

# **Partnerships in Care Property 1 Limited**

**Annual Report and Unaudited Financial Statements**

**for the Year Ended 31 December 2022**

**Registration number: 05403392**

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# **Partnerships in Care Property 1 Limited**

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# **Partnerships in Care Property 1 Limited**

## **Company Information**

**Directors** David Hall

Jim Lee

**Company secretary** David Hall

**Registered office** Fifth Floor  
80 Hammersmith Road  
London  
W14 8UD

## Partnerships in Care Property 1 Limited

### Strategic Report for the Year Ended 31 December 2022

The directors present their strategic report for the year ended 31 December 2022.

#### **Principal activity**

*The principal activity of the company is to act as a property holding company.*

#### **Fair review of the business**

The results for the year are set out in the profit and loss account on page 5 and the position of the company as at the year end is set out in the balance sheet on page 7.

*The company's management is satisfied with the performance for the year, and is committed to a continued growth strategy.*

Given the straightforward nature of the business, the company's directors are of the opinion that analysis using key performance indicators is not necessary for an understanding of the development, performance or position of the business. The development, performance and position of Priory Group UK 1 Limited, an intermediate parent of the company, is discussed in the group's financial statements which includes the company and does not form part of this report.

#### **Principal risks and uncertainties**

From the perspective of the company, the principal risks and uncertainties are integrated with the principal risks of the group and are not managed separately. Accordingly, the principal risks and uncertainties of Priory Group UK 1 Limited which include those of the company, are discussed in the group's financial statements which do not form part of this report.

#### **Statement on Section 172(1)**

The following Section 172 statement, which is required by the Companies Act 2006, describes how the directors have had regard to the matters set out in Section 172(1a to 1f) including key decisions and matters that are of strategic importance to the company. The Directors, in line with their duties under Section 172 of the Companies Act 2006, act in a way they consider, in good faith would be most likely to promote the success of the company for the benefit of its members as a whole, and in doing so have regard to a range of matters when making decisions for the long term.

From the perspective of the company, decisions and policies relating to Section 172(1) are determined at group level and applied to the company, where relevant, by the Directors. Accordingly, further details in relation to how the directors have engaged with suppliers, customers, employees and other stakeholders are included in the financial statements of Priory Group UK 1 Limited, an intermediate parent of the company, which includes the company and does not form part of this report.

Approved and authorised by the Board on 31 July 2023 and signed on its behalf by:

*David Hall*

.....  
David Hall  
Company secretary and director

# Partnerships in Care Property 1 Limited

## Directors' Report for the Year Ended 31 December 2022

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

This report should be read in conjunction with the strategic report on page 2. The company has chosen in accordance with Section 414C(ii) of the Companies Act 2006 to set out in the strategic report the following which the directors believe to be of strategic importance:

- Business review;
- Principal risks and uncertainties; and
- Statements in relation to how directors have engaged with employees, suppliers, customers and others in a business relationship with the company.

### Directors of the company

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

David Hall - Company secretary and director

Jim Lee

The directors do not recommend the payment of a final dividend (2021: £nil). No dividends were paid during the year (2021: £nil).

### Financial instruments

The company's operations mean that it is exposed to a variety of financial risks that include the effects of changes in credit risk, liquidity risk and interest rate risk. The directors monitor the risks in order to limit the adverse effects on the financial performance by reviewing levels of debt finance and the related finance costs, however these are integrated with the risks of the group and not managed separately. Accordingly, the financial risk management policies of Priory Group UK 1 Limited, which include those of the company, are discussed in the group's financial statements which do not form part of this report.

### Future developments

The future developments of the company are aligned to the strategy of the UK group, headed by Priory Group UK 1 Limited. The group's strategy for the future development of the business is included in the group's financial statements, which do not form part of this report.

### Going concern

The intermediate parent company, Priory Group UK 1 Limited, has confirmed that it will continue to provide financial support to the company for the foreseeable future and for at least twelve months from the date of approval of these financial statements. Accordingly the financial statements have been prepared on the going concern basis.

Approved and authorised by the Board on 31 July 2023 and signed on its behalf by:

*David Hall*

.....  
David Hall  
Company secretary and director

## **Partnerships in Care Property 1 Limited**

### **Statement of Directors' Responsibilities**

The directors acknowledge their responsibilities for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

*Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:*

- select suitable accounting policies and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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

## Partnerships in Care Property 1 Limited

### Profit and Loss Account for the Year Ended 31 December 2022

	Note	2022 £ 000	2021 £ 000
Turnover		-	-
Administrative expenses		-	(4,656)
Operating loss	3	-	(4,656)
Income from shares in group undertakings		-	63,350
Interest payable and similar charges	4	(13,176)	(26,830)
(Loss)/profit before tax		(13,176)	31,864
Taxation	6	2,099	4,915
(Loss)/profit for the financial year		(11,077)	36,779

The above results were derived from continuing operations.

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

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## **Partnerships in Care Property 1 Limited**

### **Statement of Comprehensive Income for the Year Ended 31 December 2022**

	<b>2022</b> <b>£ 000</b>	<b>2021</b> <b>£ 000</b>
(Loss)/profit for the year	<u>(11,077)</u>	<u>36,779</u>
Total comprehensive income for the year	<u><u>(11,077)</u></u>	<u><u>36,779</u></u>



# Partnerships in Care Property 1 Limited

(Registration number: 05403392)

## Balance Sheet as at 31 December 2022

	Note	2022 £ 000	2021 £ 000
<b>Fixed assets</b>			
Investments	7	-	-
<b>Current assets</b>			
Debtors	8	279,172	281,988
<b>Creditors: Amounts falling due within one year</b>	9	<u>(277,010)</u>	<u>(268,749)</u>
<b>Net current assets</b>		<u>2,162</u>	<u>13,239</u>
<b>Total assets less current liabilities</b>		2,162	13,239
<b>Creditors: Amounts falling due after more than one year</b>	9	<u>(359,049)</u>	<u>(359,049)</u>
<b>Net liabilities</b>		<u>(356,887)</u>	<u>(345,810)</u>
<b>Capital and reserves</b>			
Called up share capital	10	11	11
Share premium reserve		52,212	52,212
Profit and loss account		<u>(409,110)</u>	<u>(398,033)</u>
<b>Total equity</b>		<u>(356,887)</u>	<u>(345,810)</u>

For the financial year ending 31 December 2022 the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Approved and authorised by the Board on 31 July 2023 and signed on its behalf by:



.....  
Jim Lee  
Director

The notes on pages 9 to 15 form an integral part of these financial statements.

## Partnerships in Care Property 1 Limited

### Statement of Changes in Equity for the Year Ended 31 December 2022

	Share capital £ 000	Share premium £ 000	Profit and loss account £ 000	Total £ 000
At 1 January 2022	11	52,212	(398,033)	(345,810)
Loss for the year	-	-	(11,077)	(11,077)
Total comprehensive income	-	-	(11,077)	(11,077)
At 31 December 2022	11	52,212	(409,110)	(356,887)

	Share capital £ 000	Share premium £ 000	Profit and loss account £ 000	Total £ 000
At 1 January 2021	11	52,212	(434,812)	(382,589)
Profit for the year	-	-	36,779	36,779
Total comprehensive income	-	-	36,779	36,779
At 31 December 2021	11	52,212	(398,033)	(345,810)

# **Partnerships in Care Property 1 Limited**

## **Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022**

### **1 General information**

The company is a private company limited by share capital, incorporated in United Kingdom.

The address of its registered office is:

Fifth Floor  
80 Hammersmith Road  
London  
W14 8UD  
United Kingdom

These financial statements were authorised for issue by the Board on 31 July 2023.

### **2 Accounting policies**

#### **Summary of significant accounting policies and key accounting estimates**

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

#### **Statement of compliance**

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland and the Companies Act 2006'.

#### **Basis of preparation**

The financial statements are presented in sterling, rounded to the nearest thousand. They are prepared on a going concern basis and under the historical cost convention. The principal accounting policies applied in the preparation of these financial statements are set out below, and, unless otherwise stated, these policies have been consistently applied to all the periods presented.

#### **Summary of disclosure exemptions**

The principle disclosure exemptions adopted by the company in accordance with FRS 102 are as follows:

- Statement of cash flows;
- Certain financial instrument disclosures;
- Disclosure of key management personnel compensation;
- Disclosures in respect of related party transactions entered into between fellow group companies (the company has no other related party transactions); and
- Roll-forward reconciliations in respect of share capital.

#### **Group accounts not prepared**

The company is exempt by virtue of section 400 of the Companies Act 2006 from the requirement to prepare group financial statements on the grounds that it is included in the consolidated financial statements of a parent undertaking. These financial statements present information about the company as an individual undertaking and not about its group.

## Partnerships in Care Property 1 Limited

### Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022 (continued)

#### 2 Accounting policies (continued)

##### Going concern

The intermediate parent company, Priory Group UK 1 Limited, has confirmed that it will continue to provide financial support to the company for the foreseeable future and for at least twelve months from the date of approval of these financial statements. Accordingly the financial statements have been prepared on the going concern basis.

##### Judgements

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period then ended. Management bases its estimates on historical experience and various other assumptions that are considered to be reasonable in the particular circumstances. Actual results may differ from these estimates.

##### Tax

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

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

##### Leases

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

##### Investments

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

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

##### Borrowings

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

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

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

## Partnerships in Care Property 1 Limited

### Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022 (continued)

#### 2 Accounting policies (continued)

##### Share capital

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

#### 3 Operating profit/(loss)

Arrived at after charging/(crediting)

	2022 £ 000	2021 £ 000
Debt waiver on loan with group undertaking	-	4,656

#### 4 Interest payable and similar expenses

	2022 £ 000	2021 £ 000
Interest payable on loans from group undertakings	13,176	26,830

#### 5 Directors' remuneration

The costs relating to the directors' services have been borne by Priory Central Services Limited, a fellow group company. No amounts have been recharged to the company in respect of the directors' services and the directors do not believe that it is practical to allocate these costs between group companies.

#### 6 Taxation

Tax charged/(credited) in the profit and loss account

	2022 £ 000	2021 £ 000
<b>Current taxation</b>		
UK corporation tax	(2,099)	(4,915)

The tax on profit before tax for the year is higher than the standard rate of corporation tax in the UK (2021 - lower than the standard rate of corporation tax in the UK) of 19% (2021 - 19%).

The differences are reconciled below:

## Partnerships in Care Property 1 Limited

### Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022 (continued)

#### 6 Taxation (continued)

	2022 £ 000	2021 £ 000
(Loss)/profit before tax	(13,176)	31,864
Corporation tax at standard rate	(2,503)	6,054
Effect of income exempt from taxation	-	(12,037)
Effect of expense not deductible in determining taxable profit (tax loss)	-	885
Tax increase (decrease) from transfer pricing adjustments	404	183
Total tax credit	(2,099)	(4,915)

Finance Bill 2021 was substantively enacted on 24 May 2021; this legislation increases the main rate of corporation tax to 25% with effect from 1 April 2023.

#### 7 Investments in subsidiaries, joint ventures and associates

Subsidiaries	£ 000
<b>Cost or valuation</b>	
At 1 January 2022	-
At 31 December 2022	-
<b>Carrying amount</b>	
At 31 December 2022	-
At 31 December 2021	-

#### Details of undertakings

Details of the investments the company holds are as follows:

Undertaking	Country of incorporation	Holding	Proportion of voting rights and shares held	
			2022	2021
<b>Subsidiary undertakings</b>				
Partnerships in Care Investments 2 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 3 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 4 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 6 Limited	United Kingdom	Ordinary shares	100%	100%

## Partnerships in Care Property 1 Limited

### Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022 (continued)

#### 7 Investments in subsidiaries, joint ventures and associates (continued)

Undertaking	Country of incorporation	Holding	Proportion of voting rights and shares held	
Partnerships in Care Property 7 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 15 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 16 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 19 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 20 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 22 Limited	United Kingdom	Ordinary shares	100%	100%
Partnerships in Care Property 31 Limited	United Kingdom	Ordinary shares	100%	100%

Details of the investments in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

##### *Partnerships in Care Investments 2 Limited*

The principal activity of Partnerships in Care Investments 2 Limited is a holding company.

##### *Partnerships in Care Property 3 Limited*

The principal activity of Partnerships in Care Property 3 Limited is a holding company.

##### *Partnerships in Care Property 4 Limited*

The principal activity of Partnerships in Care Property 4 Limited is a holding company.

##### *Partnerships in Care Property 6 Limited*

The principal activity of Partnerships in Care Property 6 Limited is a holding company.

##### *Partnerships in Care Property 7 Limited*

The principal activity of Partnerships in Care Property 7 Limited is a holding company.

##### *Partnerships in Care Property 15 Limited*

The principal activity of Partnerships in Care Property 15 Limited is a holding company.

##### *Partnerships in Care Property 16 Limited*

The principal activity of Partnerships in Care Property 16 Limited is a holding company.

## Partnerships in Care Property 1 Limited

### Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022 (continued)

#### 7 Investments in subsidiaries, joint ventures and associates (continued)

##### *Partnerships in Care Property 19 Limited*

The principal activity of Partnerships in Care Property 19 Limited is a holding company.

##### *Partnerships in Care Property 20 Limited*

The principal activity of Partnerships in Care Property 20 Limited is a holding company.

##### *Partnerships in Care Property 22 Limited*

The principal activity of Partnerships in Care Property 22 Limited is a holding company.

##### *Partnerships in Care Property 31 Limited*

The principal activity of Partnerships in Care Property 31 Limited is a holding company.

#### 8 Debtors

	2022 £ 000	2021 £ 000
Amounts owed by related parties	277,073	277,073
Income tax asset	2,099	4,915
Total current trade and other debtors	<u>279,172</u>	<u>281,988</u>

Amounts owed by group undertakings are unsecured, interest free and repayable on demand.

#### 9 Creditors

	Note	2022 £ 000	2021 £ 000
<b>Due within one year</b>			
Amounts due to related parties		<u>277,010</u>	<u>268,749</u>
<b>Due after one year</b>			
Loans and borrowings	11	<u>359,049</u>	<u>359,049</u>

Amounts due to related parties are unsecured, non interest bearing and repayable on demand.



## Partnerships in Care Property 1 Limited

### Notes to the Unaudited Financial Statements for the Year Ended 31 December 2022 (continued)

#### 10 Share capital

##### Allotted, called up and fully paid shares

	No.	2022 £	No.	2021 £
Ordinary shares of £1 each	10,039	10,039	10,039	10,039
A Ordinary shares of £1 each	<u>1,115</u>	<u>1,115</u>	<u>1,115</u>	<u>1,115</u>
	<u>11,154</u>	<u>11,154</u>	<u>11,154</u>	<u>11,154</u>

#### 11 Loans and borrowings

	2022 £ 000	2021 £ 000
<b>Non-current loans and borrowings</b>		
Other borrowings	<u>359,049</u>	<u>359,049</u>

The above amount is in respect of an inter-company loan with Partnerships in Care Investments 1 Limited. The loan is unsecured and incurred interest at 7.4% p.a. until 1 July 2022.

#### 12 Parent and ultimate parent undertaking

The company's immediate parent is Partnerships in Care Investments 2 Limited, incorporated in the United Kingdom.

The ultimate parent is Rehab and Mental Healthcare Group B.V., incorporated in the Netherlands.

The parent of the largest group in which these financial statements are consolidated is Median B.V., incorporated in the Netherlands

The address of Median B.V. is:  
Basisweg 10, 1043 AP, Amsterdam, the Netherlands.

The parent of the smallest group in which these financial statements are consolidated is Priory Group UK 1 Limited, incorporated in United Kingdom

The address of Priory Group UK 1 Limited is:  
Fifth Floor, 80 Hammersmith Road, London, W14 8UD, United Kingdom.

The ultimate controlling party is considered to be Waterland Private Equity by virtue of the company's ultimate parent company being majority owned by funds under the ownership and control of Waterland Private Equity.