	98
		<u>2,195</u>	<u>3,187</u>
CREDITORS amounts falling due in less than one year	9	(282)	(408)
		<u>1,913</u>	<u>2,779</u>
NET CURRENT ASSETS		<u>1,913</u>	<u>2,779</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>19,972</u>	<u>12,586</u>
CREDITORS amounts falling due after more than one year	10	(19,722)	(10,098)
PROVISIONS FOR LIABILITIES	11	(70)	(227)
NET ASSETS		<u>180</u>	<u>2,261</u>
CAPITAL AND RESERVES			
Called up share capital	12	-	-
Profit and loss account	14	180	2,261
SHAREHOLDERS' FUNDS	14	<u>180</u>	<u>2,261</u>

The financial statements were approved and authorised for issue by the board and signed on its behalf on 9 February 2010


R Dutton
Director

Punch Taverns (Offices) Limited
Period ended 22 August 2009

NOTES TO THE FINANCIAL STATEMENTS

for the 52 week period ended 22 August 2009

1 ACCOUNTING POLICIES

Basis of preparation

The financial statements are prepared under the historical cost convention and in accordance with applicable UK accounting standards

In accordance with FRS 18 the directors have continued to review the accounting policies

There have been no changes to accounting policies during the year

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

Tangible fixed assets and depreciation

Fixed assets are stated at cost

Depreciation

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

Depreciation is provided on other tangible fixed assets at rates calculated to write off the cost less estimated residual value of each asset evenly over its expected useful life, as follows

Fixtures and fittings	- 5 years
Buildings	- 50 years

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 recognised in respect of all timing differences that have originated but not reversed at the balance sheet date, where transactions or events that result in an obligation to pay more tax in the future, or a right to pay less tax in the future have occurred at the balance sheet date

Deferred tax is measured at the tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis

Punch Taverns (Offices) Limited
Period ended 22 August 2009

NOTES TO THE FINANCIAL STATEMENTS
for the 52 week period ended 22 August 2009

2 TURNOVER

Turnover represents the amounts derived from the provision of goods and services which fall within the company's ordinary activities, stated net of value added tax. Turnover is derived solely within the United Kingdom.

Turnover includes

	52 week period ended 22 August 2009 £000	53 week period ended 23 August 2008 £000
Rental income	<u>510</u>	<u>403</u>

3 OPERATING PROFIT

This is stated after charging

	52 week period ended 22 August 2009 £000	53 week period ended 23 August 2008 £000
Depreciation - owned fixed assets	<u>322</u>	<u>241</u>

Auditors' remuneration is paid by another company in the Punch Taverns group in the current and preceding periods.

4 DIRECTORS' EMOLUMENTS AND STAFF COSTS

The directors received no emoluments from the company in respect of their services in the current or preceding periods.

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

Punch Taverns (Offices) Limited
Period ended 22 August 2009

NOTES TO THE FINANCIAL STATEMENTS
for the 52 week period ended 22 August 2009

5 INTEREST RECEIVABLE

	52 week period ended 22 August 2009 £000	53 week period ended 23 August 2008 £000
Bank interest receivable	2	17
	<u>2</u>	<u>17</u>

Punch Taverns (Offices) Limited
Period ended 22 August 2009

NOTES TO THE FINANCIAL STATEMENTS
for the 52 week period ended 22 August 2009

6 TAXATION

	52 week period ended 22 August 2009 £000	53 week period ended 23 August 2008 £000
The tax charge for the period comprises		
UK corporation tax		
- current period group relief receivable / (surrendered)	143	(161)
- adjustments in respect of prior periods	17	2
	<u>160</u>	<u>(159)</u>
Deferred tax		
- current period (credit) / charge	(90)	216
- change in standard rate of tax	-	(9)
- adjustments in respect of prior periods	(67)	7
	<u>(157)</u>	<u>214</u>
Total tax charge for the period	<u>3</u>	<u>55</u>

The adjustment to the prior period tax charge reflects adjustments to the allocation of group relief within the group

Reconciliation of tax charge / (credit)

	52 week period ended 22 August 2009 £000	53 week period ended 23 August 2008 £000
Profit on ordinary activities before taxation	<u>191</u>	<u>237</u>
Profit on ordinary activities at standard rate of corporation tax in the UK of 28.00% (2008 29.21%)	53	69
Effects of		
Profit on disposal of fixed assets	-	(16)
Expenses not deductible for tax purposes	-	1
Capital allowances in excess of depreciation	90	(215)
Adjustments in respect of prior periods	17	2
Total tax charge / (credit)	<u>160</u>	<u>(159)</u>

There are no factors expected to materially affect future tax charges

Punch Taverns (Offices) Limited

Period ended 22 August 2009

NOTES TO THE FINANCIAL STATEMENTS

for the 52 week period ended 22 August 2009

7 TANGIBLE FIXED ASSETS

	Land & buildings £000	Fixtures and fittings £000	Total £000
Cost			
At 23 August 2008	8,350	2,396	10,746
Additions	8,052	522	8,574
At 22 August 2009	<u>16,402</u>	<u>2,918</u>	<u>19,320</u>
Depreciation			
At 23 August 2008	-	939	939
Charge for the year	86	236	322
At 22 August 2009	<u>86</u>	<u>1,175</u>	<u>1,261</u>
Net book value			
At 22 August 2009	<u>16,316</u>	<u>1,743</u>	<u>18,059</u>
At 23 August 2008	<u>8,350</u>	<u>1,457</u>	<u>9,807</u>

The split of the net book value of land and buildings is as follows

	Freehold £000	Total £000
At 22 August 2009	<u>16,316</u>	<u>16,316</u>
At 23 August 2008	<u>8,350</u>	<u>8,350</u>

The carrying value of land is £3,210,000 (2008 £3,210,000)

Punch Taverns (Offices) Limited
Period ended 22 August 2009

NOTES TO THE FINANCIAL STATEMENTS
for the 52 week period ended 22 August 2009

8 DEBTORS

	2009	2008
	£000	£000
Amounts falling due in less than one year		
Trade debtors	2	-
Amounts due from group undertakings	2,005	1,558
Others debtors	171	116
	<u>2,178</u>	<u>1,674</u>
Amounts falling due after more than one year	2009	2008
	£000	£000
Amounts due from group undertakings	-	1,415
	<u>-</u>	<u>1,415</u>

9 CREDITORS amounts falling due in less than one year

	2009	2008
	£000	£000
Trade creditors	133	93
Amounts owed to group undertakings	66	281
Accruals and deferred income	83	34
	<u>282</u>	<u>408</u>

10 CREDITORS amounts falling due after more than one year

	2009	2008
	£000	£000
Amounts owed to group undertakings	19,722	10,098
	<u>19,722</u>	<u>10,098</u>

Punch Taverns (Offices) Limited
Period ended 22 August 2009

NOTES TO THE FINANCIAL STATEMENTS
for the 52 week period ended 22 August 2009

11 PROVISIONS FOR LIABILITIES

	Deferred taxation £000
As at 23 August 2008	227
Credited to the profit and loss account	(157)
As at 22 August 2009	<u>70</u>

	2009 £000	2008 £000
The deferred tax balance consists of		
Depreciation in excess of capital allowances	<u>70</u>	<u>227</u>
	<u>70</u>	<u>227</u>

The amount of deferred tax that has not been provided on revalued fixed assets and fixed assets subject to rollover relief is estimated to be £1,386,000 (2008 £517,000). At present, it is not envisaged that any corporation tax will become payable in the foreseeable future.

Punch Taverns (Offices) Limited

Period ended 22 August 2009

NOTES TO THE FINANCIAL STATEMENTS

for the 52 week period ended 22 August 2009

12 SHARE CAPITAL

	2009 No	2009 £	2008 No	2008 £
<i>Authorised</i>				
Ordinary shares of £1 each	100	100	100	100
<i>Allotted, called up and fully paid</i>				
Ordinary shares of £1 each	2	2	2	2

13 DIVIDENDS

	52 week period ended 22 August 2009 £000	53 week period ended 23 August 2008 £000
Dividend in specie (£1,134,500 per ordinary share (2008 £nil))	2,269	-

Punch Taverns (Offices) Limited

Period ended 22 August 2009

NOTES TO THE FINANCIAL STATEMENTS

for the 52 week period ended 22 August 2009

14 RECONCILIATION OF SHAREHOLDERS' FUNDS AND MOVEMENTS ON RESERVES

	Share Capital £000	Profit & Loss Account £000	Total Share- holders' Funds £000
At 18 August 2007	-	2,079	2,079
Profit for the period	-	182	182
At 23 August 2008	-	2,261	2,261
Profit for the period	-	188	188
Dividends paid	-	(2,269)	(2,269)
At 22 August 2009	-	180	180

Punch Taverns (Offices) Limited
Period ended 22 August 2009

NOTES TO THE FINANCIAL STATEMENTS
for the 52 week period ended 22 August 2009

15 FINANCIAL COMMITMENTS

	2009 £000	2008 £000
Contracted not provided - property, plant and equipment	<u>602</u>	<u>7,560</u>

16 CASH FLOW STATEMENT

The directors have taken advantage of the exemption in Financial Reporting Standard No 1 (revised) from including a cash flow statement in the financial statements on the grounds that the company is wholly owned and its ultimate parent company (Punch Taverns plc) publishes consolidated financial statements

17 RELATED PARTY DISCLOSURES

The company has taken advantage of the exemption in paragraph 3(c) of FRS 8 from disclosing transactions with related parties that are part of the Punch Taverns plc group or investees of the group

18 ULTIMATE PARENT UNDERTAKING

The company's immediate parent undertaking is Punch Taverns (PGE) Limited, a company registered in England & Wales

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

The parent undertaking of the only group of undertakings for which group financial statements are drawn up and of which the company is a member is Punch Taverns plc

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