

Registered No
3946292

Punch Taverns (Offices) Limited

Report and Financial Statements

17 August 2013



Punch Taverns (Offices) Limited
Period ended 17 August 2013

DIRECTORS

S Dando		
N Griffiths	appointed	01 Feb 2013
R Whiteside	resigned	01 Feb 2013

SECRETARY

C Harris	appointed	01 Feb 2013
H Tyrrell	resigned	01 Feb 2013

AUDITOR

KPMG Audit Plc
One Snowhill
Snow Hill Queensway
Birmingham
B4 6GH

BANKERS

Barclays Bank plc
One Snowhill
Snow Hill Queensway
Birmingham
B3 2WN

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 17 August 2013

DIRECTORS' REPORT

Registered No 3946292

The directors present their report and financial statements for the financial period ended 17 August 2013

RESULTS AND DIVIDENDS

The loss after taxation for the financial period amounted to £77,000 (52 week period ended 18 August 2012 profit after taxation of £184,000) The directors do not propose the payment of a final dividend (2012 £nil)

PRINCIPAL ACTIVITY AND REVIEW OF THE BUSINESS

The principal activity of the company is that of a property leasing company

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 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
09 Oct 2013

Punch Taverns (Offices) Limited
Period ended 17 August 2013

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

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make 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
- 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 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 PUNCH TAVERNS (OFFICES) LIMITED**

We have audited the financial statements of Punch Taverns (Offices) Limited for the period ended 17 August 2013 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 auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the 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, and express an opinion on, the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

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

Opinion on financial statements

In our opinion, the financial statements

- give a true and fair view of the state of the company's affairs as at 17 August 2013 and of its loss 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.



Greg Watts
Senior Statutory Auditor
for and on behalf of KPMG Audit Plc, Statutory Auditor
Chartered Accountants
One Snowhill
Snow Hill Queensway
Birmingham
B4 6GH
09 Oct 2013

Punch Taverns (Offices) Limited

Period ended 17 August 2013

PROFIT & LOSS ACCOUNT

for the 52 week period ended 17 August 2013

		52 week period ended 17 August 2013			52 week period ended 18 August 2012		
	Notes	Underlying items	Non-underlying items (note 4)	Total	Underlying items	Non-underlying items (note 4)	Total
		£000	£000	£000	£000	£000	£000
TURNOVER	2	399	-	399	398	-	398
GROSS PROFIT		<u>399</u>	<u>-</u>	<u>399</u>	<u>398</u>	<u>-</u>	<u>398</u>
Administrative expenses		(600)	-	(600)	(178)	-	(178)
OPERATING (LOSS) / PROFIT	3	<u>(201)</u>	<u>-</u>	<u>(201)</u>	<u>220</u>	<u>-</u>	<u>220</u>
Interest receivable	6	12	-	12	4	-	4
(LOSS) / PROFIT ON ORDINARY ACTIVITIES		<u>(189)</u>	<u>-</u>	<u>(189)</u>	<u>224</u>	<u>-</u>	<u>224</u>
Tax on (loss) / profit on ordinary activities	7	111	1	112	(86)	46	(40)
(LOSS) / PROFIT ON ORDINARY ACTIVITIES	14	<u><u>(78)</u></u>	<u><u>1</u></u>	<u><u>(77)</u></u>	<u><u>138</u></u>	<u><u>46</u></u>	<u><u>184</u></u>

The profit and loss account relates to continuing activities

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

Punch Taverns (Offices) Limited
Period ended 17 August 2013

BALANCE SHEET
as at 17 August 2013

	<i>Notes</i>	17 August 2013 £000	18 August 2012 £000
FIXED ASSETS			
Tangible fixed assets	8	4,667	5,267
		<u>4,667</u>	<u>5,267</u>
CURRENT ASSETS			
Debtors amounts falling due after more than one year	9	21	-
Cash at bank and in hand		43	60
		<u>64</u>	<u>60</u>
CREDITORS amounts falling due in less than one year	10	(64)	(60)
		<u>-</u>	<u>-</u>
NET CURRENT ASSETS			
		<u>4,667</u>	<u>5,267</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
CREDITORS amounts falling due after more than one year	11	(9,461)	(9,893)
PROVISIONS FOR LIABILITIES	12	-	(91)
NET LIABILITIES		<u>(4,794)</u>	<u>(4,717)</u>
CAPITAL AND RESERVES			
Called up share capital	13	-	-
Profit and loss account	14	(4,794)	(4,717)
SHAREHOLDER'S DEFICIT	14	<u>(4,794)</u>	<u>(4,717)</u>

The financial statements were approved and authorised for issue by the board and signed on its behalf on 09 October 2013



S Dando
Director

Punch Taverns (Offices) Limited
Period ended 17 August 2013

NOTES TO THE FINANCIAL STATEMENTS
for the 52 week period ended 17 August 2013

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 company's liabilities exceed its assets. However, 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

Depreciation is provided on 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

Buildings - 50 years

Fixtures and fittings - 5 years

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

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

Non-underlying items

In order to provide a trend measure of underlying performance, profit is presented excluding items that management believe will distort comparability, either due to their significant nature, or as a result of specific accounting treatments. Further detail on the nature of non-underlying items is included in note 4

Punch Taverns (Offices) Limited
Period ended 17 August 2013

NOTES TO THE FINANCIAL STATEMENTS
for the 52 week period ended 17 August 2013

2 TURNOVER

Turnover represents the amounts derived from the provision of goods and services to third parties which fall within the company's ordinary activities, stated net of value added tax. Rents receivable are recognised on a straight-line basis over the lease term. Revenue in respect of drink sales is recognised at the point at which the goods are provided. Turnover is derived solely within the United Kingdom.

Turnover includes

	52 week period ended 17 August 2013 £000	52 week period ended 18 August 2012 £000
Rental income	<u>399</u>	<u>398</u>

3 OPERATING (LOSS) / PROFIT

This is stated after charging

	52 week period ended 17 August 2013 £000	52 week period ended 18 August 2012 £000
Depreciation - owned fixed assets	<u>600</u>	<u>166</u>

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

4 NON-UNDERLYING ITEMS

	52 week period ended 17 August 2013 £000	52 week period ended 18 August 2012 £000
Tax adjustments in respect of prior periods	<u>(1)</u>	<u>(46)</u>
	<u>(1)</u>	<u>(46)</u>

5 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 17 August 2013

NOTES TO THE FINANCIAL STATEMENTS
for the 52 week period ended 17 August 2013

6 INTEREST RECEIVABLE

	52 week period ended 17 August 2013 £000	52 week period ended 18 August 2012 £000
Bank interest receivable	<u>12</u>	<u>4</u>
	<u>12</u>	<u>4</u>

Punch Taverns (Offices) Limited
Period ended 17 August 2013

NOTES TO THE FINANCIAL STATEMENTS
for the 52 week period ended 17 August 2013

7 TAXATION

	52 week period ended 17 August 2013 £000	52 week period ended 18 August 2012 £000
The tax (credit) / charge for the period comprises		
UK corporation tax		
- adjustments in respect of prior periods	-	(46)
	-	(46)
Deferred tax		
- current period credit	(117)	(6)
- change in standard rate of tax	6	(8)
- adjustments in respect of prior periods	(1)	100
	(112)	86
Total tax (credit) / charge for the period	(112)	40

Reconciliation of tax credit

	52 week period ended 17 August 2013 £000	52 week period ended 18 August 2012 £000
(Loss) / profit on ordinary activities before taxation	(189)	224
(Loss) / profit on ordinary activities at standard rate of corporation tax in the UK of 23.61% (2012: 25.22%)	(45)	56
Effects of		
Income not chargeable for tax purposes	(72)	(61)
Depreciation in excess of capital allowances	117	5
Adjustments in respect of prior periods	-	(46)
Total current tax credit	-	(46)

Punch Taverns (Offices) Limited

Period ended 17 August 2013

NOTES TO THE FINANCIAL STATEMENTS

for the 52 week period ended 17 August 2013

8 TANGIBLE FIXED ASSETS

	Land & buildings £000	Fixtures and fittings £000	Total £000
Cost:			
As at 17 August 2013 and 18 August 2012	<u>5,644</u>	<u>1,691</u>	<u>7,335</u>
Depreciation.			
As at 18 August 2012	377	1,691	2,068
Charge for the year	600	-	600
As at 17 August 2013	<u>977</u>	<u>1,691</u>	<u>2,668</u>
Net book value			
As at 17 August 2013	<u>4,667</u>	<u>-</u>	<u>4,667</u>
As at 18 August 2012	<u>5,267</u>	<u>-</u>	<u>5,267</u>

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

	Freehold £000	Total £000
As at 17 August 2013	<u>4,667</u>	<u>4,667</u>
As at 18 August 2012	<u>5,267</u>	<u>5,267</u>

The carrying value of land is £nil (2012 £nil)

Punch Taverns (Offices) Limited
Period ended 17 August 2013

NOTES TO THE FINANCIAL STATEMENTS
for the 52 week period ended 17 August 2013

9 DEBTORS

	2013 £000	2012 £000
Amounts falling due after more than one year		
Deferred tax asset	21	-
	<u>21</u>	<u>-</u>

Deferred tax

	2013 £000	2012 £000
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The deferred tax asset included in the company balance sheet is as follows

Depreciation in excess of capital allowances	21	-
	<u>21</u>	<u>-</u>

£000

As at 18 August 2012	-
Credited to the profit and loss account	21
As at 17 August 2013	<u>21</u>

Reductions in the UK corporation tax rate from 26% to 24% (effective from 1 April 2012) and to 23% (effective 1 April 2013) were substantively enacted on 26 March 2012 and 3 July 2012 respectively. Further reductions to 21% (effective from 1 April 2014) and 20% (effective from 1 April 2015) were substantively enacted on 2 July 2013. This will reduce the company's future current tax charge accordingly. The deferred tax asset at 17 August 2013 has been calculated based on the rates of 20% and 23% substantively enacted at the balance sheet date.

10 CREDITORS amounts falling due in less than one year

	2013 £000	2012 £000
Accruals and deferred income	44	40
Social security and other taxes	20	20
	<u>64</u>	<u>60</u>

11 CREDITORS amounts falling due after more than one year

	2013 £000	2012 £000
Amounts owed to group undertakings	9,461	9,893
	<u>9,461</u>	<u>9,893</u>

Punch Taverns (Offices) Limited
Period ended 17 August 2013

NOTES TO THE FINANCIAL STATEMENTS
for the 52 week period ended 17 August 2013

12 PROVISIONS FOR LIABILITIES

	Deferred taxation £000	
As at 18 August 2012	91	
Credited to the profit and loss account	(91)	
As at 17 August 2013	<u>-</u>	
	2013	2012
	£000	£000
The deferred tax balance consists of		
Capital allowances in excess of depreciation	<u>-</u>	<u>91</u>
	<u>-</u>	<u>91</u>

Reductions in the UK corporation tax rate from 26% to 24% (effective from 1 April 2012) and to 23% (effective 1 April 2013) were substantively enacted on 26 March 2012 and 3 July 2012 respectively. Further reductions to 21% (effective from 1 April 2014) and 20% (effective from 1 April 2015) were substantively enacted on 2 July 2013. This will reduce the company's future current tax charge accordingly. The deferred tax liability at 17 August 2013 and 18 August 2012 has been calculated based on the rates of 20% and 23% substantively enacted at the balance sheet date.

Punch Taverns (Offices) Limited

Period ended 17 August 2013

NOTES TO THE FINANCIAL STATEMENTS

for the 52 week period ended 17 August 2013

13 SHARE CAPITAL

	2013	2013	2012	2012
	No	£	No	£
<i>Allotted, called up and fully paid</i>				
Ordinary shares of £1 each	2	2	2	2

Punch Taverns (Offices) Limited

Period ended 17 August 2013

NOTES TO THE FINANCIAL STATEMENTS

for the 52 week period ended 17 August 2013

14 RECONCILIATION OF SHAREHOLDER'S DEFICIT AND MOVEMENTS ON RESERVES

	Share Capital	Profit & Loss	Total Share- holder's Deficit
	£000	Account £000	£000
At 20 August 2011	-	(4,901)	(4,901)
Profit for the period	-	184	184
At 18 August 2012	-	(4,717)	(4,717)
Loss for the period	-	(77)	(77)
At 17 August 2013	-	(4,794)	(4,794)

Punch Taverns (Offices) Limited
Period ended 17 August 2013

NOTES TO THE FINANCIAL STATEMENTS
for the 52 week period ended 17 August 2013

15 CASH FLOW STATEMENT

The directors have taken advantage of the exemption in FRS 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

16 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 wholly owned subsidiaries of the Punch Taverns plc group. There were no other related party transactions during the period.

17 POST BALANCE SHEET EVENTS

At 17 August 2013, no obligation exists for dividends declared after that date (August 2012: £nil)

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.