

Company Registration No. 05886730 (England and Wales)

GROVE PARK HEALTHCARE GROUP LIMITED
(FORMERLY KNOWN AS 'HAZELDENE HEALTHCARE LIMITED')

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

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(FORMERLY KNOWN AS 'HAZELDENE HEALTHCARE LIMITED')
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**GROVE PARK HEALTHCARE GROUP LIMITED
(FORMERLY KNOWN AS 'HAZELDENE HEALTHCARE LIMITED')
CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE
PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF GROVE
PARK HEALTHCARE GROUP LIMITED FOR THE YEAR ENDED 31 DECEMBER 2021**

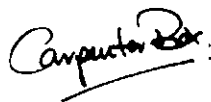
In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Grove Park Healthcare Group Limited for the year ended 31 December 2021 which comprise, the statement of financial position and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at <http://www.icaew.com/en/members/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Grove Park Healthcare Group Limited, as a body, in accordance with the terms of our engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Grove Park Healthcare Group Limited and state those matters that we have agreed to state to the Board of Directors of Grove Park Healthcare Group Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Grove Park Healthcare Group Limited and its Board of Directors as a body, for our work or for this report.

It is your duty to ensure that Grove Park Healthcare Group Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Grove Park Healthcare Group Limited. You consider that Grove Park Healthcare Group Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Grove Park Healthcare Group Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.



Carpenter Box

Chartered Accountants

30 September 2022

Amelia House
Crescent Road
Worthing
West Sussex
BN11 1RL



GROVE PARK HEALTHCARE GROUP LIMITED
(FORMERLY KNOWN AS 'HAZELDENE HEALTHCARE LIMITED')
STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2021

		2021	2020
	Notes	£	£
Non-current assets			
Property, plant and equipment	4	11,463,107	7,111,859
Investments	5	1	1
		<u>11,463,108</u>	<u>7,111,860</u>
Current assets			
Trade and other receivables	6	283,856	206,499
Cash and cash equivalents		6,092	6,036
		<u>289,948</u>	<u>212,535</u>
Current liabilities	7	<u>(3,613,517)</u>	<u>(2,687,226)</u>
Net current liabilities		<u>(3,323,569)</u>	<u>(2,474,691)</u>
Total assets less current liabilities		<u>8,139,539</u>	<u>4,637,169</u>
Non-current liabilities	8	(8,561,896)	(4,830,160)
Provisions for liabilities		<u>(39,000)</u>	<u>-</u>
Net liabilities		<u><u>(461,357)</u></u>	<u><u>(192,991)</u></u>
Equity			
Called up share capital	9	2	2
Retained earnings		<u>(461,359)</u>	<u>(192,993)</u>
Total equity		<u><u>(461,357)</u></u>	<u><u>(192,991)</u></u>

The directors of the company have elected not to include a copy of the income statement within the financial statements.

For the financial year ended 31 December 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

**GROVE PARK HEALTHCARE GROUP LIMITED
(FORMERLY KNOWN AS 'HAZELDENE HEALTHCARE LIMITED')
STATEMENT OF FINANCIAL POSITION (CONTINUED)**

AS AT 31 DECEMBER 2021

The financial statements were approved by the board of directors and authorised for issue on 30 September 2022 and are signed on its behalf by:

Mr A S Shookhye
Director

Company Registration No. 05886730

GROVE PARK HEALTHCARE GROUP LIMITED
(FORMERLY KNOWN AS 'HAZELDENE HEALTHCARE LIMITED')
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

Company information

Grove Park Healthcare Group Limited is a private company limited by shares incorporated in England and Wales. The registered office is 13 Oathall Road, Haywards Heath, West Sussex, RH16 3EG.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties at fair value. The principal accounting policies adopted are set out below.

The company has taken advantage of the exemption under section 398 of the Companies Act 2006 not to prepare consolidated accounts. The financial statements present information about the company as an individual entity and not about its group.

1.2 Going concern

The financial statements have been prepared on a going concern basis. The directors have considered relevant information, including the annual budget, forecast future cash flows and the impact of subsequent events in making their assessment. The COVID-19 pandemic has had an impact on the company's operations. In response to the COVID-19 pandemic, the directors have performed a robust analysis of forecast future cash flows taking into account the potential impact on the business of possible future scenarios arising from the impact of COVID-19 and the fact the company is now trading. This analysis also considers the effectiveness of available measures to assist in mitigating the impact.

At the year end the company had net current liabilities and is dependent on the ongoing support of the group's bankers. In addition, there is an significant amount owed to a connected group on which the company is also dependant. There is no expectation that amounts owed to this connected group will become payable in the 12 months from the date of the signing of the financial statements. The directors have also confirmed that, if required, they will provide financial support to the company.

Based on these assessments and having regard to the resources available to the entity, the directors have concluded that there is no material uncertainty in relation to the appropriateness of continuing to adopt the going concern basis in preparing the annual report and accounts.

1.3 Property, plant and equipment

Property, plant and equipment are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Freehold land and buildings	Held at fair value
Fixtures and fittings	15% diminishing balance
Computers	15% diminishing balance

GROVE PARK HEALTHCARE GROUP LIMITED
(FORMERLY KNOWN AS 'HAZELDENE HEALTHCARE LIMITED')
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

Properties whose fair value can be measured reliably are held under the revaluation model and are carried at a revalued amount, being their fair value at the date of valuation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. The fair value of the land and buildings is usually considered to be their market value.

Revaluations are made with sufficient regularity to ensure that the carrying amount in the financial statements does not differ materially from that which would be determined using the fair value at the end of the reporting period.

No depreciation is charged on land and buildings as the assets were under construction during the year and at the year end.

Revaluation gains and losses are recognised in other comprehensive income and accumulated in equity, except to the extent that a revaluation gain reverses a revaluation loss previously recognised in profit or loss or a revaluation loss exceeds the accumulated revaluation gains recognised in equity; such gains and losses are recognised in profit or loss.

1.4 Non-current investments

Investments in subsidiaries are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

1.5 Impairment of non-current assets

At each reporting period end date, the company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss.

Recoverable amount is the higher of fair value less costs to sell and value in use. If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.6 Cash and cash equivalents

Cash and cash equivalents are basic financial instruments and includes deposits held at call with banks.

1.7 Financial assets and liabilities

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to the contractual provisions of the instrument.

GROVE PARK HEALTHCARE GROUP LIMITED
(FORMERLY KNOWN AS 'HAZELDENE HEALTHCARE LIMITED')
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

The company enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like other accounts receivable and payable and loans from related parties.

Debt instruments like loans and other accounts receivable and payable are initially measured at the transaction price (including transaction costs) and subsequently at amortised cost using the effective interest method; Debt instruments that are payable or receivable within one year are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received.

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity. Financial liabilities are derecognised when, and only when, the company's obligations are discharged, cancelled, or they expire.

1.8 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

1.9 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

GROVE PARK HEALTHCARE GROUP LIMITED
(FORMERLY KNOWN AS 'HAZELDENE HEALTHCARE LIMITED')
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

2 Judgements and key sources of estimation uncertainty

(Continued)

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Fair value of property, plant and equipment

The director's valuation relating to the fair value of property, plant and equipment is based on their use of the professional valuation carried out in October 2019 at £3.1m taking into account any additions, disposals and depreciation since this date. The additions since this date, up to the year end, have increased this fair value to £11.4m. A more recent professional valuation has taken place in May 2022 of £28.0m, however at 31 December 2021, the Grove Park care home was yet to begin trading and the nursing home was still under construction. As such, it is deemed more appropriate to use this 2019 valuation, taking into account any additions, disposals and depreciation since this date, as a basis for calculating fair value at the balance sheet date.

The valuations were carried out in accordance with the 2014 edition of The Royal Institution of Chartered Surveyors valuation manual by Savills, an independent firm of Chartered Surveyors with a recognised and relevant professional qualification and with recent experience in the location and category of the property, plant and equipment being valued. The valuation was made on the basis of existing condition as a vacant premises with planning consent for a care home in line with Section 27 of FRS 102.

3 Employees

In both the current and comparative periods, the company did not have any employees (excluding directors).

4 Property, plant and equipment

	Land and buildings	Plant and machinery etc	Total
	£	£	£
Cost or valuation			
At 1 January 2021	7,111,859	-	7,111,859
Additions	4,326,031	26,067	4,352,098
	<u>11,437,890</u>	<u>26,067</u>	<u>11,463,957</u>
At 31 December 2021	11,437,890	26,067	11,463,957
Depreciation and impairment			
At 1 January 2021	-	-	-
Depreciation charged in the year	-	850	850
	<u>-</u>	<u>850</u>	<u>850</u>
At 31 December 2021	-	850	850
Carrying amount			
At 31 December 2021	11,437,890	25,217	11,463,107
	<u>11,437,890</u>	<u>25,217</u>	<u>11,463,107</u>
At 31 December 2020	7,111,859	-	7,111,859
	<u>7,111,859</u>	<u>-</u>	<u>7,111,859</u>

The directors have valued property, plant and equipment as disclosed in note 2.

There are fixed and floating charges held over the freehold land and buildings by the company's bankers.

GROVE PARK HEALTHCARE GROUP LIMITED
(FORMERLY KNOWN AS 'HAZELDENE HEALTHCARE LIMITED')
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

4 Property, plant and equipment

(Continued)

The following assets are carried at valuation. If the assets were measured using the cost model, the carrying amounts would be as follows:

	2021 £	2020 £
Cost	12,002,346	7,676,315

5 Fixed asset investments

	2021 £	2020 £
Investments	1	1

Movements in non-current investments

	Shares in group undertakings £
Cost or valuation	
At 1 January 2021 & 31 December 2021	1
Carrying amount	
At 31 December 2021	1
At 31 December 2020	1

6 Trade and other receivables

	2021 £	2020 £
Amounts falling due within one year:		
Amounts owed by group undertakings	-	105,130
Other receivables	117,556	101,369
	117,556	206,499
Deferred tax asset	166,300	-
	283,856	206,499

Amounts owed by group undertakings have no terms and are therefore repayable on demand. Whilst the classification as current assets reflects the contractual nature of the loans, the company does not seek repayment of these loans until a subsidiary is financially able to do so.

GROVE PARK HEALTHCARE GROUP LIMITED
(FORMERLY KNOWN AS 'HAZELDENE HEALTHCARE LIMITED')
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2021

7 Current liabilities

	2021	2020
	£	£
Trade payables	12,449	6,001
Amounts owed to group undertakings	576,592	-
Other payables	3,024,476	2,681,225
	<u>3,613,517</u>	<u>2,687,226</u>

Amounts owed to group undertakings have no terms and are therefore repayable on demand. Whilst the classification as current assets reflects the contractual nature of the loans, the company does not seek repayment of these loans until a subsidiary is financially able to do so.

8 Non-current liabilities

	2021	2020
	£	£
Bank loans and overdrafts	8,500,000	4,768,264
Other payables	61,896	61,896
	<u>8,561,896</u>	<u>4,830,160</u>

The bank loans are secured by a fixed and floating charge over the freehold land and buildings in the company. The directors Mr A Shookhye and Mrs M Shookhye have also provided a personal guarantee of £8,500,000. The rate of interest payable on this bank loan is 4.0% plus the LIBOR rate.

9 Called up share capital

	2021	2020	2021	2020
	Number	Number	£	£
Ordinary share capital				
Issued and fully paid				
Ordinary shares of £1 each	2	2	2	2
	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

The Company's ordinary shares, which carry no right to fixed income, each carry the right to one vote at general meetings of the Company.

10 Events after the reporting date

In May 2022 the nursing home that was under construction at the statement of financial position date was completed and began trading.

10 Related party transactions

At the year end a balance of £2,449,852 (2020 - £2,428,658), included within other payables, was owed to three connected companies. During the year recharges were made to these companies of £23,055 (2020 - £Nil). These companies are connected through common ownership.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.