

Registered number: 03365950

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2022



CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

COMPANY INFORMATION

Directors	Orla Ball Jayne Cottam
Registered number	03365950
Registered office	The Brew House Greenalls Avenue Warrington England WA4 6HL
Independent auditors	Ernst & Young LLP Statutory Auditor 2 St Peters Square Manchester M2 3DF

CHEL TENHAM FAMILY HEALTH CARE CENTRE LIMITED

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CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

**DIRECTORS' REPORT
FOR THE YEAR ENDED 31 MARCH 2022**

The directors present their report and the financial statements for the year ended 31 March 2022.

Strategic Report Exemption

The Directors' report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption and for the same reason a Strategic Report has not been prepared.

Directors' responsibilities statement

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable United Kingdom law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' ("FRS 102"). 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 in accordance with Section 10 of FRS 102 for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Principal activity

During the year the Company sold its only asset to a fellow member of the Assura plc group and therefore the principal activity which was to act as a property investment company has ceased. The directors intend to distribute the remaining assets and wind up the company, consequently, the annual financial statements have been prepared on a basis other than going concern.

Results and dividends

The results for the year ended 31 March 2022 and the financial position of the company are shown in the statement of comprehensive income and balance sheet.

The profit for the year, after taxation, amounted to £229,074 (2021 - £4,120,893).

The directors have not declared or proposed a dividend for the year ended 31 March 2022 (2021: nil).

CHEL TENHAM FAMILY HEALTH CARE CENTRE LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2022**

Going concern

During the year, the Company ceased trading following the sale of the trade and assets of the Company at fair value to another Group Company. As the Directors do not intend to acquire a replacement trade, they have not prepared the financial statements on a going concern basis. No adjustments were necessary to the amount at which the remaining assets and liabilities are included in these financial statements.

The Directors of the company during their going-concern assessment have considered the availability of Company support and allowing the company access to cash to ensure its day-to-day running of the company. The board has obtained a written confirmation of financial support from its parent undertaking Assura plc who has confirmed it will provide financial support to assist the Company to meet its liabilities as and when they fall due but only to the extent that money is not otherwise available to the Company to meet such liabilities for a period from approval of these financial statements to 31 October 2023.

Principal risks and uncertainties

Credit risk

Credit risk is the risk that an issuer or counterparty will be unable or unwilling to meet a commitment that it has entered into with the Company. In the event of a default by an occupational tenant, the Company will suffer a rental income shortfall and incur additional costs, including legal expenses in maintaining, insuring and re-letting property. Most of the Assura plc groups' property is let on a long lease basis to NHS backed tenants.

Liquidity risk

Liquidity risk is the risk that the Company will encounter in realising assets or otherwise raising funds to meet financial commitments. Investments in property are relatively illiquid, however, the Company has tried to mitigate this risk by investing in desirable properties which are well let to GPs and NHS Property Services. In order to progress its property investment and development programme, the Company needs access to bank and equity finance, both of which may be difficult to raise notwithstanding the quality, long lease length, NHS backing and diversity of its property portfolio. To counteract this risk a letter of support has been obtained from Assura Plc, given that group financing is dealt with centrally.

Directors

The directors who served during the year and thereafter were:

Orla Ball

Jayne Cottam

Simon Gould (resigned 18 June 2021)

Patrick Lowther (resigned 25 November 2021)

Simon Oborn (resigned 25 November 2021)

Directors qualifying third party indemnity provisions

The company has granted an indemnity to one or more of its directors against liability in respect of proceedings brought by third parties, subject to the conditions set out in the Companies Act 2006. Such qualifying third party indemnity provision remains in force as at the date of approving the directors' report.

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2022**

Disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

This information is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Post balance sheet events

There have been no significant events affecting the Company since the year end.

Auditors

The auditors, Ernst & Young LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.

DocuSigned by:

Jayne Cottam

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Jayne Cottam
Director

Date: 07 October 2022

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

Opinion

We have audited the financial statements of Cheltenham Family Health Care Centre Limited (the 'company') for the year ended 31 March 2022 which comprise the Statement of comprehensive income, the Balance Sheet, the Statement of changes in equity and the related notes 1 to 13, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2022 and of its profit for the year 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and the provisions available for small entities, in the circumstances set out in note 1 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter - Financial statements prepared other than on a going concern basis

We draw attention to note 1.3 to the financial statements which explains that the directors have ceased the trading of the company and therefore do not consider it to be appropriate to adopt the going concern basis of accounting in preparing the financial statements. Accordingly, the financial statements have been prepared on a basis other than going concern as described in note 1.3. Our opinion is not modified in respect of this matter.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

We have nothing to report in this regard.

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED (CONTINUED)

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

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

Matters on which we are required to report by exception

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

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

- adequate accounting records have not been kept, 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 1, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Explanation as to what extent the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect irregularities, including fraud. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below. However, the primary responsibility for the prevention and detection of fraud rests with both those charged with governance of the entity and management.

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED (CONTINUED)

Our approach was as follows:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company and determined that the most significant are those that relate to the reporting framework (FRS 102 and the Companies Act 2006) and the relevant direct and indirect tax compliance regulations in the United Kingdom. In addition, the company has to comply with laws relating to its operations including General Data Protection Regulation (GDPR).
- We understood how Cheltenham Family Health Care Centre Limited is complying with those frameworks by making enquiries of management, those charged with governance and those responsible for legal and compliance procedures. We corroborated our enquiries by reviewing supporting documents including board meeting minutes.
- We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur by meeting with individuals from various parts of the business to understand where they considered there was a susceptibility to fraud. We considered the programmes and controls that the company has established to address the risks identified, or that otherwise prevent, deter or detect fraud, and how senior management monitors those programmes and controls. Where the risk was considered to be higher, we performed audit procedures to address each identified fraud risk or other risk of material misstatement. These procedures included those on revenue recognition and the testing of manual journals:
 - For the risk of revenue recognition, we performed data analytics on the population of leases in the Company's portfolio which involved setting an expectation of rental income for every lease in every property and investigating differences between expectation and actual rental income that exceed our tolerance threshold. We tested a sample of input data provided by agreeing data from the system back to underlying lease information. We performed substantive analytical review procedures over deferred income, this involved taking into consideration the number of tenants year on year and calculating an average deferred income per tenant to be used as the base for our expectation of the current year. We tested a sample of deferred income balances to supporting documentation and performed a recalculation of the deferred income balance. We tested a sample of accrued income balances to supporting documentation and recalculated the balance.
 - We reviewed all adjustments between the original TB and the final TB used in the preparation of the financial statements to assess if these were reasonable.
 - For all risks we performed targeted testing of journals, and these procedures were designed to provide reasonable assurance that the financial statements were free from material fraud and error.
- Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved journal entry testing, with a focus on journals indicating large or unusual transactions based on our understanding of the company which could indicate any non-compliance.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED (CONTINUED)

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:

Ernst & Young LLP
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Tehseen Ali (Senior statutory auditor)

for and on behalf of

Ernst & Young LLP

Statutory Auditor

Manchester

Date: 07 October 2022

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2022**

		31 March 2022 £	10 months ended 31 March 2021 £
	Note		
Turnover	1.4	257,553	634,131
Cost of sales		(10,542)	(40,520)
Gross profit		247,011	593,611
Administrative expenses		(222)	(113,920)
Revaluation (loss)/gain	7	(17,715)	4,049,885
Operating profit		229,074	4,529,576
Interest payable and similar expenses	5	-	(196,700)
Profit before tax		229,074	4,332,876
Tax on profit	6	-	(211,983)
Profit for the financial year		229,074	4,120,893

There were no recognised gains and losses for 2022 or 2021 other than those included in the statement of comprehensive income.

There was no other comprehensive income for 2022 (2021:£NIL).

The notes on pages 11 to 18 form part of these financial statements.

Profit for the year was derived from discontinued operations.

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED
REGISTERED NUMBER: 03365950

BALANCE SHEET
AS AT 31 MARCH 2022

	Note	2022 £	2021 £
Fixed assets			
Tangible assets	7	-	14,900,000
		-	14,900,000
Current assets			
Debtors	8	10,758,228	161,235
Cash at bank and in hand		792,962	479,805
		11,551,190	641,040
Creditors: amounts falling due within one year	9	-	(4,218,924)
Net current assets/(liabilities)		11,551,190	(3,577,884)
Total assets less current liabilities		11,551,190	11,322,116
Net assets		11,551,190	11,322,116
Capital and reserves			
Called up share capital	10	102	102
Profit and loss account		11,551,088	11,322,014
Total shareholder funds		11,551,190	11,322,116

The Company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

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

DocuSigned by:

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Jayne Cottam
 Director

Date: 07 October 2022

The notes on pages 11 to 18 form part of these financial statements.

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2022**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 June 2020	102	7,201,121	7,201,223
Comprehensive income for the period			
Profit for the period	-	4,120,893	4,120,893
Total comprehensive income for the period	-	4,120,893	4,120,893
At 1 April 2021	102	11,322,014	11,322,116
Comprehensive income for the year			
Profit for the year	-	229,074	229,074
Total comprehensive income for the year	-	229,074	229,074
At 31 March 2022	102	11,551,088	11,551,190

The notes on pages 11 to 18 form part of these financial statements.

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. Accounting policies

1.1 Basis of preparation of financial statements

Cheltenham Family Health Care Centre Limited (the Company) is a company incorporated in the United Kingdom under the Companies Act 2006. The Company is a private company limited by shares and is registered in England and Wales, and the address of the registered office is given on the company information page.

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The Company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company accounting policies.

The Company's functional currency is considered to be the pound sterling. The accounts are presented in pound sterling rounded to the nearest pound.

The following principal accounting policies have been applied:

1.2 Financial reporting standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.42, 11.44 to 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Assura plc as at 31 March 2022 and these financial statements may be obtained from www.assuraplco.co.uk.

1.3 Going concern

During the year, the Company ceased trading following the sale of the trade and assets of the Company at fair value to another Group Company. As the Directors do not intend to acquire a replacement trade, they have not prepared the financial statements on a going concern basis. No adjustments were necessary to the amount at which the remaining assets and liabilities are included in these financial statements.

The Directors of the company during their going-concern assessment have considered the availability of Company support and allowing the company access to cash to ensure its day-to-day running of the company. The board has obtained a written confirmation of financial support from its

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. Accounting policies (continued)

1.3 Going concern (continued)

parent undertaking Assura plc who has confirmed it will provide financial support to assist the Company to meet its liabilities as and when they fall due but only to the extent that money is not otherwise available to the Company to meet such liabilities for a period from approval of these financial statements to 31 October 2023.

1.4 Turnover

Turnover relates primarily to rental income and arises solely within the United Kingdom. Rental income arising from operating leases on Investment properties is accounted for on a straight line basis over the lease and is shown net of VAT.

1.5 Investment property

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Any Surplus or deficit arising on revaluing investment properties and property under construction ("IPUC") is recognised in the Statement of Comprehensive Income.

All costs associated with the purchase and construction of IPUC are capitalised including attributable interest. Interest is calculated on the expenditure by reference to specific borrowings where relevant and otherwise on the average rate applicable to short-term loans. When IPUC are completed, they are classified as investment properties.

1.6 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

1.7 Taxation

Current tax is expected tax payable on any non-REIT (Real Estate Investment Trust) taxable income for the period and is calculated using tax rates that have been enacted or substantively enacted at the balance sheet date. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are not taxable (or tax deductible).

1.8 Deferred Tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of underlying timing differences can be deducted.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of the timing difference.

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

1. Accounting policies (continued)

1.9 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

1.10 Critical accounting judgements and key sources of estimation and uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that may affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses.

The Directors do not consider there to be any key judgement or estimates applied with regard to the accounting policies adopted, following the disposal of the company's property.

2. Operating profit

The audit fee for the year has been borne by a fellow group undertaking (2021: same). No non-audit fees have been incurred during the current year (2021: same).

CHEL TENHAM FAMILY HEALTH CARE CENTRE LIMITED
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

3. Directors' Emoluments

The directors have been remunerated from a combination of Assura plc and Assura Property Management Limited during the year, but it is not practicable to allocate this between their services as executives of Assura plc and Assura Property Management Limited and their services as directors of Cheltenham Family Health Care Centre Limited (2021: £8,500)

4. Staff costs

There are no employees other than directors for the year ended 31 March 2022. (2021: same)

5. Interest payable and similar expenses

	31 March 2022	<i>10 months ended 31 March 2021</i>
	£	£
Bank interest payable	-	196,700
	<u>-</u>	<u>196,700</u>

6. Taxation

	31 March 2022	<i>10 months ended 31 March 2021</i>
	£	£
Corporation tax		
Current tax on profits for the year	-	20,372
	<u>-</u>	<u>20,372</u>
Total current tax	<u>-</u>	<u>20,372</u>
Deferred tax		
Origination and reversal of timing differences	-	191,611
Total deferred tax	<u>-</u>	<u>191,611</u>
Taxation on profit on ordinary activities	<u>-</u>	<u>211,983</u>

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

6. Taxation (continued)

Factors affecting tax charge for the year/period

The tax assessed for the year/period is lower than (2021 - *lower than*) the standard rate of corporation tax in the UK of 19% (2021 - 19%). The differences are explained below:

	31 March 2022 £	<i>10 months ended 31 March 2021 £</i>
Profit before tax	229,074	4,332,876
Profit multiplied by standard rate of corporation tax in the UK of 19% (2021 - 19%)	43,524	823,246
Effects of:		
Non-tax deductible amortisation of goodwill and impairment	-	(769,478)
Non-taxable income (REIT income)	(43,524)	158,215
Total tax charge for the year/period	-	211,983

Factors that may affect future tax charges

UK REIT election

The company as part of the Assura plc group has elected to be treated as a UK REIT. The UK REIT rules exempt the profits of the Group's property rental business from corporation tax. Gains on properties are also exempt from tax, provided they are not held for trading or sold in the three years post completion of development. All other gains and profits will be subject to UK corporation tax.

UK main rate of corporation tax

The March 2021 Budget announced a further increase to the main rate of corporation tax to 25% from April 2023. It is not anticipated that the change of tax rate will have any impact on the company's tax charge due to its status as a UK REIT.

CHEL TENHAM FAMILY HEALTH CARE CENTRE LIMITED
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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

7. Tangible assets

	Investment property £
At 1 April 2021	14,900,000
Additions at cost	17,715
Disposals	(14,900,000)
Surplus on revaluation	(17,715)
At 31 March 2022	-

The 2022 valuations were made by CBRE, on an open market value for existing use basis.

Valuations were carried out in accordance with the Appraisal and Valuation Manual of The Royal Institution of Chartered Surveyors.

During the year the Company sold its only asset at fair value to a fellow member of the Assura plc group.

The Company has taken advantage of the exemption available in FRS 102 from disclosing a prior year comparative movement note.

8. Debtors

	2022 £	2021 £
Trade debtors	32,152	90,226
Amounts owed by parent	10,721,919	-
Other debtors	4,157	71,009
	10,758,228	161,235

The balance owed by the parent company, Assura Investments Limited, is unsecured, interest free and repayable on demand.

CHELTENHAM FAMILY HEALTH CARE CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
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9. Creditors: Amounts falling due within one year

	2022 £	2021 £
Amounts owed to parent	-	4,112,018
Corporation tax	-	20,372
Accruals	-	17,438
Deferred income	-	69,096
	<u>-</u>	<u>4,218,924</u>

10. Share capital

	2022 £	2021 £
Allotted, called up and fully paid		
210 (2021 - 210) Ordinary A shares of £0.10 each	21	21
170 (2021 - 170) Ordinary B shares of £0.10 each	17	17
210 (2021 - 210) Ordinary C shares of £0.10 each	21	21
200 (2021 - 200) Ordinary D shares of £0.10 each	20	20
230 (2021 - 230) Ordinary E shares of £0.10 each	23	23
	<u>102</u>	<u>102</u>

All classes of share have the same rights and none hold rights to a fixed income.

11. Related party transactions

The Company has taken advantage of the exemption conferred by section 33.1A of FRS 102 not to disclose related party transactions on the grounds that 100% of the company's voting rights are controlled within the Assura plc group, and consolidated financial statements in which the company is included, are publicly available.

12. Post balance sheet events

There have been no significant events affecting the Company since the year end.

13. Controlling party

The Company's and Parent's ultimate controlling party is Assura plc, a company incorporated in England. This is the largest and smallest group in which the results of the Company are consolidated. Copies of the group financial statements are available from The Brew House, Greenalls Avenue, Warrington, Cheshire, WA4 6HL and also from the Group's Website www.assurapl.com.

At the date these financial statements were approved, the immediate parent was Assura Investments Limited, a company incorporated in England. Cheltenham Family Health Care Centre Limited and Assura

CHEL TENHAM FAMILY HEALTH CARE CENTRE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
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13. Controlling party (continued)

Investments Limited share the same registered office.