

Registered number: 05370753

HOLYWELL HOUSE LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 MARCH 2020



HOLYWELL HOUSE LIMITED

COMPANY INFORMATION

Directors	Orla Ball (appointed 27 June 2019) Jayne Cottam (appointed 27 June 2019) Simon Gould (appointed 27 June 2019) Patrick Lowther (appointed 27 June 2019) Simon Oborn (appointed 7 November 2019) Assura CS Limited (appointed 7 November 2019)
Registered number	05370753
Registered office	The Brew House Greenalls Avenue Warrington Cheshire WA4 6HL
Independent auditor	Deloitte LLP Statutory Auditor 2 Hardman Street Manchester United Kingdom M3 3HF

HOLYWELL HOUSE LIMITED

CONTENTS

	Page
Directors' Report	1 - 3
Independent Auditor's Report	4 - 6
Statement of Total Comprehensive Income	7 - 8
Balance Sheet	8
Statement of Changes in Equity	9
Notes to the Financial Statements	10 - 18

HOLYWELL HOUSE LIMITED

**DIRECTORS' REPORT
FOR THE PERIOD ENDED 31 MARCH 2020**

The Directors present their report and the audited financial statements for the period ended 31 March 2020.

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.

Principal activity

On 27th June 2019 the company was purchased by the Assura Plc group. The principal activity of the company is to act as a property investment company.

Results and financial position

Following the acquisition by the Assura plc Group on 27 June 2019 all of the external debt was repaid and replaced with inter-group funding. The results for the period from 1 March 2019 to 31 March 2020 and the financial position of the company are shown in the statement of total comprehensive income and balance sheet.

Dividends

The directors have declared a dividend of £8,000 for the period ended 31 March 2020.

Future developments

The Directors aim to continue to expand and enhance the company's portfolio of letting properties within the National Health Service.

Price risk

Price risk arises on rental values because of changes in property market prices. Valuations and yields are regularly benchmarked against comparable portfolios.

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.

Cash flow risk

Cash flow risk is the risk of exposure to variability in cash flows that is attributable to a particular risk associated with a recognised asset or liability such as future interest payments on any variable rate debt. The majority of the Groups' long-term facilities are at fixed rates of interest.

Interest rate risk

The Company's exposure to market risk for changes in interest rates relates primarily to its cash deposits and the financing it receives from the Assura plc Group to fund its operations. The Assura plc Group's policy is to manage interest cost using fixed rate debt or by interest rate swaps. The majority of the Group's long-term facilities are at fixed rates of interest.

HOLYWELL HOUSE LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE PERIOD ENDED 31 MARCH 2020**

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 and ensuring that available borrowing facilities include adequate headroom and maturity dates that are spread rather than clustered. 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' responsibilities statement

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

Company law requires the Directors to prepare audited financial statements for each financial year. Under that law the Directors have elected to prepare the audited financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the Directors must not approve the audited 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 audited financial statements, the Directors are required to:

- select suitable accounting policies 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 audited 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 audited 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.

Directors

The Directors who served during the period were:

Orla Ball (appointed 27 June 2019)
Jayne Cottam (appointed 27 June 2019)
Simon Gould (appointed 27 June 2019)
Patrick Lowther (appointed 27 June 2019)
Simon Oborn (appointed 7 November 2019)
Assura CS Limited (appointed 7 November 2019)
Stephen Bradder (resigned 27 June 2019)
Dr Nadine Kale (resigned 27 June 2019)
Dr Idayat Owolabi (resigned 27 June 2019)
Dr Joanne Page (resigned 27 June 2019)

HOLYWELL HOUSE LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE PERIOD ENDED 31 MARCH 2020**

Going concern

After making enquiries, and on the basis set out in note 1, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. In reaching its conclusion, the Directors have considered the specific impact in respect of Brexit and Covid-19, neither of which, in themselves, are considered significant risks to the business based on the current position. The directors continue to monitor these, and any other emerging risks, as appropriate. For this reason, they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

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.

Disclosure of information to auditor

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 auditor is 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 auditor is aware of that information.

Auditor

The auditor, Deloitte 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 on 9 September 2020 and signed on its behalf.



Jayne Cottam
Director

HOLYWELL HOUSE LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF HOLYWELL HOUSE LIMITED

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Holywell House Limited (the 'company'):

- give a true and fair view of the state of the company's affairs as at 31 March 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 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.

We have audited the financial statements which comprise:

- the statement of total comprehensive income;
- the balance sheet;
- the statement of changes in equity; and
- the related notes 1 to 15.

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).

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 Financial Reporting Council's (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 required by ISAs (UK) to report in respect of the following matters where:

- the directors' use of the going concern basis of accounting in preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

We have nothing to report in respect of these matters.

Other information

The directors are 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.

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

HOLYWELL HOUSE LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF HOLYWELL HOUSE LIMITED

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 respect of these matters.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, 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.

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

Report on other legal and regulatory requirements

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.

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 any material misstatements in the directors' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters 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.
- the directors were not entitled to take advantage of the small companies' exemption in preparing the directors' report and from the requirement to prepare a strategic report.

We have nothing to report in respect of these matters.

Other Matter

As the company was exempt from audit under section 479A of the Companies Act 2006 in the prior year we have not audited the corresponding amounts for that year.

HOLYWELL HOUSE LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF HOLYWELL HOUSE LIMITED

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.



Scott Bayne FCA (Senior statutory auditor)

for and on behalf of

Deloitte LLP

Statutory Auditor
2 Hardman Street
Manchester
United Kingdom
M3 3HF

9 September 2020

HOLYWELL HOUSE LIMITED

STATEMENT OF TOTAL COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31 MARCH 2020

	Note	2020 £	<i>Unaudited</i> 2019 £
Turnover		182,693	167,768
Gross profit		<u>182,693</u>	<u>167,768</u>
Administrative expenses		(3,854)	(10,659)
Revaluation gain	8	1,383,398	-
Operating profit		<u>1,562,237</u>	<u>157,109</u>
Interest payable and similar expenses	5	(444,571)	(100,853)
Profit before tax		<u>1,117,666</u>	<u>56,256</u>
Tax on profit		54,500	(4,752)
Profit for the financial period		<u><u>1,172,166</u></u>	<u><u>51,504</u></u>

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

The notes on pages 10 to 18 form part of these financial statements.

Profit for the financial year was derived from continuing activities.

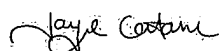
HOLYWELL HOUSE LIMITED

**BALANCE SHEET
AS AT 31 MARCH 2020**

		31 March 2020 £	<i>Unaudited</i> 28 February 2019 £
Fixed assets			
Investment property	8	3,440,000	2,056,602
		<u>3,440,000</u>	<u>2,056,602</u>
Current assets			
Debtors: amounts falling due within one year	9	43,965	46,123
Cash at bank and in hand		429,306	274,606
		<u>473,271</u>	<u>320,729</u>
Creditors: amounts falling due within one year	10	(2,244,919)	(105,895)
Net current (liabilities)/assets		<u>(1,771,648)</u>	<u>214,834</u>
Total assets less current liabilities		<u>1,668,352</u>	<u>2,271,436</u>
Creditors: amounts falling due after more than one year	11	-	(1,712,750)
Provisions for liabilities			
Deferred tax		-	(54,500)
		<u>-</u>	<u>(54,500)</u>
Net assets		<u><u>1,668,352</u></u>	<u><u>504,186</u></u>
Capital and reserves			
Called up share capital	13	400	400
Profit and loss account		1,667,952	503,786
Total shareholder funds		<u><u>1,668,352</u></u>	<u><u>504,186</u></u>

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 on



Jayne Cottam
Director

The notes on pages 10 to 18 form part of these financial statements.

HOLYWELL HOUSE LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 MARCH 2020**

	Called up share capital £	Profit and loss account £	Total equity £
At 1 March 2018	400	452,282	452,682
Comprehensive income for the year			
Profit for the year	-	51,504	51,504
Total comprehensive income for the year	-	51,504	51,504
At 1 March 2019	400	503,786	504,186
Comprehensive income for the period			
Profit for the period	-	1,172,166	1,172,166
Total comprehensive income for the period	-	1,172,166	1,172,166
Dividends: Equity capital	-	(8,000)	(8,000)
At 31 March 2020	400	1,667,952	1,668,352

The notes on pages 10 to 18 form part of these financial statements.

HOLYWELL HOUSE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2020**

1. Accounting policies

1.1 Basis of preparation of financial statements

Holywell House 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 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's accounting policies.

The Company's functional currency is considered to be the pound sterling.

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 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 11 Financial Instruments paragraphs 11.39 to 11.48A;
- the requirement 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 2020 and these financial statements may be obtained from www.assurapl.com.

All companies in the Assura plc Group share the same registered office address.

1.3 Going concern

The directors have received confirmation that Assura plc ("Assura"), the company's holding company, will continue to provide the necessary level of support to enable it to continue to operate for the foreseeable future. As stated within the Directors' Report, in considering the ability of Assura to provide any necessary support in the context of the uncertainties it faces as a result of the current economic climate including the impact of COVID 19 and Brexit, the directors have obtained an up to date understanding of Assura's forecasts, the continuing availability of its facilities and its strategic and contingent plans. Additional details surrounding these uncertainties and mitigating actions can be found in the financial statements for Assura plc.

1.4 Turnover

Turnover which is all generated in the UK relates primarily to rental income. 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.

HOLYWELL HOUSE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2020**

1. Accounting policies (continued)

1.5 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.

1.6 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. Changes in fair value are in the Statement of Total Comprehensive Income. Any Surplus or deficit arising on revaluing investment properties and property under construction ("IPUC") is recognised in the Statement of Total Comprehensive Income.

1.7 Taxation

Current tax is expected tax payable on any non-REIT 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.

1.9 Provisions for liabilities

Provisions are made where an event has taken place that gives the Company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of Comprehensive Income in the year that the Company becomes aware of the obligation, and are measured at the best estimate at the Balance Sheet date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Balance Sheet.

1.10 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

HOLYWELL HOUSE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2020**

1. Accounting policies (continued)

1.10 Financial instruments (continued)

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.

Derivatives, including interest rate swaps and forward foreign exchange contracts, are not basic financial instruments. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or income as appropriate. The company does not currently apply hedge accounting for interest rate and foreign exchange derivatives.

HOLYWELL HOUSE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2020**

1. Accounting policies (continued)

1.11 Property valuation

The key source of estimation and uncertainty relates to the valuation of investment property, where a valuation is obtained twice a year from professionally qualified external valuers. The evidence to support these valuations is based primarily on recent, comparable market transactions on an arm's length basis. However, the assumptions applied are inherently subjective and so are subject to a degree of uncertainty. The key judgements relate to the equivalent yield and the Estimated Rental Value (ERV) applied to each property. At an Assura Plc level, a 0.25% shift in equivalent yield would impact the property valuation by approximately £112m (2019:£108.5m). A 1% increase in ERV would impact the valuation by approximately £21m (2019:£20m). This company includes approximately 0.2% of the Group's investment property.

As a result of the COVID-19 outbreak and the consequential impact upon global financial markets, the Group's external Valuers have taken into account latest guidelines from RICS and reported the Group's investment property valuations on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. The Directors have evaluated the basis, and meaning, of such preparation. Although uncertainty is present within the wider real estate sector, with varying impacts being observed, the Directors consider the sector in which the Group operates to be less impacted by adverse events seen across sectors. In addition, market evidence relating to completed transactions and those in progress within our sector do not indicate a lack of evidence or impact upon the valuations determined as at the balance sheet date. The basis of preparation primarily highlights future uncertainty and a higher degree of caution. The Directors have considered this also in respect of key sources of estimation uncertainty and have concluded based upon the sector and market trends observed, relative to the wider real estate, that the events of COVID-19 do not give rise to new course of key estimation uncertainty, nor do they impact the potential sensitivity level of a reasonable and possible change that may occur within the next 12 months.

1.12 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. Other than property valuation (see note 1.10) the directors do not consider any judgements, estimates or assumptions to be "key" warranting disclosure.

1.13 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

2. Staff costs

There are no employees other than directors for the period ended 31 March 2020. (2019: same)

HOLYWELL HOUSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 MARCH 2020

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 Holywell House Limited. (2019: The directors did not receive any remuneration for their services as directors of Holywell House Limited).

4. Operating profit

The audit fee for the period has been borne by a fellow group undertaking. No non-audit fees have been incurred during the current period.

5. Interest payable and similar expenses

	2020 £	Unaudited 2019 £
Other loan interest payable	32,000	100,853
Loan repayment fee	412,571	-
	<u>444,571</u>	<u>100,853</u>

During the period the loan was repaid in full incurring an early repayment fee of £412,571.

6. Taxation

	2020 £	Unaudited 2019 £
Corporation tax		
Current tax on profits for the year	-	7,052
	<u>-</u>	<u>7,052</u>
Total current tax	<u>-</u>	<u>7,052</u>
Deferred tax		
Origination and reversal of timing differences	(54,500)	(2,300)
Total deferred tax	<u>(54,500)</u>	<u>(2,300)</u>
Taxation on profit	<u>(54,500)</u>	<u>4,752</u>

HOLYWELL HOUSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 MARCH 2020

6. Taxation (continued)

Factors affecting tax charge for the period/year

The tax assessed for the period/year is lower than (2019 - lower than) the standard rate of corporation tax in the UK of 19% (2019 - 19%). The differences are explained below:

	2020 £	Unaudited 2019 £
Profit before tax	1,117,665	56,256
Profit multiplied by standard rate of corporation tax in the UK of 19% (2019 - 19%)	212,356	10,689
Effects of:		
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	-	475
Capital allowances for period/year in excess of depreciation	-	(4,112)
Utilisation of tax losses	74,305	-
Other timing differences leading to an increase (decrease) in taxation	(54,500)	(2,300)
Non-taxable income REIT income	(23,816)	-
Non taxable revaluation gains / losses	(262,845)	-
Total tax charge for the period/year	(54,500)	4,752

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.

7. Dividends

	31 March 2020 £	Unaudited 28 February 2019 £
Dividends declared and paid	8,000	-
	8,000	-

HOLYWELL HOUSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2020

8. Investment property

	Freehold investment property £
Valuation	
At 1 March 2019	2,056,602
Surplus on revaluation	1,383,398
At 31 March 2020	3,440,000

The 2020 valuations were made by Savills LLP, on an open market value for existing use basis.

In accordance with the Appraisal and Valuation Manual of The Royal Institution of Chartered Surveyors.
The historical cost of investment property included at valuation was £2,056,602.

9. Debtors

	31 March 2020 £	Unaudited 28 February 2019 £
Trade debtors	22,158	13,814
Other debtors	21,807	32,309
	43,965	46,123

HOLYWELL HOUSE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 MARCH 2020**

10. Creditors: Amounts falling due within one year

	31 March 2020	<i>Unaudited</i> 28 February 2019
	£	£
Trade creditors	-	105,895
Amounts owed to parent	2,181,086	-
Corporation tax	7,052	-
Other taxation and social security	18,189	-
Deferred income	38,592	-
	<u>2,244,919</u>	<u>105,895</u>

The balance owed to parent is unsecured, interest free and repayable on demand.

11. Creditors: Amounts falling due after more than one year

	31 March 2020	<i>Unaudited</i> 28 February 2019
	£	£
Bank loans	-	1,712,750
	<u>-</u>	<u>1,712,750</u>

During the period the loan was repaid in full incurring an early repayment fee of £412,571.

12. Deferred taxation

	2020
	£
At beginning of year	(54,500)
Charged to profit or loss	54,500
At end of year	<u>-</u>

HOLYWELL HOUSE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 MARCH 2020

12. Deferred taxation (continued)

	31 March 2020 £	<i>Unaudited 28 February 2019 £</i>
Accelerated capital allowances	-	(54,500)
	<u>-</u>	<u>(54,500)</u>

13. Share capital

	31 March 2020 £	<i>Unaudited 28 February 2019 £</i>
Allotted, called up and fully paid		
400 (2019 - 400) Ordinary shares of £1.00 each	<u>400</u>	<u>400</u>

There is only one class of shares, which hold no rights to a fixed income.

14. Related party transactions

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

15. 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 the United Kingdom.