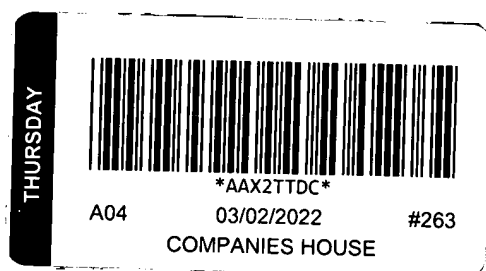


ASPEN VILLAGE LIMITED

Annual report and financial statements

Year ended 31 December 2020



ASPEN VILLAGE LIMITED

Commercial

ANNUAL REPORT AND FINANCIAL STATEMENTS
Year ended 31 December 2020

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ASPEN VILLAGE LIMITED

OFFICERS AND PROFESSIONAL ADVISERS
Year ended 31 December 2020

DIRECTOR

Colin Haig

COMPANY SECRETARY

Colin Haig

REGISTERED OFFICE

523 Highgate Studios
53-79 Highgate Road
London
NW5 1TL

INDEPENDENT AUDITOR

Grant Thornton UK LLP
30 Finsbury Square
London
EC2A 1AG

ASPEN VILLAGE LIMITED**STRATEGIC REPORT****Year ended 31 December 2020**

The Director presents his strategic report for Aspen Village Limited (the "Company") for the financial year ended 31 December 2020.

REVIEW OF THE BUSINESS AND PRINCIPAL ACTIVITY

The principal activity of the Company continued to be the provision of specialist nursing and care for residents with complex medical conditions.

Occupancy and room fees are the primary factors affecting revenues. The Company seeks to maintain high occupancy and fee levels by offering high-quality, person-centred care appropriate to the needs of service-users, in purpose-built facilities managed by well qualified staff.

The Company was able to drive a significant improvement in occupancy, following the low rate experienced in 2019, as a result of the ending of the admissions embargo, boosting income and profitability despite the impact on staffing costs from both the resourcing difficulties during the early months of the COVID-19 pandemic and the need to remain competitive locally with hourly pay rates. Maintaining the growth in occupancy rates alongside the tight control of staffing costs remain the priorities for the Company.

PRINCIPAL RISKS AND UNCERTAINTIES

The company's principal risks and uncertainties are:

- A decline in occupancy or in negotiated fee rates for the provision of care
- The recruitment and retention of high-quality nursing and care staff
- Ensuring that the standard of care provided is compliant with changing regulation
- Maintaining the quality of the home environment.

The company continues to address these risks through:

- Continual improvement in the quality of care it provides, which enhances its reputation and maintains its position as the provider of choice for Local Authority and Clinical Commissioning Group commissioners and for private care purchasers.
- Investment in its staff in terms of learning, development and reward.
- Continuous review and updating of its care governance processes
- A programme of refurbishment, upgrading its facilities with investment in the home and through increased maintenance expenditure.

KEY PERFORMANCE INDICATORS

	2020	2019
Occupancy level as a percentage of available beds	87%	77%
Staff cost as a percentage of turnover	69%	78%
*Contribution as a percentage of turnover	16%	8%

*Contribution is defined as operating profit plus depreciation, head office recharges and rent.

The Director believes that the company is financially stable and well-positioned.

On behalf of the Board



Colin Haig
Director

Date: 31/1/2022

ASPEN VILLAGE LIMITED**DIRECTOR'S REPORT****Year ended 31 December 2020**

The Director presents his report and the audited financial statements for Aspen Village Limited (the "Company") for the financial year ended 31 December 2020.

FINANCIAL RISK MANAGEMENT

The Company's principal financial instruments comprise sterling cash and bank deposits and inter-company loans, together with trade debtors and creditors arising from normal operations.

The Company's activities are not exposed to interest rate risk as its long-term financing from other group companies is interest free.

The Company has no exposure to price or currency risk as it has no equity investments or foreign currency balances. The credit risk attributable to trade debtors is minimal as the majority of its fees are paid by local authorities and the experience of bad debt on private residents is contained by ensuring appropriate credit checks are performed.

FINANCIAL RESULTS AND DIVIDENDS

The results for the financial year are set out on page 9.

The Director does not recommend the payment of a dividend (2019: nil).

FUTURE DEVELOPMENTS

The high standards of care delivered, together with growth in profitability, are continuing priorities for the future.

GOING CONCERN

The Company's business activities, together with the factors likely to affect its future development and its financial position are described in the Strategic report on page 2.

After making detailed enquiries, and in consideration of his assessment of the company's financial position, and having reviewed the forecast cash flows, the Director has concluded that he has a reasonable expectation that the company will be able to continue in operational existence for the foreseeable future and thus continues to adopt the going concern basis of accounting in preparing the annual financial statements.

The uncertainty as to the future impact of the Covid-19 pandemic has been considered as part of the Company's adoption of the going concern basis. In recognition of the infection risks at its home, the Director continues to follow Government and Public Health England guidance in respect of infection control disciplines and the appropriate use of personal protection equipment to reduce the risk of outbreak. The home continues to work in an effective partnership with the health authorities to ensure that bed capacity information is made available to them. The Director has considered the financial implications of business disruption as a result of any potential Covid-19 outbreak in its home and, in these scenarios, the Company has sufficient working capital to continue its operations.

DIRECTORS

The Directors who held office during the year and up to the date of signing the financial statements are given below:

Colin Haig

DIRECTOR'S RESPONSIBILITY STATEMENT

The Director is responsible for preparing the Director's report and the financial statements in accordance with applicable law and regulations.

Company law requires the Director to prepare financial statements for each financial year. Under that law the Director has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable laws) including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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

ASPEN VILLAGE LIMITED**DIRECTOR'S REPORT (CONTINUED)**
Year ended 31 December 2020**DIRECTOR'S RESPONSIBILITY STATEMENT (continued)**

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.

The Director is responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable him to ensure that the financial statements comply with the Companies Act 2006. He is 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.

The Director confirms that:

- so far as the Director is aware, there is no relevant audit information of which the company's auditor is unaware; and
- the Director has taken all the steps that he ought to have taken as a Director in order to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

The Director is responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

INDEPENDENT AUDITOR

Grant Thornton UK LLP is the Company's auditor. A resolution to reappoint them will be proposed at the forthcoming Annual General Meeting.

On behalf of the Board



Colin Haig
Director

Date: 31/1/2022

Independent auditor's report to the members of Aspen Village Limited

Opinion

We have audited the financial statements of Aspen Village Limited (the 'company') for the year ended 31 December 2020, which comprise the statement of comprehensive income, balance sheet, the statement of changes in equity and the related notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 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 December 2020 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 we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We are responsible for concluding on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify the auditor's opinion. Our conclusions are based on the audit evidence obtained up to the date of our report. However, future events or conditions may cause the company to cease to continue as a going concern.

In our evaluation of the director's conclusions, we considered the inherent risks associated with the company's business model including effects arising from macro-economic uncertainties such as Brexit and Covid-19, we assessed and challenged the reasonableness of estimates made by the directors and the related disclosures and analysed how those risks might affect the company's financial resources or ability to continue operations over the going concern period.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In auditing the financial statements, we have concluded that the director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

The responsibilities of the directors with respect to going concern are described in the 'Responsibilities of directors for the financial statements' section of this report.

Other information

The director is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

Independent auditor's report to the members of Aspen Village Limited (continued)

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matter on which we are required to report under the Companies Act 2006

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 strategic report or the director's report.

Matters on which we are required to report by exception

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.

Responsibilities of directors for the financial statements

As explained more fully in the director's responsibilities statement, the director is 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 director is 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 director either intends to liquidate the company or to cease operations, or has 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.

Independent auditor's report to the members of Aspen Village Limited (continued)

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

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 material misstatements in respect of irregularities, including fraud. Owing to the inherent limitations of an audit, there is an unavoidable risk that material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK).

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the company and industry in which it operates through our general, commercial and sector experience, discussions with management and inspection of board minutes. We determined that the most significant, which are directly relevant to specific assertions in the financial statements, are those related to the reporting framework (FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and The Companies Act 2006), and the Company's tax position (UK corporate tax legislation).
- We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur and the risk of management override of controls. Audit procedures performed by the engagement team included:
 - identifying and assessing the design and implementation of controls management has in place to prevent and detect fraud;
 - challenging assumptions and judgements made by management in its significant accounting estimates, including the valuation of loans receivable;
 - identifying and testing journal entries, in particular, journal entries with characteristics that meet certain criteria assessed as higher risk; and
 - assessing the extent of compliance with the relevant laws and regulations that are of significance as part of our audit procedures.
- The assessment of the appropriateness of the collective competence and capabilities of the engagement team included consideration of the engagement team's:
 - understanding of, and practical experience with, audit engagements of a similar nature and complexity through appropriate training and participation;
 - knowledge of the industry in which the client operates; and
 - understanding of the legal and regulatory requirements specific to the company, including the provisions of the applicable legislation.
- The engagement team's communications in respect of potential non-compliance with laws and regulations and fraud included the potential for fraud in revenue recognition through manipulation of the timing or quantum of sales recognised via management override of controls;
- In assessing the potential risks of material misstatement, we obtained an understanding of:
 - The company's operations, including the nature of its revenue sources and of its objectives and strategies, to understand the classes of transactions, account balances, expected financial statement disclosures and business risks that may result in risks of material misstatement; and

Independent auditor's report to the members of Aspen Village Limited (continued)

- The company's control environment including:
 - o management's knowledge of the relevant laws and regulations and how the company is complying with those laws and regulations;
 - o the adequacy of procedures for authorisation of transactions;
 - o procedures to ensure that possible breaches of law and regulations are appropriately resolved.

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.

Grant Thornton UK LLP

Philip Sayers

Senior Statutory Auditor

for and on behalf of Grant Thornton UK LLP

Statutory Auditor, Chartered Accountants

London

Date: 31/1/2022

ASPEN VILLAGE LIMITED**STATEMENT OF COMPREHENSIVE INCOME****Year ended 31 December 2020**

	Note	2020 £	2019 £
Turnover	5	7,905,369	7,069,946
Cost of sales		(6,031,287)	(5,828,009)
Gross profit		1,874,082	1,241,937
Administrative expenses		(1,525,529)	(1,571,055)
Operating profit/(loss) and profit/(loss) on ordinary activities before taxation	6	348,553	(329,118)
Tax on profit/(loss) on ordinary activities	7	(270,727)	(24,457)
Profit/(loss) for the financial year		77,826	(353,575)

There was no other comprehensive income for 2020 (2019: nil).

All results derive from continuing operations.

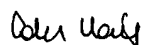
The notes on pages 12 to 20 form an integral part of the financial statements.

ASPEN VILLAGE LIMITED**BALANCE SHEET****As at 31 December 2020**

	Note	2020 £	2019 £
Fixed assets			
Tangible assets	9	12,330,183	12,572,979
		12,330,183	12,572,979
Current assets			
Debtors	10	8,362,750	8,212,648
Cash at bank and in hand		393,395	63,218
		8,756,145	8,275,866
Creditors: amounts falling due within one year	11	(4,946,449)	(4,967,650)
Net current assets		3,809,696	3,308,216
Total assets less current liabilities		16,139,879	15,881,195
Provisions for liabilities	12	(1,451,574)	(1,270,716)
Net assets		14,688,305	14,610,479
Capital and reserves			
Called up share capital	13	1	1
Capital Contribution		13,240,803	13,240,803
Revaluation reserve		4,950,870	5,024,180
Profit and loss account		(3,503,369)	(3,654,505)
Total shareholder's funds		14,688,305	14,610,479

The financial statements of Aspen Village Limited, registered number 04500186, were approved by the Director and authorised for issue on 31/1/2022

The notes on pages 12 to 20 form an integral part of the financial statements.



Colin Haig
Director

ASPEN VILLAGE LIMITED**STATEMENT OF CHANGES IN EQUITY****Year ended 31 December 2020**

	Called up Share capital	Capital contribution	Revaluation reserve	Profit and loss account	Total equity
	£	£	£	£	£
Balance at 31 December 2019	1	13,240,803	5,024,180	(3,654,505)	14,610,479
Total comprehensive income for the period					
Profit or loss	-	-	-	77,826	77,826
Total comprehensive income for the period	-	-	-	77,826	77,826
Transactions recorded directly in equity					
Transfer to retained earnings	-	-	(73,310)	73,310	-
Total contributions by and distributions to owners	-	-	(73,310)	73,310	-
Balance at 31 December 2020	1	13,240,803	4,950,870	(3,503,369)	14,688,305
Balance at 31 December 2018	1	13,240,803	5,097,490	(3,374,240)	14,964,054
Total comprehensive income for the period					
Profit or loss	-	-	-	(353,575)	(353,575)
Total comprehensive income for the period	-	-	-	(353,575)	(353,575)
Transactions recorded directly in equity					
Transfer to retained earnings	-	-	(73,310)	73,310	-
Total contributions by and distributions to owners	-	-	(73,310)	73,310	-
Balance at 31 December 2019	1	13,240,803	5,024,180	(3,654,505)	14,610,479

The notes on pages 12 to 20 form an integral part of the financial statements.

ASPEN VILLAGE LIMITED**NOTES TO THE FINANCIAL STATEMENTS****Year ended 31 December 2020****1. GENERAL INFORMATION**

Aspen Village Limited (the "Company") is a company limited by shares incorporated in the United Kingdom under the Companies Act 2006. The address of the registered office is given on page 1. The nature of the Company's operations and its principal activities are set out in the Strategic report on page 2.

2. STATEMENT OF COMPLIANCE

The financial statements of the Company have been prepared in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") and the Companies Act 2006.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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.

(a) Basis of preparation

These financial statements are prepared on a going concern basis, under the historical cost convention and in accordance with FRS 102. The financial statements are presented in £ sterling.

(b) Going concern

The Company's business activities, together with the factors likely to affect its future development and its financial position are described in the Strategic report on page 2.

After making detailed enquiries, and in consideration of his assessment of the company's financial position, and having reviewed the forecast cash flows, the Director has concluded that he has a reasonable expectation that the company will be able to continue in operational existence for the foreseeable future and thus continues to adopt the going concern basis of accounting in preparing the annual financial statements.

The uncertainty as to the future impact of the Covid-19 pandemic has been considered as part of the Company's adoption of the going concern basis. In recognition of the infection risks at its home, the Director continues to follow Government and Public Health England guidance in respect of infection control disciplines and the appropriate use of personal protection equipment to reduce the risk of outbreak. The home continues to work in an effective partnership with the health authorities to ensure that bed capacity information is made available to them. The Director has considered the financial implications of business disruption as a result of any potential Covid-19 outbreak in its home and, in these scenarios, the Company has sufficient working capital to continue its operations.

(c) Exemptions for qualifying entities

The Company's ultimate parent undertaking, Newco A 13 Limited, includes the Company in its consolidated financial statements. The consolidated financial statements of Newco A 13 Limited are prepared in accordance with FRS 102 and are available to the public and may be obtained from Highgate Studios, Studio 523, 53-79 Highgate Road, London, NW5 1TL. In these financial statements, the Company is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Cash Flow Statement and related notes; and
- Key Management Personnel compensation.

As the consolidated financial statements of Newco A 13 Limited include the equivalent disclosures, the Company has also taken the exemptions under FRS 102 available in respect of the following disclosure:

- The disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

ASPEN VILLAGE LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****Year ended 31 December 2020****3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****(d) Turnover**

Turnover represents fees receivable for nursing and personal care from public authorities and private individuals, which are exempt from value added tax. Turnover from the supply of these services is recognised upon provision of service.

(e) Tangible fixed assets and depreciation

Tangible assets are stated at cost (or deemed cost) less accumulated depreciation and accumulated impairment losses. Cost includes the original purchase price, costs directly attributable to bringing the asset to its working condition for its intended use, dismantling and restoration costs and borrowing costs capitalised.

(i) Land & buildings

Land and buildings are stated at cost (or deemed cost for land and buildings held at valuation at the date of transition to FRS 102) less accumulated depreciation and accumulated impairment losses.

The Company previously adopted a policy of revaluing freehold land and buildings and they were stated at their revalued amount less any subsequent depreciation and accumulated impairment losses. The Company has adopted the transition exemption under FRS 102 paragraph 35.10(d) and has elected to use the previous revaluation as deemed cost.

The difference between depreciation based on the deemed cost charged in the statement of comprehensive income and the asset's original cost is transferred from the revaluation reserve to retained earnings.

(ii) Fixtures, fittings and equipment

Plant and machinery and fixtures, fittings and equipment are stated at cost less accumulated depreciation and accumulated impairment losses.

(iii) Depreciation and residual values

Land is not depreciated. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

Freehold land	-	Not depreciated
Freehold buildings	-	2% straight line
Plant and machinery	-	15% straight line
Fixtures, fittings & equipment	-	15%-33% straight line
Motor vehicles	-	25% reducing balance

The assets' residual values and useful lives are reviewed, and adjusted, if appropriate, at the end of each reporting period. The effect of any change is accounted for prospectively.

(f) Taxation

Taxation expense for the year comprises current and deferred tax recognised in the reporting year. Tax is recognised in the income statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

(i) Current tax

Current tax is the amount of income tax payable in respect of the taxable profit for the year or prior years. Tax is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the year end. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

ASPEN VILLAGE LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****Year ended 31 December 2020****3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****(f) Taxation (continued)****(ii) Deferred tax**

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements.

Deferred tax is recognised on all timing differences at the reporting date except for certain exceptions. Unrelieved tax losses and other deferred tax assets are only recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

When the amount that can be deducted for tax for an asset (other than goodwill) that is recognised in a business combination is less (more) than the value at which it is recognised, a deferred tax liability (asset) is recognised for the additional tax that will be paid (avoided) in respect of that difference. Similarly, a deferred tax asset (liability) is recognised for the additional tax that will be avoided (paid) because of a difference between the value at which a liability is recognised and the amount that will be assessed for tax. The amount attributed to goodwill is adjusted by the amount of deferred tax recognised.

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

(g) Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

(h) Financial instruments

The company has chosen to adopt the Sections 11 and 12 of FRS 102 in respect of financial instruments.

Financial assets

Basic financial assets, including trade and other debtors and cash and bank balances are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is decrease in the impairment loss arising from an event occurring after the impairment was recognised the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Other financial assets are initially measured at fair value, which is normally the transaction price.

Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

ASPEN VILLAGE LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****Year ended 31 December 2020****3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****(h) Financial instruments (continued)***Financial liabilities*

Basic financial liabilities, including trade and other creditors, bank loans, loans from fellow group companies and preference shares, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

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 payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Offsetting

Financial assets and liabilities are offset and the net amounts presented in the financial statements 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 to liability simultaneously.

(i) Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new ordinary shares or options are shown in equity as a deduction, net of tax, from the proceeds.

(j) Distributions to equity holders

Dividends and other distributions to company's shareholders are recognised as a liability in the financial statements in the period in which the dividends and other distributions are approved by the company's shareholders. These amounts are recognised in the statement of changes in equity.

(k) Related party transactions

The company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned.

(l) Employee benefits

The Company provides a range of benefits to employees, including annual bonus arrangements, paid holiday arrangements and defined contribution pension plans.

(i) Short term benefits

Short term benefits, including holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

(ii) Defined contribution pension plans

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations. The contributions are recognised as an expense when they are due. Amounts not paid are shown in accruals in the balance sheet. The assets of the plan are held separately from the company in independently administered funds.

(m) Government grants

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating to either revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the assets. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

ASPEN VILLAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Year ended 31 December 2020

4. CRITICAL ACCOUNTING JUDGEMENTS AND ESTIMATION UNCERTAINTY

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical judgements in applying the entity's accounting policies

The Director has assessed the application of the going concern basis in the preparation of the financial statements. Please see note 3(b) for further details.

(b) Critical accounting estimates and assumptions

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

(i) Useful economic lives of tangible assets

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. See note 9 for the carrying amount of the property plant and equipment and note 3(e) for the useful economic lives for each class of assets.

(ii) Valuation of freehold property

The Company previously adopted a policy of revaluing freehold land and buildings and they were stated at their revalued amount less any subsequent depreciation and accumulated impairment losses. The Company has adopted the transition exemption under FRS 102 paragraph 35.10(d) and has elected to use the previous revaluation as deemed cost. The property was last valued in 2015 by the Director, valued as fully operational entities, on a value in use basis using market data and discounting future cash flows. As a result of this valuation, the value of the properties is deemed to be fairly stated.

(ii) Impairment of debtors

The Company makes an estimate of the recoverable value of trade and other debtors. When assessing impairment of trade and other debtors, management considers factors including the current credit rating of the debtor, the ageing profile of debtors and historical experience.

5. TURNOVER

The total turnover of the Company for the year has been derived from its principal activity wholly undertaken in the United Kingdom.

6. PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION

	2020 £	2019 £
Profit/(loss) on ordinary activities before taxation is stated after charging:		
Depreciation of owned tangible fixed assets	311,904	322,955
Auditors' remuneration – audit fees	7,992	7,502
Auditors' remuneration – tax compliance fees	3,000	3,000

ASPEN VILLAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Year ended 31 December 2020

7. TAX ON PROFIT/(LOSS) ON ORDINARY ACTIVITIES

(a) Analysis of the tax charge in the year

	2020	2019
	£	£
Current tax:		
United Kingdom corporation tax	89,869	-
Deferred tax:		
Movement on timing differences	89,869	24,457
Tax on profit/(loss) on ordinary activities	270,727	24,457

(b) Factors affecting the tax charge for the year

The tax assessed for the year is higher (2019: lower) than the standard rate of corporation tax in the UK of 19.00% (2019: 19.00%)

Profit/(loss) on ordinary activities before taxation	348,553	(329,118)
Profit/(loss) on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 19.00% (2019: 19.00%)	66,225	(62,532)
Effects of:		
Expenses not deductible for tax purposes	-	451
Group relief (not paid for)	-	36,384
Deferred tax not recognised	259	(3,684)
Impact of changes in tax rates – deferred tax	149,358	(3,311)
Fixed asset differences	54,885	57,149
Total tax	270,727	24,457

8. STAFF COSTS

Number of employees

The average monthly number of employees (including Directors) during the year was:

	2020	2019
	Number	Number
Administration and nursing	187	195
Employment costs	2020	2019
	£	£
Wages and salaries	4,455,401	4,369,253
Social security costs	401,060	377,758
Other pension costs	87,080	78,397
	4,943,541	4,825,408

ASPEN VILLAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Year ended 31 December 2020

8. STAFF COSTS (CONTINUED)

Directors' emoluments are paid via another group company. The amounts attributable to this company are £12,687 (2019: £12,881). The value of their services for the Company during the year, if allocated to the Company, would be £12,687 (2019: £12,881).

9. TANGIBLE ASSETS

	Freehold Land and buildings £	Plant and machinery £	Fixtures, fittings & equipment £	Motor vehicles £	Total £
Cost or deemed cost					
At 1 January 2020 (restated)	15,357,220	164,750	3,513,362	9,720	19,045,052
Additions	-	15,054	54,054	-	69,108
At 31 December 2020	15,357,220	179,804	3,567,416	9,720	19,114,160
Accumulated depreciation					
At 1 January 2020 (restated)	3,131,637	113,456	3,219,567	7,413	6,472,073
Charge for the year	190,387	18,733	102,207	577	311,904
At 31 December 2020	3,322,024	132,189	3,321,774	7,990	6,783,977
Net book value					
At 31 December 2020	12,035,196	47,615	245,642	1,730	12,330,183
At 31 December 2019	12,225,583	51,294	293,795	2,307	12,572,979

The property is being depreciated from the valuation date. As the assets are depreciated or sold an appropriate transfer is made from the revaluation reserve to retained earnings.

Analysis of the land and buildings is as follows:

	2020 £	2019 £
Historical cost equivalent	6,299,695	6,416,772
Revaluation	5,735,501	5,808,811
Net book value	12,035,196	12,225,583

The property was last valued in 2015 by the Director, valued as fully operational entities, on a value in use basis using market data and discounting future cash flows. As a result of this valuation, the value of the properties is deemed to be fairly stated.

Land and buildings have been provided as security against the loan that has been undertaken by Forest Healthcare Finance Limited, a fellow group company.

ASPEN VILLAGE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

Year ended 31 December 2020

10. DEBTORS

	2020	2019
	£	£
Trade debtors	596,253	477,777
Amounts owed by group undertakings	9,075	7,700,061
Other debtors	22,683	8,674
Prepayments and accrued income	7,734,739	26,136
	<u>8,362,750</u>	<u>8,212,648</u>

Amounts owed by group undertakings have no fixed repayment terms, are repayable on demand and are interest free.

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2020	2019
	£	£
Trade creditors	133,996	158,979
Amounts owed to group undertakings	4,371,511	4,510,848
Other taxation and social security	108,887	89,563
Other creditors	135,313	159,959
Government grants	152,824	-
Accruals and deferred income	43,918	48,301
	<u>4,946,449</u>	<u>4,967,650</u>

Amounts owed to group undertakings have no fixed repayment terms, are repayable on demand and are interest free.

12. PROVISIONS FOR LIABILITIES

	Deferred taxation	Total
	£	£
At 1 January 2020	1,270,716	1,270,716
Charged to the profit and loss account	180,858	180,858
At 31 December 2020	<u>1,451,574</u>	<u>1,451,574</u>

Deferred tax is provided for as follows:

	2020	2019
	£	£
Accelerated capital allowances	58,697	24,457
Revaluation of tangible assets	1,392,877	1,246,259
At 31 December 2020	<u>1,451,574</u>	<u>1,270,716</u>

No significant reversal of deferred tax is expected in 2021.

ASPEN VILLAGE LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****Year ended 31 December 2020****13. CALLED UP SHARE CAPITAL**

	2020 £	2019 £
Called up, allotted and fully paid		
1 (2019: 1) ordinary share of £1 each	1	1

There is a single class of ordinary shares.

14. DEFERRED TAXATION

A deferred tax asset has not been recognised in respect of timing differences relating to fixed assets, as the Director considers that it is not probable that these losses will be utilised in the foreseeable future. The total amount of the asset not recognised is £1,434 (2019: £1,175).

15. FINANCIAL GUARANTEES

The Company is a guarantor to the group facility. The outstanding balance of the facility at 31 December 2020 is £51,013,580.

16. RELATED PARTY TRANSACTIONS

The Company is exempt from disclosing related party transactions as they are with other companies that are wholly owned within the group.

There are no other transactions that require disclosure.

17. RESERVES

Called up share capital - represents the nominal value of shares that have been issued.

Revaluation reserve - this reserve is used to record increases in the fair value of land and buildings and decreases to the extent that such decreases relates to an increase on the same asset.

Capital contribution – this reserve represents a capital contribution received from the shareholder.

Profit and loss account – includes all current and prior period retained profits and losses.

18. ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

The Director considers that the ultimate parent company and ultimate controlling party is Newco A 13 Limited, a company registered in England and Wales. The immediate parent undertaking is Newco B 13 Limited, a company registered in England and Wales. The only group to which the company belongs for which consolidated financial statements are prepared is Newco A 13 Limited, a company registered in England and Wales. Copies of the consolidated financial statements of Newco A 13 Limited can be obtained from Highgate Studios, Studio 523, 53-79 Highgate Road, London, NW5 1TL.