

Registration number: 02792285

Barchester Healthcare Limited

Annual Report and Consolidated Financial Statements

for the Year Ended 31 December 2017

WEDNESDAY



L7F9009K

LD8

26/09/2018

#356

COMPANIES HOUSE

Barchester Healthcare Limited

Contents

| | |
|--|----------|
| Company Information | 1 |
| Chairman's Statement | 2 to 3 |
| Strategic Report | 4 to 6 |
| Directors' Report | 7 to 12 |
| Statement of Directors' Responsibilities | 13 |
| Independent Auditor's Report | 14 to 15 |
| Consolidated Profit and Loss Account | 16 |
| Consolidated Statement of Comprehensive Income | 17 |
| Consolidated Balance Sheet | 18 |
| Balance Sheet | 19 |
| Consolidated Statement of Changes in Equity | 20 |
| Statement of Changes in Equity | 21 |
| Consolidated Statement of Cash Flows | 22 |
| Notes to the Financial Statements | 23 to 42 |

Barchester Healthcare Limited

Company Information

| | |
|--------------------------|--|
| Chairman | John Coleman |
| Directors | John Coleman John Bateson Anthony Bourne Keith Browne Pete Calveley David Edmonds Mark Hazlewood John Hegarty Michael O'Reilly |
| Company Secretary | Michael O'Reilly |
| Registered office | 3rd Floor, The Aspect Finsbury Square London EC2A 1AS |
| Bankers | The Royal Bank of Scotland Plc London Corporate Services 2½ Devonshire Square 39-41 Broad Street London EC2M 4XJ |
| Auditor | KPMG LLP Chartered Accountants 1 St. Peter's Square Manchester M2 3AE |

Barchester Healthcare Limited

Chairman's Statement

Introduction

Since our formation in 1992, we have grown by focussing on what really matters to our residents and families - high quality care in a safe, secure and homely environment. Our ambition is to be the number one provider of consistent, high quality, market leading services for those we care for.

Performance

Turnover grew during 2017, increasing by 4.8% to £591.2 million in the year, underpinned by higher fee rates year on year.

For the year to 31 December 2017, EBITDAR was £174.1 million, an increase of £10.8 million (6.6%) on the prior year despite an increased cost base.

Dividend

The Board of Barchester Healthcare Limited ("Barchester" or "the Company") agreed to the payment of an interim dividend during the year of £1 million (2016: £Nil). The Board have not recommended the payment of a final dividend (2016: £Nil), as surplus cash is being invested in the maintenance and enhancement of the property portfolio to help maintain the competitive position of the business.

Board

Details of the current Directors are set out on pages 8 to 10.

Corporate governance

Barchester is a privately owned company but aspires to adopt high standards of corporate governance. Accordingly, and where appropriate, our systems and processes are developing to reflect the UK Corporate Governance Code.

The Board met thirteen times during the year. It considers clinical governance, safety, strategy and policy, approval of business plans, significant capital expenditure and other matters of strategic significance.

The Board also has Quality & Clinical Governance, Remuneration, Nominations and Investment Committees, which comply with best practice corporate governance principles. The Committees' Terms of Reference are available from the Company Secretary and our Company intranet.

Quality and Clinical Governance Committee

The Committee met six times during 2017. It is responsible for: reviewing existing practice and setting standards of quality, safety and care across the Company; assessing responses to raised care standards and reducing variation across the Company; drawing on relevant data, for example, serious untoward incidents, safeguarding whistle blowing and accidents and regularly reviewing how the Company responds to these in order to raise awareness and improve practices and reduce adverse outcomes. The Committee is also responsible for supervising a dashboard of vital signs and outcome measures of quality and care and overseeing, reviewing and analysing data produced by management. The Committee reports and takes recommendations to the Board. Details of its membership are on page 11.

Remuneration Committee

The Remuneration Committee held seven meetings during the year. No Director attends any meeting relating to his or her own remuneration. It holds responsibility for approving the remuneration and other benefits for the Executive Directors and other senior executives of the Company. Details of its membership are on page 11.

Barchester Healthcare Limited

Chairman's Statement (continued)

Nominations Committee

The Committee is responsible for the selection of suitable Executive and Non-Executive Directors to be proposed to the Board for appointment. It is responsible for the re-appointment of Non-Executive Directors for a further term. It also recommends to the Board the membership of the other Committees. There was one appointment to the Board during the year, being Michael O'Reilly. Details of the Committee's membership are on page 11.

Investment Committee

The Investment Committee held seven meetings during 2017. The Committee was established in order to: approve the identified additional capital expenditure amount and to approve any projects in excess of £100,000; to approve any new builds projected in accordance with the new build development process; and to make investment decisions, under delegated authority, granted to the Committee by the Board. The Committee makes and reports recommendations to the Board. The quality of our environment is a very important ingredient in the overall standard of care offered at Barchester and we aim to have the best quality homes in the sector. Details of the Committee's membership are on page 11.

Outlook

The Group is trading strongly and has a very strong balance sheet, with reduced bank and other debt, which leaves it free to explore ways of investing cash to support future growth in the scale of operations.

We must also acknowledge that trading conditions are providing a degree of margin compression across the sector. The introduction of the National Living Wage ("NLW") in April 2016 increased the cost base of the Group significantly at the time and continues to do so as it increases in line with government promises. Local Authority spending cuts continued through 2017 and look set to continue into the future putting pressure on the rates available for Local Authority and Health Service funded clients.

Notwithstanding these trading pressures our consistent quality of service delivery, strong balance sheet and our specific focus on the private pay market, we are confident in the Group's continued future success.

.....
John Coleman
Chairman
22 June 2018

Barchester Healthcare Limited

Strategic Report for the Year Ended 31 December 2017

The Directors present their strategic report for the year ended 31 December 2017.

Principal activity

The principal activity of the Company is that of an investment holding company. The core principal activity of the Company's subsidiary undertakings is the operation of care homes with related care services. Barchester is a Company domiciled in England and Wales.

The Group's primary activity is the provision of residential nursing care for the elderly. It also provides nursing care services to individuals with specialist higher acuity care needs. Specialist care services include elderly mentally infirm and young physically disabled.

Barchester commands a leading position in the UK long term care sector and is in the UK's top four largest providers. As at December 2017, Barchester provided in excess of 12,000 registered beds, spread across its portfolio of approximately 200 registered services (including nursing homes and domiciliary care) and 7 independent hospitals with a national footprint across Great Britain and Jersey, the largest proportion located within London and the South East.

The Group's strategy is one of continued growth through new builds, the extension of existing facilities and, where appropriate, through the acquisition of nursing homes of a suitable quality. The Group is especially focused on the private pay market.

Fair review of the business

A review of the business of the Group can be found in the Chairman's statement and the Directors' report. These show the Group's business and activities during the year, its financial position at the end of the year, and the likely future developments.

Principal risks and uncertainties & key performance indicators

The Board analyses key risks to the business and monitor exposure to these risks through a series of Key Performance Indicators (KPI's). These KPI's are reviewed to ensure that the Group is achieving its principal objectives of providing the highest quality of care for residents and patients, at the same time ensuring that the infrastructure is as fully and efficiently utilised as possible to provide appropriate returns to shareholders.

Clinical quality risk

We are committed to the need to provide a consistent level of care. We have invested in a number of key areas to monitor care provision, including a specialist dementia team, clinical development nurses and a more rigorous programme of quality inspections. The business operates sophisticated levels of performance monitoring with regular reporting to senior management and the Board of any potential issues. In addition, a comprehensive programme of service audits is undertaken across all homes with reports and resulting action plans being the subject of comprehensive review. Perhaps most importantly, the Board encourages a culture of reporting any minor concerns from staff, residents and relatives, all of which are appropriately investigated. There is increased awareness of regulatory changes at Board level and regular briefing updates are being used to ensure appropriate knowledge transfer to staff throughout the business.

KPI's used:

- regulatory compliance (both internal and external);
- various indicators of clinical well-being;
- number of hours for staffing (employed and agency).

Barchester Healthcare Limited

Strategic Report for the Year Ended 31 December 2017 (continued)

Health & Safety

We understand the need to provide a safe environment for our staff, residents, their guests or anyone else on our premises. Everyone in our business has accountability for health and safety, and they are given the necessary tools (including training, safety equipment and resources) to operate safely. Compliance is organised and monitored through a dedicated health and safety team across the business.

KPI's used:

- notifiable accident frequency; and
- accident statistics.

Public spending policy

Continued pressure is being exerted to reduce Government and Local Authority spending, which is manifesting itself increasingly in the reduction of fees being paid for the care of funded residents. As a response to the unwillingness to pay the fees required, our business continues to focus more on the provision of space to the privately funded individuals.

KPI's used:

- average fee rates;
- occupancy rates.

Employment of staff

Our business thrives on the skills and expertise of the staff we employ. The shortage of appropriate labour is a potential risk to the business, this is particularly acutely felt with the national shortage of qualified nursing staff. In order to mitigate this risk, the business has a proactive Human Resources and Recruitment team.

Continuity of service and care provided to residents is vitally important to the business. In order to ensure high quality care is provided it is necessary for the business to employ well trained staff and to encourage strong staff retention. To ensure staff have appropriate skills, the business provides on-going statutory and mandatory training to all resident facing staff. Development opportunities are identified and promoted throughout the business to continue to develop staff and encourage staff retention.

In addition, the business has procedures in place to ensure continued compliance with UKBA regulations.

KPI's used:

- staff turnover;
- staff training statistics;
- number of hours for staffing (employed and agency).

Barchester Healthcare Limited

Strategic Report for the Year Ended 31 December 2017 (continued)

Cost base inflation

The principal costs for the successful operation of the business include staff costs, energy and food. All of these areas are subject to on-going cost pressures in advance of inflation. In order to mitigate these areas, we have a well organised procurement process to source energy and food at the best possible rates. We have a well organised operational structure to ensure that labour is employed as effectively as possible.

KPI's used:

- EBITDA and EBITDAR per bed;
- profit margins.

Occupancy

An inability to maintain and grow occupancy levels of both private and local authority funded residents is a potential risk to the business. In order to mitigate this risk, we have a proactive Sales and Marketing team who work alongside the operational team to monitor and review occupancy levels.

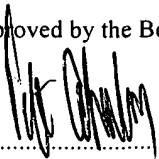
KPI's used:

- occupancy rates;
- enquiry conversion rates.

Future prospects

The Directors are pleased with the performance of the Group for the year ended 31 December 2017 and expect to see continued growth in revenue and EBITDAR in the coming year.

Approved by the Board on 22 June 2018 and signed on its behalf by:


.....
Pete Calveley
Director

Barchester Healthcare Limited

Directors' Report for the Year Ended 31 December 2017

The Directors present their report and the financial statements for the year ended 31 December 2017.

Financial overview

Total revenue increased by 4.8% (2016: 5.3%) to £591.2 million in the year (2016: £563.9 million). This improvement was driven primarily by higher fee rates.

Operating profit from continuing operations for 2017 was £24.1 million (2016: £20.9 million), an increase of £3.2 million. The movement in operating profit from continuing operations year on year was impacted by a number of significant factors, including:

- an increase in depreciation of £3.2m;
- a decrease in loss on disposal of fixed assets of £0.4m;
- a decrease in restructuring costs of £1.9m;
- an increase in rent of £0.5m; and
- an increase in the share based payments expense of £6.2m.

Adjusting for the above items, the trading performance underlying the operating profit increased by £10.8m on prior year. This was as a result of the improved revenue figures outlined above, being offset by an increase in labour costs, largely driven by the NLW increase in the year.

Earnings before interest, tax, depreciation, amortisation and rent (EBITDAR)

EBITDAR in the year was £174.1m (2016: £163.3m). EBITDAR margin increased slightly to 29.4% from 29.0% in 2016. The lack of a significant increase in margin, despite the significant increase in revenue can be explained largely by the increase in the hourly cost of labour.

Profit before tax

Profit before tax increased from £3.7 million in 2016 to £6.9 million in 2017. This was due to the £3.2m increase in operating profit from continuing operations described above.

Cash and debt

The net debt position of the Group comprises the following elements:

| | 2017 £m | 2016 £m |
|--|--------------|--------------|
| Cash | 19 | 12 |
| Obligations under finance leases | (162) | (162) |
| Net debt (including finance leases) | (143) | (150) |

The decrease in net debt in 2017 was as a result of an increase in the year-end cash balance.

Barchester Healthcare Limited

Directors' Report for the Year Ended 31 December 2017 (continued)

Balance sheet

Net assets at the year-end increased to £122.5 million (2016: £112.0 million), the reconciliation of the movement is shown in the consolidated statement of changes in equity on page 20.

Financial instruments

Treasury policy is that deposits will only be made and other financial instruments entered into, with parties other than the Bank, which have been approved by the Bank.

Proposed dividend

An interim dividend of £1m (2016: £Nil) was paid in the year. The Directors do not recommend the payment of a final dividend (2016: £Nil).

Acquisitions and disposals

There were no acquisitions or disposals made during the year.

Political donations

The Group made no political donations during the year.

Directors of the Group

The Directors who held office during the year were as follows:

John Coleman - Chairman

John Bateson

Anthony Bourne

Keith Browne

Pete Calveley

David Edmonds

Mark Hazlewood

John Hegarty

Michael O'Reilly - Company secretary and director (appointed 3 April 2017)

Trish Morris-Thompson (resigned 28 February 2017)

Non-Executive Chairman

John Coleman joined the Board on 1 March 2015 as Chairman of Barchester Healthcare Limited and of Grove Limited (Jersey), its parent. John has 16 years of experience acting as a Non-Executive Director on the Boards of various companies in different sectors, including builders merchants, travel/leisure and retail, including the value fashion retail segment. As well as acting as a Non-Executive Director, John worked as CEO of House of Fraser between 1996 and 2006 and as CEO of Texas Homecare at Ladbroke's between 1993 and 1995. Before that he was Managing Director of Dorothy Perkins from 1991 to 1993, Managing Director of Top Man and Top Shop from 1990 to 1991 and Managing Director of Top Shop from 1986 to 1990, all at the Burton Group. John is a qualified accountant and received a BAcc, in Accountancy and Economics from the University of Glasgow in 1974.

Barchester Healthcare Limited

Directors' Report for the Year Ended 31 December 2017 (continued)

Executive Directors

Dr Pete Calveley was appointed to the Board of Barchester Healthcare Limited on 1 June 2014, as Chief Executive Officer. He was formerly CEO of Four Seasons Health Care and has had a distinguished career in the NHS. Pete is a member of the Department of Health Forward Thinking Group which informs policy decisions. He has been central to building awareness of the capability of independent operators to provide services that complement the NHS and in making the case for a joined up approach to health and social care funding. Pete's strategy saw Four Seasons Health Care take a lead in development of higher dependency care, including an award winning dementia care programme that is studied internationally. He led the restructuring of the company's complex debt - which he inherited - whilst transforming quality of care to among the best in class; improving occupancy against the sector trend and growing capacity by 40%.

Dr Mark Hazlewood is Chief Financial Officer and was appointed to the Board on 1 April 2014. Mark has a Bachelor of Science degree from Aston University and a PhD from the Immunology Department at Birmingham Medical School. Having qualified with Coopers & Lybrand as a Chartered Accountant in 1996, Mark joined South Staffordshire Group Plc in 1997. Initially starting as a project accountant, he progressed through a number of roles to become Director of Finance in 2000. Mark was Commercial Finance Director for Homeserve Emergency Services, from 2002, where he led a number of acquisitions, conducting commercial negotiations and post-acquisition integration. He was also heavily involved in process and system developments to drive improved operational efficiency and integration. Prior to joining the Company, Mark was Group Finance Director for May Gurney Plc, where he was also a member of the Board.

Dr Michael O'Reilly was appointed to the Board of Barchester Healthcare Limited on 3 April 2017. Michael commenced his career as an engineer, with the leading international consultancy firm Arup, and later as an academic, teaching at the Universities of Nottingham and Sheffield and was from 1996 - 2000 Professor and Head of Civil Engineering at Kingston University. From 2000 he practised construction, commercial and regulatory law as a barrister, appearing in a significant number of reported cases. He is now a solicitor. In February 2011 he was appointed by Four Seasons Health Care as Senior Legal Counsel and also took on the role of Risk Management Director. He joined Barchester in April 2017 as General Counsel and Director of Care, Risk and Compliance. He is also Company Secretary and acts as the responsible individual for healthcare regulation.

Non-Executive Directors

John Bateson joined Barchester Healthcare Limited in October 2006. John is a graduate of Trinity College Dublin and, having qualified with KPMG, is a fellow of the Institute of Chartered Accountants in Ireland. He is also a member of the Chartered Institute for Securities & Investment. In 1995 John joined International Investment and Underwriting ("IIU"), Dermot Desmond's private equity investment company. As a senior investment executive since its inception, and now Managing Director, John has been intimately involved in the creation of the current portfolio of investments and has been responsible for the identification, assessment, negotiation and structuring of prospective investments and subsequent to an investment being made, the monitoring and reporting of its performance. He has also led the negotiations for many successful exits. Prior to joining IIU, John spent six years with the corporate finance arm of NCB Group.

Anthony Bourne was appointed as a Non Executive Director to the Board in December 2011. Tony is currently a Non Executive Director at various companies including Spire Healthcare, the leading UK listed (FTSE 250) private hospital and healthcare provider (Chair of the Remuneration Committee), Totally plc, which provides clinical health coaching for people with long term conditions and Chelsea and Westminster Health Charity (Chair), one of the largest NHS charities. For nine years up to late 2013, he was Chief Executive of the British Medical Association. Prior to joining the BMA as Chief Executive, Tony was in investment banking for over 25 years, most recently as a partner at Hawkpoint. Previously, he was at BNP Paribas where he was Global Head of the Equities Division, a member of the Managing Board of the Group and a member of its four-person worldwide Corporate Finance Committee. Prior to that he was at Merrill Lynch both in London and New York. Tony has also held Non Executive Director positions with various organisations including Bioquell Plc, Southern Housing Group and Scope.

Barchester Healthcare Limited

Directors' Report for the Year Ended 31 December 2017 (continued)

Keith Browne was appointed to the Board as a Non-Executive Director on 28 January 2014. He holds a Bachelor of Commerce Degree from University College Dublin, from which he graduated in 1990. He became a member of the Institute of Chartered Accountants in 1994 and gained an MBA from University College Dublin in 1996. After joining KPMG Corporate Finance in 1996, Keith became a partner in KPMG in 2001 and Head of Corporate Finance in 2009. He then retired to operate as an Independent Consultant in 2011.

David Edmonds CBE joined Barchester Healthcare Limited on 1 July 2012 as a Non-Executive Director and is Chairman of the Remuneration Committee and the Quality & Clinical Governance, Investment and Nomination Committees. He was educated at the University of Keele, from which he received an Honorary Doctor of Letters degree in 2007.

He is Chairman of NHS Shared Business Services Limited, a joint venture company between the Department of Health and Steria PLC. He is Chairman of the Governing Board of Kingston University. He is also Chairman of the Phone-paid Services Authority, the UK regulator for content, goods and services charged to a phone bill.

After a career in the senior civil service, for seven years he was Chief Executive of The Housing Corporation. He spent seven years as a Managing Director within the NatWest Group. For five years, David was Director General of Telecommunications for the United Kingdom and for two years was a founding member of the Board of Ofcom. He was appointed as the inaugural Chairman of the Legal Services Board in 2008, a position he held until 2014 and was the Chair of the Board of NHS Direct from 2003-2008. David also held the position of a Commissioner at the Legal Service Commission for four years. He was Chairman of Wincanton PLC from August 2008- December 2011. He was a Board Member, Deputy Chairman and the Chairman of the London Legacy Development Corporation from 2011-2016.

Professor John Edward Hegarty, MD FRCPI FRCP joined the Board on 20 September 2011. He is a Consultant Physician\Hepatologist at St.Vincent's University Hospital, & Newman Professor of Clinical Research at University College Dublin, Medical Director at the National Liver Transplant Unit at St.Vincent's University Hospital, Medical Director of the Hepatitis C Unit at St.Vincent's University Hospital and Co Director Liver Research Group University College Dublin\Trinity College Dublin. His Post Graduate Training was at Hammersmith Hospital, St Bartholomew's Hospital and King's College Hospital London. Professor Hegarty is the author of one hundred and fifty peer reviewed scientific abstracts.

Barchester Healthcare Limited

Directors' Report for the Year Ended 31 December 2017 (continued)

Board committees

1. Quality & Clinical Governance Committee

- David Edmonds (Chairman)
- Anthony Bourne
- John Hegarty
- Michael O'Reilly

2. Investment Committee

- David Edmonds (Chairman)
- John Bateson
- Anthony Bourne
- Keith Browne
- Mark Hazlewood
- John Coleman

3. Remuneration Committee

- David Edmonds (Chairman)
- John Bateson
- Keith Browne

4. Nominations Committee

- John Coleman (Chairman)
- John Bateson
- Anthony Bourne
- Keith Browne
- David Edmonds
- John Hegarty

Independent Non-Executive Directors

- Anthony Bourne
- David Edmonds

Employee involvement

The Directors recognise the importance of human resources. Practices to provide good communications and relations with employees include providing them with information on matters of concern to them as employees. Employees or their representatives are consulted on a regular basis so that their views can be taken into account in making decisions which are likely to affect their interests.

Barchester Healthcare Limited

Directors' Report for the Year Ended 31 December 2017 (continued)

Employment of disabled persons

It is Group policy to give fair consideration to the employment needs of disabled people and to comply with current legislation with regard to their employment. Wherever practicable, the Group continues to employ and promote the careers of existing employees who become disabled and to consider disabled persons for employment, subsequent training, career development and promotion on the basis of their aptitudes and abilities.

Whistle blowing policy

The employees of the Company are encouraged to express concerns or complaints, if they believe that someone may be at risk of harm, an offence has been committed, a person has failed with legal obligations, a miscarriage of justice has occurred or an individual's health and safety has been endangered. Protection is provided for those that 'blow the whistle'. The whistle blowing policy of the Company can be found on the intranet of the Company and employees have access to a free phone independent counselling and advice line.

Going concern

The Directors have reasonable expectation that the Group and Company have adequate resources to continue in operation for the foreseeable future. The Directors therefore believe that it is appropriate to prepare the financial statements on a going concern basis. Further details are in note 2 to the financial statements.

Policy for paying creditors

It is the Group's policy to pay its providers and other creditors in accordance with agreed terms and conditions.

Directors' insurance

As at the date of this report, indemnities are in force, under which the Company has agreed to indemnify the Directors and certain senior managers, to the extent permitted by law and the Company's articles of association, in respect of all losses arising out of, or in connection with, the execution of their powers, duties and responsibilities, as Directors of the Company or any of its subsidiaries.

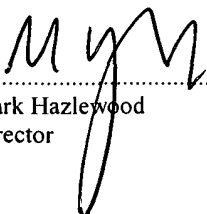
Disclosure of information to the auditor

Each Director has taken steps that they ought to have taken as a Director to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information. The Directors confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

Reappointment of auditor

The auditor KPMG LLP is deemed to be reappointed under section 487(2) of the Companies Act 2006.

Approved by the Board on 22 June 2018 and signed on its behalf by:


.....
Mark Hazlewood
Director

Barchester Healthcare Limited

Statement of Directors' Responsibilities

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 Group and Parent Company financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and the Republic of Ireland*.

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 Group and Parent Company and of the profit or loss for that period. In preparing each of the Group and Parent Company 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;
- assess the Group and Parent 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 Group or the Parent 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 Parent Company's transactions and disclose with reasonable accuracy at any time the financial position of the Parent Company and enable them to ensure that its financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Group and to prevent and detect fraud and other irregularities.

Barchester Healthcare Limited

Independent Auditor's Report to the Members of Barchester Healthcare Limited

Opinion

We have audited the financial statements of Barchester Healthcare Limited (the 'parent Company') and its subsidiaries (the 'Group') for the year ended 31 December 2017, which comprise the Consolidated Profit and Loss Account, Consolidated Statement of Comprehensive Income, Consolidated Balance Sheet, Balance Sheet, Consolidated Statement of Changes in Equity, Statement of Changes in Equity, Consolidated Statement of Cash Flows, and Notes to the Financial Statements, including the accounting policies in note 2.

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent Company's affairs as at 31 December 2017 and of the Group's profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including *FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland*; 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 Group 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 Directors' Report;
- in our opinion the information given in the Strategic Report and Directors' Report for the financial year is consistent with the financial statements; and
- in our opinion the Strategic Report and Directors' Report have been prepared in accordance with the Companies Act 2006.

Barchester Healthcare Limited

Independent Auditor's Report to the Members of Barchester Healthcare Limited (continued)

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 by the parent Company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent Company 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 set out on page 13, 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 the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Group and Parent 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 Group or the Parent 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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A fuller description of our responsibilities is provided on the Financial Reporting Council's website at 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.



.....
Nicola Quayle (Senior Statutory Auditor)
For and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
1 St. Peter's Square
Manchester
M2 3AE

Date: 27 June 2018

Barchester Healthcare Limited

Consolidated Profit and Loss Account for the Year Ended 31 December 2017

| | Note | 2017 £ 000 | 2016 £ 000 |
|--|------|------------------|------------------|
| Turnover | 3 | 591,189 | 563,937 |
| Cost of sales | | <u>(513,552)</u> | <u>(501,824)</u> |
| Gross profit | | 77,637 | 62,113 |
| Administrative expenses | | <u>(53,573)</u> | <u>(41,247)</u> |
| Operating profit | 4 | <u>24,064</u> | <u>20,866</u> |
| Interest receivable and similar income | 5 | - | 3 |
| Interest payable and similar expenses | 6 | <u>(17,204)</u> | <u>(17,130)</u> |
| | | <u>(17,204)</u> | <u>(17,127)</u> |
| Profit before tax | | 6,860 | 3,739 |
| Taxation | 10 | <u>(4,934)</u> | <u>(1,793)</u> |
| Profit for the financial year | | <u>1,926</u> | <u>1,946</u> |
| Profit attributable to: | | | |
| Owners of the Company | | <u>1,926</u> | <u>1,946</u> |

The above results were derived from continuing operations.

The Group has no recognised gains or losses for the year other than the results above.

Barchester Healthcare Limited

**Consolidated Statement of Comprehensive Income for the Year Ended 31 December
2017**

| | 2017 | 2016 |
|--|--------------|--------------|
| | £ 000 | £ 000 |
| Profit for the year | <u>1,926</u> | <u>1,946</u> |
| Total comprehensive income for the year | <u>1,926</u> | <u>1,946</u> |
| Total comprehensive income attributable to: | | |
| Owners of the Company | <u>1,926</u> | <u>1,946</u> |

The notes on pages 23 to 42 form an integral part of these financial statements.

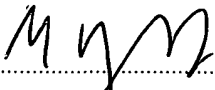
Barchester Healthcare Limited

(Registration number: 02792285)

Consolidated Balance Sheet as at 31 December 2017

| | Note | 2017 £ 000 | 2016 £ 000 |
|--|------|------------------|------------------|
| Fixed assets | | | |
| Intangible assets | 11 | 41,639 | 47,800 |
| Tangible assets | 12 | <u>246,800</u> | <u>244,149</u> |
| | | <u>288,439</u> | <u>291,949</u> |
| Current assets | | | |
| Stocks | 14 | 3,487 | 4,106 |
| Debtors | 15 | 89,422 | 92,465 |
| Cash at bank and in hand | | <u>19,262</u> | <u>12,267</u> |
| | | 112,171 | 108,838 |
| Creditors: Amounts falling due within one year | 16 | <u>(116,497)</u> | <u>(125,279)</u> |
| Net current liabilities | | <u>(4,326)</u> | <u>(16,441)</u> |
| Total assets less current liabilities | | 284,113 | 275,508 |
| Creditors: Amounts falling due after more than one year | 16 | (161,036) | (160,929) |
| Provisions for liabilities | 17 | <u>(575)</u> | <u>(2,599)</u> |
| Net assets | | <u>122,502</u> | <u>111,980</u> |
| Capital and reserves | | | |
| Share capital | 19 | 12,913 | 12,913 |
| Share premium reserve | | 6,643 | 6,643 |
| Capital redemption reserve | | 186 | 186 |
| Profit and loss account | | <u>102,760</u> | <u>92,238</u> |
| Equity attributable to owners of the Company | | <u>122,502</u> | <u>111,980</u> |
| Total equity | | <u>122,502</u> | <u>111,980</u> |

Approved and authorised by the Board on 22 June 2018 and signed on its behalf by:

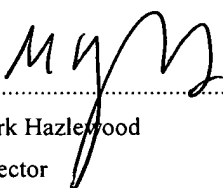


 Mark Hazlewood
 Director

Barchester Healthcare Limited
(Registration number: 02792285)
Balance Sheet as at 31 December 2017

| | Note | 2017 £ 000 | 2016 £ 000 |
|---|------|---------------|---------------|
| Fixed assets | | | |
| Investments | 13 | 8,556 | 8,556 |
| Current assets | | | |
| Debtors | 15 | 475,773 | 477,860 |
| Cash at bank and in hand | | 10,784 | 8,246 |
| | | 486,557 | 486,106 |
| Creditors: Amounts falling due within one year | 16 | (469,498) | (467,985) |
| Net current assets | | 17,059 | 18,121 |
| Net assets | | 25,615 | 26,677 |
| Capital and reserves | | | |
| Share capital | 19 | 12,913 | 12,913 |
| Share premium reserve | | 6,643 | 6,643 |
| Capital redemption reserve | | 186 | 186 |
| Profit and loss account | | 5,873 | 6,935 |
| Total equity | | 25,615 | 26,677 |

Approved and authorised by the Board on 22 June 2018 and signed on its behalf by:



 Mark Hazlewood
 Director

Barchester Healthcare Limited

Consolidated Statement of Changes in Equity for the Year Ended 31 December 2017

| | Share capital £ 000 | Share premium £ 000 | Capital redemption reserve £ 000 | Profit and loss account £ 000 | Total equity £ 000 |
|----------------------------------|------------------------|------------------------|---|-------------------------------------|-----------------------|
| At 1 January 2017 | 12,913 | 6,643 | 186 | 92,238 | 111,980 |
| Profit for the year | - | - | - | 1,926 | 1,926 |
| Total comprehensive income | - | - | - | 1,926 | 1,926 |
| Dividends | - | - | - | (1,000) | (1,000) |
| Capital contribution | - | - | - | 3,417 | 3,417 |
| Share based payment transactions | - | - | - | 6,179 | 6,179 |
| At 31 December 2017 | 12,913 | 6,643 | 186 | 102,760 | 122,502 |

| | Share capital £ 000 | Share premium £ 000 | Capital redemption reserve £ 000 | Profit and loss account £ 000 | Total equity £ 000 |
|----------------------------------|------------------------|------------------------|---|-------------------------------------|-----------------------|
| At 1 January 2016 | 12,913 | 6,643 | 186 | 90,320 | 110,062 |
| Profit for the year | - | - | - | 1,946 | 1,946 |
| Total comprehensive income | - | - | - | 1,946 | 1,946 |
| Share based payment transactions | - | - | - | (28) | (28) |
| At 31 December 2016 | 12,913 | 6,643 | 186 | 92,238 | 111,980 |

The notes on pages 23 to 42 form an integral part of these financial statements.

Barchester Healthcare Limited

Statement of Changes in Equity for the Year Ended 31 December 2017

| | Share capital £ 000 | Share premium £ 000 | Capital redemption reserve £ 000 | Profit and loss account £ 000 | Total £ 000 |
|----------------------------|------------------------|------------------------|---|-------------------------------------|----------------|
| At 1 January 2017 | 12,913 | 6,643 | 186 | 6,936 | 26,678 |
| Loss for the year | - | - | - | (63) | (63) |
| Total comprehensive income | - | - | - | (63) | (63) |
| Dividends | - | - | - | (1,000) | (1,000) |
| At 31 December 2017 | 12,913 | 6,643 | 186 | 5,873 | 25,615 |

| | Share capital £ 000 | Share premium £ 000 | Capital redemption reserve £ 000 | Profit and loss account £ 000 | Total £ 000 |
|----------------------------|------------------------|------------------------|---|-------------------------------------|----------------|
| At 1 January 2016 | 12,913 | 6,643 | 186 | 5,431 | 25,173 |
| Profit for the year | - | - | - | 1,504 | 1,504 |
| Total comprehensive income | - | - | - | 1,504 | 1,504 |
| At 31 December 2016 | 12,913 | 6,643 | 186 | 6,935 | 26,677 |

The notes on pages 23 to 42 form an integral part of these financial statements.
Page 21

Barchester Healthcare Limited

Consolidated Statement of Cash Flows for the Year Ended 31 December 2017

| | Note | 2017 £ 000 | 2016 £ 000 |
|--|------|----------------------|----------------------|
| Cash flows from operating activities | | | |
| Profit for the year | | 1,926 | 1,946 |
| Adjustments to cash flows from non-cash items | | | |
| Depreciation and amortisation | 4 | 30,459 | 27,293 |
| Loss on disposal of tangible assets | | 60 | 461 |
| Finance income | 5 | - | (3) |
| Finance costs | 6 | 17,204 | 17,130 |
| Share based payment transactions | | 6,179 | (28) |
| Income tax expense | 10 | 4,934 | 1,793 |
| | | <u>60,762</u> | <u>48,592</u> |
| Working capital adjustments | | | |
| Decrease in stocks | 14 | 619 | 1,408 |
| Decrease/(increase) in debtors | 15 | 766 | (5,222) |
| (Decrease)/increase in creditors | 16 | (9,961) | 7,524 |
| Decrease in provisions | 17 | (176) | (305) |
| Cash generated from operations | | 52,010 | 51,997 |
| Income taxes paid | | <u>(1,700)</u> | <u>(3,390)</u> |
| Net cash flow from operating activities | | <u>50,310</u> | <u>48,607</u> |
| Cash flows from investing activities | | | |
| Interest received | | - | 3 |
| Acquisitions of tangible assets | | <u>(27,407)</u> | <u>(22,389)</u> |
| Net cash flows from investing activities | | <u>(27,407)</u> | <u>(22,386)</u> |
| Cash flows from financing activities | | | |
| Interest paid | | (759) | (1,004) |
| Capital contribution | | 3,417 | - |
| Repayment of bank borrowing | | - | (13,900) |
| Payments to finance lease creditors | | (17,566) | (16,501) |
| Dividends paid | | <u>(1,000)</u> | <u>-</u> |
| Net cash flows from financing activities | | <u>(15,908)</u> | <u>(31,405)</u> |
| Net increase/(decrease) in cash and cash equivalents | | 6,995 | (5,184) |
| Cash and cash equivalents at 1 January | | <u>12,267</u> | <u>17,451</u> |
| Cash and cash equivalents at 31 December | | <u><u>19,262</u></u> | <u><u>12,267</u></u> |

The notes on pages 23 to 42 form an integral part of these financial statements.

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017

1 General information

The Company is incorporated in England and Wales.

These financial statements were authorised for issue by the Board on 22 June 2018.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. The functional and presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £'000.

Basis of preparation

These financial statements have been prepared using the historical cost convention except that, as disclosed in the accounting policies, certain items are shown at fair value.

The parent company is included in the consolidated financial statements, and is considered to be a qualifying entity under FRS 102 paragraphs 1.8 to 1.12. The following exemptions available under FRS 102 in respect of certain disclosures for the parent company financial statements have been applied:

- The reconciliation of the number of shares outstanding from the beginning to the end of the period has not been included a second time; and
- No separate parent company Cash Flow Statement with related notes is included.

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

2 Accounting policies (continued)

Basis of consolidation

The Group financial statements consolidate the financial statements of the Company and its subsidiary undertakings drawn up to 31 December 2017.

A subsidiary is an entity controlled by the Company. Control is achieved where the Company has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate. Where necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with those used by the Group.

The purchase method of accounting is used to account for business combinations that result in the acquisition of subsidiaries by the Group. The cost of a business combination is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the business combination. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. Any excess of the cost of the business combination over the acquirer's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities recognised is recorded as goodwill.

Inter-company transactions, balances and unrealised gains on transactions between the Company and its subsidiaries, which are related parties, are eliminated in full.

Intra-group losses are also eliminated but may indicate an impairment that requires recognition in the consolidated financial statements.

Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group. Non-controlling interests in the net assets of consolidated subsidiaries are identified separately from the Group's equity therein. Non-controlling interests consist of the amount of those interests at the date of the original business combination and the non-controlling shareholder's share of changes in equity since the date of the combination. Total comprehensive income is attributed to non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Summary of disclosure exemption

As the Company is a wholly owned subsidiary of Grove Limited, by virtue of FRS 102 Section 33.1A the Company has not disclosed transactions with wholly owned entities which form part of the Group.

Going concern

Notwithstanding the net current liabilities of £4,326,000 (2016: £16,441,000), the Group is profitable and has the long-term support of the ultimate parent company, Grove Limited. The Directors have a reasonable expectation that the Company and Group have adequate resources to continue in operation for the foreseeable future and thus continue to adopt the going concern assumption in these financial statements.

Companies within the Grove Limited group have confirmed that any amounts due from Group undertakings will not be demanded within the next year.

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

2 Accounting policies (continued)

Key sources of estimation uncertainty

The Group establishes a reliable estimate of the useful life of goodwill and intangible assets arising on business combinations. This estimate is based on a variety of factors such as the expected use of the acquired business, the expected usual life of the cash generating units to which the goodwill is attributed, any legal, regulatory or contractual provisions that can limit useful life and assumptions that market participants would consider in respect of similar businesses. The carrying amount is £Nil (2016 -£Nil).

The Group makes an estimate of the recoverable value of amounts owed by debtors. When assessing impairment of debtors, management considers factors including the ageing profile of debtors and historical experience. The carrying amount is £Nil (2016 -£Nil).

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the Group's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts and after eliminating sales within the Group.

The Group recognises revenue when:

The amount of revenue can be reliably measured;

it is probable that future economic benefits will flow to the entity;

and specific criteria have been met for each of the Group's activities.

Tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Group operates and generates taxable income.

Deferred income tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements and on unused tax losses or tax credits in the Group. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

The carrying amount of deferred tax assets are reviewed at each reporting date and a valuation allowance is set up against deferred tax assets so that the net carrying amount equals the highest amount that is more likely than not to be recovered based on current or future taxable profit.

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

2 Accounting policies (continued)

Tangible assets

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the historical cost, valuation or acquired fair value of assets less their estimated residual value, other than land and properties under construction, over their estimated useful lives, as follows:

| Asset class | Depreciation method and rate |
|-----------------------------------|-------------------------------------|
| Freehold land and buildings | Straight line over 50 years |
| Long leasehold land and buildings | Straight line over the lease term |
| Plant and equipment | Straight line over 4 - 10 years |

Goodwill

Goodwill is amortised over its useful life, which shall not exceed ten years if a reliable estimate of the useful life cannot be made.

Intangible assets

Goodwill arising on the acquisition of an entity represents the excess of the cost of acquisition over the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the entity recognised at the date of acquisition. Goodwill is initially recognised as an asset at cost and is subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is held in the currency of the acquired entity and revalued to the closing rate at each reporting period date.

Amortisation

Amortisation is provided on intangible assets so as to write off the cost, less any estimated residual value, over their useful life as follows:

| Asset class | Amortisation method and rate |
|--------------------|-------------------------------------|
| Goodwill | Straight line over 20 years |

Investments

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

2 Accounting policies (continued)

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the Group will not be able to collect all amounts due according to the original terms of the receivables.

Stocks

Close care units are classified as assets held for resale and are stated at the lower of cost and net realisable value. Costs are expenditure incurred in acquiring the close care units and bringing them to their existing condition. Net realisable value is the estimated selling price less the estimated costs of completion and selling expenses.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the Group does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

Provisions

Provisions are recognised when the Group has an obligation at the reporting date as a result of a past event, it is probable that the Group will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

2 Accounting policies (continued)

Leases

Leases in which substantially all the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to profit or loss on a straight-line basis over the period of the lease.

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee.

Assets held under finance leases are recognised at the lower of their fair value at inception of the lease and the present value of the minimum lease payments. These assets are depreciated on a straight-line basis over the shorter of the useful life of the asset and the lease term. The corresponding liability to the lessor is included in the Balance Sheet as a finance lease obligation.

Lease payments are apportioned between finance costs in the Profit and Loss Account and reduction of the lease obligation so as to achieve a constant periodic rate of interest on the remaining balance of the liability.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

Dividends

Dividend distribution to the Company's shareholders is recognised as a liability in the financial statements in the reporting period in which the dividends are declared.

Defined contribution pension obligation

A defined contribution plan is a pension plan under which fixed contributions are paid into a pension fund and the Group has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised as employee benefit expense when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

Share based payments

The Group operates an equity-settled, share-based compensation plan, under which the entity receives services from employees as consideration for equity instruments (options) of the entity. The fair value of the employee services received is measured by reference to the estimated fair value at the grant date of equity instruments granted and is recognised as an expense over the vesting period. The estimated fair value of the option granted is calculated using the Black Scholes option pricing model. The total amount expensed is recognised over the vesting period, which is the period over which all of the specified vesting conditions are to be satisfied.

The proceeds received net of any directly attributable transaction costs are credited to share capital (nominal value) and share premium when the options are exercised.

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

3 Revenue

The Group's turnover arises from its principal activities, being the provision of nursing & care homes and close care units in order to offer residential nursing care services. The Directors consider therefore, that turnover arises solely from the rendering of services in this area. Turnover is generated in the UK and Jersey, which the Directors have considered to be one geographic segment for reporting purposes due to their economic similarities.

4 Operating profit

Arrived at after charging

| | 2017 £ 000 | 2016 £ 000 |
|--|---------------|---------------|
| Depreciation expense | 24,298 | 21,131 |
| Amortisation expense | 6,161 | 6,162 |
| Operating lease expense - property | 114,602 | 114,129 |
| Loss/(gain) on disposal of tangible fixed assets | <u>60</u> | <u>461</u> |

The amortisation expense comprises the amortisation of goodwill in the current and prior year - more details can be found in note 11.

5 Interest receivable and similar income

| | 2017 £ 000 | 2016 £ 000 |
|----------------------------------|---------------|---------------|
| Interest income on bank deposits | <u>-</u> | <u>3</u> |

6 Interest payable and similar expenses

| | 2017 £ 000 | 2016 £ 000 |
|--|---------------|---------------|
| Interest on bank overdrafts and borrowings | 208 | 209 |
| Interest on obligations under finance leases and hire purchase contracts | 16,861 | 16,580 |
| Other finance costs | <u>135</u> | <u>341</u> |
| | <u>17,204</u> | <u>17,130</u> |

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

7 Staff costs

The aggregate payroll costs (including Directors' remuneration) were as follows:

| | 2017 £ 000 | 2016 £ 000 |
|--|----------------|----------------|
| Wages and salaries | 273,492 | 262,408 |
| Social security costs | 20,363 | 19,067 |
| Pension costs, defined contribution scheme | 3,086 | 3,057 |
| Redundancy costs | 347 | 1,820 |
| Share-based payment expenses | 6,179 | (28) |
| | <u>303,467</u> | <u>286,324</u> |

The average number of persons employed by the group (including Directors) during the year, analysed by category was as follows:

| | 2017 No. | (As restated) 31 December 2016 No. |
|----------------------------|---------------|---|
| Directors | 9 | 9 |
| Administration and support | 742 | 780 |
| Care | 14,711 | 14,921 |
| | <u>15,462</u> | <u>15,710</u> |

8 Directors' remuneration

The Directors' remuneration for the year was as follows:

| | 2017 £ 000 | 2016 £ 000 |
|--|---------------|---------------|
| Remuneration | 1,818 | 1,581 |
| Contributions paid to money purchase schemes | 50 | 29 |
| | <u>1,868</u> | <u>1,610</u> |

In respect of the highest paid Director:

| | 2017 £ 000 | 2016 £ 000 |
|--------------|---------------|---------------|
| Remuneration | <u>914</u> | <u>702</u> |

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

9 Auditor's remuneration

| | 2017 £ 000 | 2016 £ 000 |
|---|---------------|---------------|
| Audit of these financial statements | 17 | 17 |
| Audit of the financial statements of subsidiaries pursuant to legislation | 131 | 131 |
| | <u>148</u> | <u>148</u> |

Amounts paid to the Company's auditor in respect of services to the Company, other than the audit of the Company's financial statements, have not been disclosed as the information is required instead to be disclosed on a consolidated basis in the Grove Limited consolidated financial statements.

10 Taxation

Tax charged in the profit and loss account

| | 2017 £ 000 | 2016 £ 000 |
|--|----------------|---------------|
| Current taxation | | |
| UK corporation tax | 5,533 | 3,408 |
| UK corporation tax adjustment to prior periods | 1,248 | (1,379) |
| | <u>6,781</u> | <u>2,029</u> |
| Deferred taxation | | |
| Arising from origination and reversal of timing differences | (3,385) | (944) |
| Arising from changes in tax rates and laws | 395 | (369) |
| Arising from previously unrecognised tax loss, tax credit or temporary difference of prior periods | 1,143 | 1,077 |
| | <u>(1,847)</u> | <u>(236)</u> |
| Total deferred taxation | <u>(1,847)</u> | <u>(236)</u> |
| Tax expense in the profit and loss account | <u>4,934</u> | <u>1,793</u> |

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

10 Taxation (continued)

The tax on profit before tax for the year is higher than the standard rate of corporation tax in the UK (2016 - higher than the standard rate of corporation tax in the UK) of 19.25% (2016 - 20%).

The differences are reconciled as follows:

| | 2017 £ 000 | 2016 £ 000 |
|---|---------------|---------------|
| Profit before tax | <u>6,860</u> | <u>3,739</u> |
| Corporation tax at standard rate | 1,320 | 748 |
| Effect of revenues exempt from taxation | (1,380) | - |
| Effect of expense not deductible in determining taxable profit | 3,966 | 1,298 |
| UK deferred tax expense relating to changes in tax rates or laws | 395 | (368) |
| Deferred tax expense from unrecognised temporary difference from a prior period | - | 1,077 |
| Decrease in UK and foreign current tax from adjustment for prior periods | 333 | (1,379) |
| Tax decrease arising from group relief | (147) | (118) |
| Tax increase from transfer pricing adjustments | 510 | 535 |
| Other tax effects for reconciliation between accounting profit and tax expense (income) | <u>(63)</u> | <u>-</u> |
| Total tax charge | <u>4,934</u> | <u>1,793</u> |

Reductions in the UK corporation tax rate from 20% to 19% (effective from 1 April 2017) and to 17% (effective 1 April 2020) were substantively enacted on 26 October 2015 and 6 September 2016 respectively. Deferred tax balances have been calculated at 17% as this is the rate at which the majority of the timing differences are expected to reverse.

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

10 Taxation (continued)

Deferred tax

Group

Deferred tax assets and liabilities

| | Asset £ 000 | Liability £ 000 |
|---|----------------|--------------------|
| 2017 | | |
| Difference between accumulated depreciation and amortisation and capital allowances | - | 294 |
| Other timing differences | 54 | - |
| Losses | - | - |
| | <u>54</u> | <u>294</u> |
| | | |
| | Asset £ 000 | Liability £ 000 |
| 2016 | | |
| Difference between accumulated depreciation and amortisation and capital allowances | - | 2,128 |
| Other timing differences | - | 40 |
| Losses | 80 | - |
| | <u>80</u> | <u>2,168</u> |

11 Intangible assets

Group

| | Goodwill £ 000 | Total £ 000 |
|--------------------------|-------------------|----------------|
| Cost or valuation | | |
| At 1 January 2017 | <u>124,154</u> | <u>124,154</u> |
| At 31 December 2017 | <u>124,154</u> | <u>124,154</u> |
| Amortisation | | |
| At 1 January 2017 | 76,354 | 76,354 |
| Amortisation charge | <u>6,161</u> | <u>6,161</u> |
| At 31 December 2017 | <u>82,515</u> | <u>82,515</u> |
| Carrying amount | | |
| At 31 December 2017 | <u>41,639</u> | <u>41,639</u> |
| At 31 December 2016 | <u>47,800</u> | <u>47,800</u> |

The amortisation charge is included within administrative expenses.

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

12 Tangible assets

Group

| | Land and buildings £ 000 | Plant and equipment £ 000 | Properties under construction £ 000 | Total £ 000 |
|--------------------------|--------------------------------|---------------------------------|--|----------------|
| Cost or valuation | | | | |
| At 1 January 2017 | 204,198 | 135,781 | 554 | 340,533 |
| Additions | - | 26,439 | 968 | 27,407 |
| Disposals | - | (2,172) | - | (2,172) |
| Transfers | - | 86 | (82) | 4 |
| At 31 December 2017 | 204,198 | 160,134 | 1,440 | 365,772 |
| Depreciation | | | | |
| At 1 January 2017 | 27,939 | 68,445 | - | 96,384 |
| Charge for the year | 6,167 | 18,131 | - | 24,298 |
| Eliminated on disposal | - | (1,710) | - | (1,710) |
| At 31 December 2017 | 34,106 | 84,866 | - | 118,972 |
| Carrying amount | | | | |
| At 31 December 2017 | 170,092 | 75,268 | 1,440 | 246,800 |
| At 31 December 2016 | 176,259 | 67,336 | 554 | 244,149 |

Included within the net book value of land and buildings above is £Nil (2016 - £Nil) in respect of freehold land and buildings, £170,092,000 (2016 - £176,259,000) in respect of long leasehold land and buildings and £Nil (2016 - £Nil) in respect of short leasehold land and buildings..

Assets held under finance leases and hire purchase contracts

The net carrying amount of tangible assets includes the following amounts in respect of assets held under finance leases and hire purchase contracts:

| | 2017 £ 000 | 2016 £ 000 |
|---------------------|----------------|----------------|
| Land and buildings | 140,899 | 145,935 |
| Plant and equipment | 3,949 | 4,090 |
| | <u>144,848</u> | <u>150,025</u> |

Capitalised borrowing costs

Within the cost of plant and equipment are capitalised borrowing costs of £2,499,000 (2016 - £2,499,000).

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

13 Investments

Company

| Subsidiaries | £ 000 |
|--------------------------|-------|
| Cost or valuation | |
| At 1 January 2017 | 8,556 |
| At 31 December 2017 | 8,556 |
| Carrying amount | |
| At 31 December 2017 | 8,556 |
| At 31 December 2016 | 8,556 |

Details of undertakings

Details of the investments in which the Company holds any class of share capital are as follows:

| Undertaking | Country of incorporation | Holding | Proportion of voting rights and shares held | |
|--|-----------------------------|----------|--|------|
| | | | 2017 | 2016 |
| Subsidiary undertakings | | | | |
| Barchester Healthcare Homes Limited | England and Wales | Ordinary | 100% | 100% |
| Barchester Assisted Living Properties (Stamford Bridge) Limited | England and Wales | Ordinary | 100% | 100% |
| Barchester Assisted Living Properties (Chacombe) Limited | England and Wales | Ordinary | 100% | 100% |
| Gorseway Care Limited | England and Wales | Ordinary | 100% | 100% |
| Barchester Assisted Living Properties (Gorseway) Limited | England and Wales | Ordinary | 100% | 100% |
| The Mount House (Coach House) Limited | England and Wales | Ordinary | 100% | 100% |
| Barchester Assisted Living Properties Limited | England and Wales | Ordinary | 100% | 100% |
| Barchester Assisted Living Properties (Chorleywood) Limited | England and Wales | Ordinary | 100% | 100% |
| Barchester Assisted Living Properties (Edgbaston) Limited | England and Wales | Ordinary | 100% | 100% |
| Barchester Assisted Living Properties (Southgate) Limited | England and Wales | Ordinary | 100% | 100% |

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

13 Investments (continued)

| | | | | |
|--|-------------------|----------|------|------|
| Lakeside Residential Home Limited | Jersey | Ordinary | 100% | 100% |
| Lakeside Residential Home (2002) Limited | Jersey | Ordinary | 100% | 100% |
| Mermaid Tavern (2002) Limited | Jersey | Ordinary | 100% | 100% |
| Westminster Health Care Holdings Limited | England and Wales | Ordinary | 100% | 100% |
| Westminster Health Care (UK) Limited | England and Wales | Ordinary | 100% | 100% |
| Westminster Health Care Group Limited | England and Wales | Ordinary | 100% | 100% |
| Westminster Securitisation Limited | England and Wales | Ordinary | 100% | 100% |
| Westminster Health Care New Limited | England and Wales | Ordinary | 100% | 100% |
| Barchester Nominee (No.1) Limited | England and Wales | Ordinary | 100% | 100% |
| The Wheatlands Limited | England and Wales | Ordinary | 100% | 100% |

Subsidiaries disclosed above but with no principal activity description below were dormant in the current and preceding year.

The principal activity of Barchester Healthcare Homes Limited is the management of nursing and care homes.

The principal activity of Lakeside Residential Home (2002) Limited is the management of a care home.

The principal activity of Barchester Assisted Living Properties (Stamford Bridge) Limited, Barchester Assisted Living Properties (Chacombe) Limited, Barchester Assisted Living Properties (Gorseway) Limited, Barchester Assisted Living Properties Limited, Barchester Assisted Living Properties (Chorleywood) Limited, Barchester Assisted Living Properties (Edgbaston) Limited and Barchester Assisted Living Properties (Southgate) Limited is the sale of sheltered housing to the frail and elderly on long leases.

The principal activity of Mermaid Tavern (2002) Limited was the management of a public house until its closure during the current year.

The principal activity of Lakeside Residential Home Limited is that of an intermediate holding company.

The registered office address of those companies registered in England and Wales is 3rd Floor, The Aspect, 12 Finsbury Square, London, EC2A 1AS.

The registered office address of those companies registered in Jersey is Queensway House, Hilgrove Street, St Helier, Jersey, JE1 1ES.

14 Stocks

Group

| | 2017 £ 000 | 2016 £ 000 |
|------------------------|---------------|---------------|
| Consumables | 838 | 832 |
| Assets held for resale | 2,649 | 3,274 |
| | <u>3,487</u> | <u>4,106</u> |

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

14 Stocks (continued)

Assets held for resale consist of close care units which have been developed by the Group and are held pending resale under long-term lease arrangements. Assets held for resale are stated net of provisions of £43,000 (2016: £43,000).

The cost of stocks recognised as an expense in the year amounted to £4,080,000 (2016 - £3,321,000).

15 Debtors

| | Group | | Company | |
|---------------------------------|---------------|---------------|----------------|----------------|
| | 2017 | 2016 | 2017 | 2016 |
| | £ 000 | £ 000 | £ 000 | £ 000 |
| Trade debtors | 30,223 | 25,952 | - | - |
| Amounts owed by related parties | 31,059 | 37,171 | 475,527 | 477,860 |
| Other debtors | 1,802 | 591 | 246 | - |
| Prepayments | 26,338 | 26,474 | - | - |
| Income tax asset | - | 2,277 | - | - |
| | <u>89,422</u> | <u>92,465</u> | <u>475,773</u> | <u>477,860</u> |

Amounts due from related parties stated above are legally due on demand and are thus recoverable within one year. It is not expected that a demand for these amounts will be made within the next year.

16 Creditors

| | Group | | Company | |
|--|----------------|----------------|----------------|----------------|
| | 2017 | 2016 | 2017 | 2016 |
| | £ 000 | £ 000 | £ 000 | £ 000 |
| Due within one year | | | | |
| Loans and borrowings | 762 | 609 | - | - |
| Trade creditors | 10,695 | 7,389 | - | - |
| Amounts due to related parties | 39,381 | 60,060 | 468,437 | 467,985 |
| Social security and other taxes | 7,274 | 6,527 | - | - |
| Outstanding defined contribution pension costs | 471 | 447 | - | - |
| Other payables | 13,137 | 12,697 | - | - |
| Accrued expenses and deferred income | 42,282 | 37,550 | - | - |
| Income tax liability | <u>2,495</u> | <u>-</u> | <u>1,061</u> | <u>-</u> |
| | <u>116,497</u> | <u>125,279</u> | <u>469,498</u> | <u>467,985</u> |
| Due after one year | | | | |
| Loans and borrowings | <u>161,036</u> | <u>160,929</u> | <u>-</u> | <u>-</u> |

Amounts due to related parties are legally due on demand and are thus due within one year, although it is not expected that a demand for these amounts will be made within the next year.

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

17 Deferred tax and other provisions

Group

| | Onerous lease £ 000 | Deferred tax £ 000 | Total £ 000 |
|---------------------------------|------------------------|-----------------------|----------------|
| At 1 January 2017 | 511 | 2,088 | 2,599 |
| Increase in existing provisions | 255 | - | 255 |
| Provisions used | <u>(431)</u> | <u>(1,848)</u> | <u>(2,279)</u> |
| At 31 December 2017 | <u>335</u> | <u>240</u> | <u>575</u> |

The onerous lease relates to rent due on a building that is no longer required. The lease runs to 2018.

18 Pension and other schemes

Defined contribution pension scheme

Certain Group companies operate defined contribution pension schemes. The assets of the schemes are held separately from those of the Group in an independently administered fund. The pension charge for the year represents contributions payable by the Group to the scheme and amounted to £3,086,000 (2016 - £3,057,000).

Contributions totalling £471,000 (2016 - £447,000) were payable to the scheme at the end of the year and are included in creditors.

19 Share capital

Allotted, called up and fully paid shares

| | 2017 | | 2016 | |
|-------------------------------|-------------------|---------------|-------------------|---------------|
| | No. | £ 000 | No. | £ 000 |
| Ordinary shares of £0.25 each | <u>51,650,824</u> | <u>12,913</u> | <u>51,650,824</u> | <u>12,913</u> |

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

20 Loans and borrowings

| | Group | |
|-------------------------------------|--------------|--------------|
| | 2017 | 2016 |
| | £ 000 | £ 000 |
| Current loans and borrowings | | |
| Finance lease liabilities | <u>762</u> | <u>609</u> |

| | Group | |
|---|----------------|----------------|
| | 2017 | 2016 |
| | £ 000 | £ 000 |
| Non-current loans and borrowings | | |
| Finance lease liabilities | <u>161,036</u> | <u>160,929</u> |

Group

Bank borrowings

The revolving credit facility is denominated in sterling with a nominal interest rate of 2.75% above LIBOR, and the final instalment is due on 1 August 2019. The carrying amount at year end is £Nil (2016 - £Nil).

Included in the loans and borrowings are the following amounts due after more than five years:

| | 2017 | 2016 |
|---|----------------|----------------|
| | £ 000 | £ 000 |
| After more than five years by instalments | <u>159,276</u> | <u>159,423</u> |
| | <u>159,276</u> | <u>159,423</u> |

Borrowings due after five years

The above represents the aggregate finance lease liability outstanding in five years in respect of the 21 (2016: 21) homes leased on finance leases to the Group.

21 Obligations under leases and hire purchase contracts

Group

Finance leases

The total of future minimum lease payments is as follows:

| | 2017 | 2016 |
|---|----------------|----------------|
| | £ 000 | £ 000 |
| Not later than one year | 17,083 | 16,909 |
| Later than one year and not later than five years | 67,739 | 60,839 |
| Later than five years | <u>475,970</u> | <u>438,528</u> |
| | <u>560,792</u> | <u>516,276</u> |

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

21 Obligations under leases and hire purchase contracts (continued)

Operating leases

The total of future minimum lease payments is as follows:

| | 2017 £ 000 | 2016 £ 000 |
|---|------------------|------------------|
| Not later than one year | 116,643 | 114,828 |
| Later than one year and not later than five years | 464,404 | 457,403 |
| Later than five years | <u>1,649,994</u> | <u>1,742,721</u> |
| | <u>2,231,041</u> | <u>2,314,952</u> |

The amount of non-cancellable operating lease payments recognised as an expense during the year was £114,602,000 (2016 - £114,129,000).

22 Share-based payments

Grove

Share options - scheme details and movements

The Group operates a programme that allows certain employees to acquire shares of Grove Limited, the Company's ultimate parent. The terms and conditions of grants are as follows, whereby all options are settled by physical delivery of shares.

| Grant date / nature of scheme | Number of instruments | Number of instruments outstanding at the year end | Vesting conditions | Contractual life of options |
|--|-----------------------|---|--------------------|-----------------------------|
| Consultants Share Option grant to key management on 1 May 2005 | 120,000 | 55,000 | Vested | 13.5 years |
| Share Options grant to key management on 8 February 2005 | 1,680,710 | - | Vested | 14 years |
| Share Options grant to key management on 11 April 2006 | 301,000 | 20,000 | Vested | 12.5 years |
| Share Options grant to key management on 22 April 2014 | 176,500 | 37,500 | Vested | 4.5 years |
| Share Options grant to key management on 16 December 2014 | 50,000 | 50,000 | Vested | 4 years |

The movements in the number of share options during the year were as follows:

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

22 Share-based payments (continued)

| | 2017 Number | 2016 Number |
|------------------------------|----------------|----------------|
| Outstanding, start of period | 180,500 | 258,500 |
| Exercised during the period | - | (50,000) |
| Expired during the period | (18,000) | (28,000) |
| Outstanding, end of period | <u>162,500</u> | <u>180,500</u> |

The movements in the weighted average exercise price of share options during the year were as follows:

| | 2017 £ | 2016 £ |
|------------------------------|-------------|-------------|
| Outstanding, start of period | 5.25 | 4.89 |
| Exercised during the period | - | 2.80 |
| Expired during the period | 7.00 | 6.25 |
| Outstanding, end of period | <u>5.06</u> | <u>5.25</u> |

Management Incentive Plan - scheme details

Directors and certain employees have been given the option to subscribe for a new class of redeemable ordinary shares, "the B shares". The value attributable to these shares at any time is equal to the ordinary share price less the initial share price, multiplied by the Growth Percentage. The Growth Percentage is a figure between 0% and 100% which is based on the achievement of certain performance conditions.

Effect of share-based payments on profit or loss and financial position

The total expense recognised in profit or loss for the year was £6,179,000 (2016 - £28,000 credit).

The total carrying amount of the liabilities arising from share-based payments at the end of the year was £Nil (2016 - £43,000).

23 Dividends

Interim dividends paid

| | 2017 £ 000 | 2016 £ 000 |
|---|---------------|---------------|
| Interim dividend of £0.02 (2016 - £0.00) per each share | <u>1,000</u> | <u>-</u> |

Barchester Healthcare Limited

Notes to the Financial Statements for the Year Ended 31 December 2017 (continued)

24 Commitments

Group

Close care units

The Group has committed to repurchase some close care units. The Directors do not envisage any impairment of the recoverable value of the underlying properties and are consequently of the opinion that no loss should be recognised by the Group in relation to these commitments.

The total of these commitments not provided in the financial statements was £2,579,400 (2016 - £2,417,000).

25 Related party transactions

Group

Summary of transactions with other related parties

During the year, the Group made a charitable donation of £150,000 (2016: £150,000) to the Barchester Healthcare Foundation, of which Pete Calveley is the Chairman.

The Group leased properties on operating leases from Limecay Limited which is owned by common controlling shareholders of Grove Limited. Rent payable to Limecay Limited in the year was £98,799,000 (2016: £96,954,000). As at the year end, the prepayment recognised in respect of rent payments by the Group to this related party was £22,895,000 (2016: £22,289,000).

The Group leased properties on finance leases until 18 August 2017 from Garnett International SA which is owned by common controlling shareholders of Grove Limited. Lease payments made to Garnett International SA during the year totalled £1,591,000 (2016: £3,111,000). As at the year end, the finance lease liability recognised in respect of rent payments by the Group to this related party was £Nil (2016: £26,765,000).

26 Parent and ultimate parent undertaking

The Company's immediate parent is Barchester Holdco (Jersey) Limited, incorporated in Jersey.

The ultimate parent and controlling party is Grove Limited, incorporated in Jersey. The most senior parent entity producing publicly available financial statements is Grove Limited. Its financial statements are available upon request from www.jerseyfsc.org.