

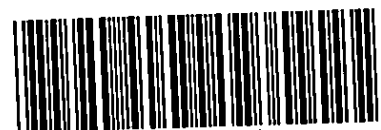
The Mount House (Coach House) Limited

**Directors' report and financial
statements**

Registered number 05778803

31 December 2009

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Company Information

Directors	David Duncan
Secretary	Jon Hather
Auditors	KPMG LLP Plym House 3 Longbridge Road Marsh Mills Plymouth PL6 8LT
Bankers	Royal Bank of Scotland London Corporate Services 2½ Devonshire Square London EC2M 4XJ
Solicitors	Berwin Leighton Paisner Adelaide House London Bridge London EC4R 9HA
Registered office	Suite 201 The Chambers Chelsea Harbour London SW10 0XF
Registered number	05778803

Directors' report

The directors present their directors' report and the audited financial statements for the year ended 31 December 2009

Principal activity and business review

The Company did not trade during the current or preceding year. There is no immediate intention to recommence trading.

Dividends

The directors do not recommend the payment of a dividend (2008 £nil)

Donations

The company made no political or charitable donations during the year (2008 £nil)

Directors and their interests

The directors who held office during the year were as follows

D Duncan

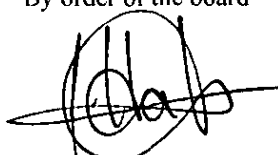
Disclosure of information to auditors

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

Auditors

Pursuant to Section 487 of the Companies Act 2006, the auditors will be deemed to be reappointed and KPMG LLP will therefore continue in office.

By order of the board



J Hather
Secretary

Suite 201
The Chambers
Chelsea Harbour
London
SW10 0XF

30 June 2010

Statement of directors' responsibilities in respect of the directors' report and the financial statements

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

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice)

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 then apply them consistently,
- make judgments and estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements, 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.



KPMG LLP

Plym House
3 Longbridge Road
Plymouth
PL6 8LT
United Kingdom

Independent auditors' report to the members of The Mount House (Coach House) Limited

We have audited the financial statements of The Mount House (Coach House) Limited for the year ended 31 December 2009 set out on pages 6 to 8. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

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 auditors' 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.

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's web-site at www.frc.org.uk/apb/scope/UKNP.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2009 and of its result for the year then ended,
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006


In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Independent auditors' report to the members of The Mount House (Coach House) Limited *(continued)*

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where 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


I J Brokenshire (Senior Statutory Auditor)
for and on behalf of KPMG, Statutory Auditor
Chartered Accountants
Plym House
3 Longbridge Road
Plymouth
PL6 8L1

30 June 2010

Profit and loss account

for the year ended 31 December 2009

During the current and preceding financial year the Company did not trade and received no income and incurred no expenditure

Consequently, during those periods the Company made neither a profit nor a loss

Reconciliation of movements in equity shareholders' funds

for the year ended 31 December 2009

As the Company was dormant during the current and preceding financial year there have been no movements in equity shareholders' funds

Balance sheet

at 31 December 2009

	Note	2009 £	2008 £
Current assets			
Debtors	4	1	1
		<hr/>	<hr/>
Net assets		1	1
		<hr/>	<hr/>
Capital and reserves			
Called up share capital	5	1	1
		<hr/>	<hr/>
Equity shareholders' funds		1	1
		<hr/>	<hr/>

These financial statements were approved by the board of directors on 30 June 2010 and were signed on its behalf by



D Duncan

Director

Company Number 05778803

Notes

(forming part of the financial statements)

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules

The Company is exempt from the requirement of FRS 1 (revised 1996) to prepare a cash flow statement as it is ultimately a wholly owned subsidiary undertaking of Barchester Healthcare Limited and its cash flows are included within the consolidated cash flow statement of that company

As the Company is a wholly owned subsidiary of Grove Limited, the Company has taken advantage of the exemption contained in FRS 8 and has therefore not disclosed transactions or balances with entities which form part of the Group (or investees of the group qualifying as related parties) The consolidated financial statements of Grove Limited, within which this company is included, can be obtained from the address given in note 7

Going Concern

The company has considerable financial resources together with long term support from Group As a consequence, the directors believe that the company is well placed to manage its business risks successfully despite the current uncertain economic outlook

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future Thus they continue to adopt the going concern basis in preparing the annual financial statements

2 Remuneration of directors

The Company had not employees other than directors The directors received £nil emoluments for services to the company during the year (2008 £nil) The directors received remuneration for services to Grove Limited of which The Mount House (Coach House) Limited is a subsidiary undertaking, however the proportion attributable to their services to The Mount House (Coach House) Limited is not separately identifiable

3 Operating profit

	2009	2008
	£	£
<i>Auditors remuneration</i>		
Audit	500	500
	=	=

The remuneration of the auditors in the current and prior financial years was borne by another group company The amount above is management's best estimate of the proportion relating to this company

4 Debtors

	2009	2008
	£	£
Amounts due from group undertakings	1	1
	=	=

Notes (continued)

5 Called up share capital

	2009 £	2008 £
<i>Allotted, called up and fully paid Equity</i>		
Ordinary share of £1 (2008 1)	1	1

6 Related Party Disclosures

The Company is controlled by The Mount House Limited, by which it is 100% owned. The ultimate controlling party is Grove Limited which is the Company's ultimate parent undertaking.

The Company has taken advantage of the exemption conferred by FRS 8 and does not disclose transactions with its related parties.

7 Ultimate parent company and parent undertaking of larger group of which the company is a member

The immediate parent undertaking is The Mount House Limited.

The Company is a wholly owned subsidiary undertaking of Barchester New PropCo HoldCo Limited, a company incorporated and registered in Jersey.

The Company's ultimate parent undertaking is Grove Limited, a company incorporated and registered in Jersey.

The smallest group in which the results of the Company are consolidated is that headed by Barchester New PropCo HoldCo Limited. The largest group in which the results of the Company are consolidated is that headed by Grove Limited. The consolidated accounts of Barchester New PropCo HoldCo Limited are available to the public and may be obtained from:

22 Grenville Street
 St Helier
 Jersey
 JE4 8PX
 Channel Islands