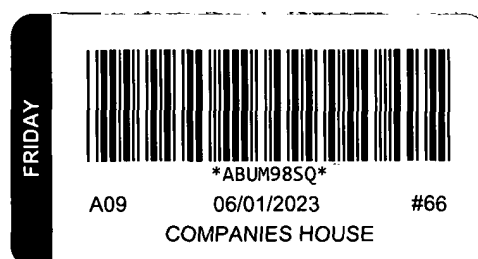


**Retirement Housing No.1 (2007) Limited****Directors' Report and Financial Statements****For the Year Ended 30 September 2022**

<b>Retirement Housing No.1 (2007) Limited</b>
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**Company Information**

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<b>Directors</b>	Paul Barber Antony L Pierce
<b>Registered number</b>	06352305
<b>Registered office</b>	Suite 4, First Floor, Honeycomb The Watermark Gateshead Tyne and Wear NE11 9SZ
<b>Independent auditors</b>	PricewaterhouseCoopers LLP Chartered Accountants & Statutory Auditors Central Square South Orchard Street Newcastle upon Tyne NE1 3AZ
<b>Bankers</b>	Barclays Bank PLC 59 High Street Gosforth Newcastle upon Tyne NE3 4AA
<b>Solicitors</b>	Womble Bond Dickinson LLP The Spark Draymans Way Newcastle Helix Newcastle upon Tyne NE4 5DE

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<b>Retirement Housing No.1 (2007) Limited</b>
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**Retirement Housing No.1 (2007) Limited**

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**Directors' Report  
For the Year Ended 30 September 2022**

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The directors present their report and the audited financial statements for the year ended 30 September 2022.

**Statement of directors' responsibilities in respect of the financial statements**

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', and applicable law). Under company law, 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 the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102, 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 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 are also 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 financial statements comply with the Companies Act 2006.

**Principal activities**

The principal activity of the company during the year, and for the foreseeable future, was property trading.

**Results and dividends**

The profit for the year, after taxation, amounted to £1,105,182 (2021 - profit of £1,280,398).

The directors do not recommend the payment of a final dividend.

**Directors**

The directors of the company who were in office during the year and up to the date of the signing of the financial statements were:

Paul Barber  
Antony L Pierce

**Directors' Report (continued)  
For the Year Ended 30 September 2022**

**Directors' confirmations**

In the case of each director in office at the date the Directors' Report is approved:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- they have taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

**Small companies exemptions**

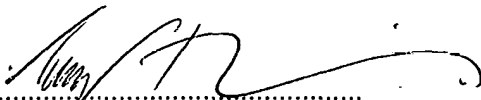
In preparing this report, the directors have taken advantage of the small companies' exemption provided by section 415A of the Companies Act 2006.

The directors have also taken advantage of the small companies' exemption from preparation of a strategic report in accordance with section 414B of the Companies Act 2006.

**Independent auditors**

The auditors, PricewaterhouseCoopers LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board on 22 December 2022 and signed on its behalf.

  
.....  
**Antony L Pierce**  
Director

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF  
RETIREMENT HOUSING NO. 1 (2007) LIMITED

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# Report on the audit of the financial statements

## Opinion

In our opinion, Retirement Housing No. 1 (2007) Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 30 September 2022 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Directors' Report and Financial Statements (the "Annual Report"), which comprise: the Statement of Financial Position as at 30 September 2022; the Statement of Comprehensive Income and the Statement of Changes in Equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

## Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

## Conclusions relating to going concern

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

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

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the Directors with respect to going concern are described in the relevant sections of this report.

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## RETIREMENT HOUSING NO. 1 (2007) LIMITED

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF RETIREMENT HOUSING NO. 1 (2007) LIMITED (CONTINUED)

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#### Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance 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 an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of 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 based on these responsibilities.

With respect to the Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

#### Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Directors' Report for the year ended 30 September 2022 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Directors' Report.

#### Responsibilities for the financial statements and the audit

##### Responsibilities of the directors for the financial statements

As explained more fully in the Statement of directors' responsibilities in respect of the financial statements, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they 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.

##### Auditors' 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 auditors' 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

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## RETIREMENT HOUSING NO. 1 (2007) LIMITED

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### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF RETIREMENT HOUSING NO. 1 (2007) LIMITED (CONTINUED)

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#### Auditors' responsibilities for the audit of the financial statements (continued)

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to direct laws and regulations including UK tax legislation and the Companies Act 2006, and we considered the extent to which non-compliance might have a material effect on the financial statements. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to increase sales volume, or inflate the value of properties sold, or through management bias in manipulation of accounting estimates and forecasts. Audit procedures performed by the engagement team included:

- Discussions with management including those charged with governance, inquiring specifically as to whether there was any known or suspected instances of non-compliance with laws and regulations and fraud;
- Review of legal expenditure in the year to identify potential non-compliance with laws and regulations;
- Challenging assumptions and judgements made by management in their significant accounting estimates and forecasts, in particular in relation to impairment of assets, and consideration of going concern; and
- Identifying and testing journal entries, in particular any journal entries posted with unusual account combinations impacting revenue.

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

#### Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

## Other required reporting

### Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not obtained all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.



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**RETIREMENT HOUSING NO. 1 (2007) LIMITED**

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**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF  
RETIREMENT HOUSING NO. 1 (2007) LIMITED (CONTINUED)**

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**Entitlement to exemptions**

Under the Companies Act 2006 we are required to report to you if, in our opinion, the directors were not entitled to: take advantage of the small companies exemption in preparing the Directors' Report; and take advantage of the small companies exemption from preparing a strategic report. We have no exceptions to report arising from this responsibility.

*Toni Alderson*

Toni Alderson (Senior Statutory Auditor)  
for and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
Newcastle upon Tyne  
22 December 2022

**Retirement Housing No.1 (2007) Limited**

**Statement of Comprehensive Income  
For the Year Ended 30 September 2022**

	Note	2022 £	2021 £
Turnover	4	2,338,900	1,969,950
Cost of sales		(2,449,476)	(2,165,626)
<b>Gross loss</b>		<b>(110,576)</b>	<b>(195,676)</b>
Administrative expenses		1,449,833	1,285,421
Other operating income	5	10,858	9,393
<b>Operating profit</b>	6	<b>1,350,115</b>	<b>1,099,138</b>
Interest receivable and similar income	8	123,461	42,167
<b>Profit before tax</b>		<b>1,473,576</b>	<b>1,141,305</b>
Tax on profit	9	(368,394)	139,093
<b>Profit for the financial year</b>		<b>1,105,182</b>	<b>1,280,398</b>

There was no other comprehensive income for 2022 (2021: £NIL).

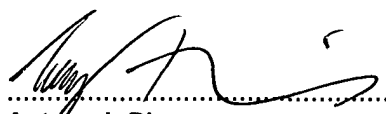
The notes on pages 10 to 17 form part of these financial statements.

**Retirement Housing No.1 (2007) Limited**  
**Registered number: 06352305**

**Statement of Financial Position**  
**As at 30 September 2022**

	Note	2022 £	2021 £
<b>Current assets</b>			
Stock	10	20,568,946	21,072,268
Debtors: amounts falling due within one year	11	5,289,377	3,696,713
		<u>25,858,323</u>	<u>24,768,981</u>
Creditors: amounts falling due within one year	12	(749)	(16,589)
<b>Net current assets</b>		<u>25,857,574</u>	<u>24,752,392</u>
<b>Total assets less current liabilities</b>		<u>25,857,574</u>	<u>24,752,392</u>
<b>Net assets</b>		<u>25,857,574</u>	<u>24,752,392</u>
<b>Capital and reserves</b>			
Called up share capital	14	1	1
Profit and loss account	15	25,857,573	24,752,391
<b>Total equity</b>		<u>25,857,574</u>	<u>24,752,392</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 22 December 2022.

  
**Antony L Pierce**  
 Director

The notes on pages 10 to 17 form part of these financial statements.

**Retirement Housing No.1(2007) Limited**

**Statement of Changes in Equity  
For the Year Ended 30 September 2022**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
<b>At 1 October 2020</b>	<b>1</b>	<b>23,471,993</b>	<b>23,471,994</b>
<b>Comprehensive income for the year</b>			
Profit for the year	-	1,280,398	1,280,398
<b>As at 30 September 2021 and at 1 October 2021</b>	<b>1</b>	<b>24,752,391</b>	<b>24,752,392</b>
<b>Comprehensive income for the year</b>			
Profit for the year	-	1,105,182	1,105,182
<b>At 30 September 2022</b>	<b>1</b>	<b>25,857,573</b>	<b>25,857,574</b>

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<b>Retirement Housing No.1 (2007) Limited</b>
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**Notes to the Financial Statements  
For the Year Ended 30 September 2022**

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**1. General information**

The company is a private company limited by shares and is registered in England and Wales. The address of the registered office is Suite 4, First Floor, Honeycomb, The Watermark, Gateshead, Tyne and Wear, NE11 9SZ.

**2. Accounting policies**

**2.1 Basis of preparation of financial statements**

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 (see note 3).

The company has taken advantage of the small companies' exemption in preparing the directors' report and from preparing a strategic report.

**2.2 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 the 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 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.42, 11.44 to 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Equity Release Investment Company 2 Limited as at 30 September 2022 and these financial statements may be obtained from Suite 4, First Floor, Honeycomb, The Watermark, Gateshead, Tyne and Wear, NE11 9SZ.

**2.3 Going concern**

The financial statements are prepared on the going concern basis in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom, and is applied consistently throughout.

At the date of signing these financial statements, the directors believe that the Company has adequate resources to continue in operational existence for the foreseeable future, being at least 12 months from the approval of the financial statements. Thus, they continue to adopt the going concern basis of accounting in preparing the financial statements.

**Notes to the Financial Statements  
For the Year Ended 30 September 2022**

**2. Accounting policies (continued)**

**2.4 Revenue recognition**

Turnover comprises of sales proceeds of trading properties, exclusive of VAT. Sales of properties are only accounted for when the cash proceeds are received in full or the company has entered into a legally binding contract.

Other operating income comprises of gross ground rents, service charges and sundry rental income, exclusive of VAT. Other operating income is recognised on a straight line basis over the lease or rental term.

**2.5 Interest receivable**

Interest is recognised by applying the effective interest rate. The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating the interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the debt instrument to the net carrying amount on initial recognition.

**2.6 Stock**

Trading properties are measured at the lower of cost and estimated selling price less costs to complete and sell. Cost includes all costs of purchase, costs of conversion and other costs incurred in bringing the stock to its present location and condition.

**2.7 Current and deferred taxation**

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

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 income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the reporting date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

**Notes to the Financial Statements  
For the Year Ended 30 September 2022**

**2. Accounting policies (continued)**

**2.8 Debtors**

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

**2.9 Creditors**

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**2.10 Share capital**

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

**2.11 Financial instruments**

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

**Notes to the Financial Statements  
For the Year Ended 30 September 2022**

**3. Judgments in applying accounting policies and key sources of estimation uncertainty**

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Stock**

In determining that the value of trading properties are not carried at more than their recoverable amount an external valuation has been applied.

**Intercompany recoverability**

Amounts owed by group undertakings are reviewed for impairment on an annual basis. In considering the need for a provision, management determines their best estimate of the expected future cash flows. As this estimate relies on a certain number of assumptions about future events which may differ from actual outcomes, including the borrower's ability to repay amounts owed, this gives rise to estimation as to whether there is a shortfall between the carrying value and the fair value of the debtor balance.

There are no other areas involving a higher degree of judgement or complexity or areas where assumptions and estimates are significant to the financial statements.

**4. Turnover**

An analysis of turnover by class of business is as follows:

	2022 £	2021 £
Proceeds from the sale of trading properties	<u>2,338,900</u>	<u>1,969,950</u>

All turnover arose within the United Kingdom.

**5. Other operating income**

	2022 £	2021 £
Other operating income	<u>10,858</u>	<u>9,393</u>

**6. Operating profit**

The operating profit is stated after crediting:

	2022 £	2021 £
Surplus on revaluation of stock previously classified as tangible fixed assets	<u>1,513,918</u>	<u>1,350,308</u>

Audit fees are statutory audit fees and are borne by another group company, Retirement Bridge Group Holdings Limited.



**Retirement Housing No.1 (2007) Limited**

**Notes to the Financial Statements  
For the Year Ended 30 September 2022**

**7. Employees**

The average monthly number of employees, including the directors, during the year was as follows:

	<b>2022 No.</b>	<b>2021 No.</b>
Directors	<u>2</u>	<u>2</u>

The Company has no employees other than the directors. The directors' remuneration was borne by another group entity (2021: £nil). Their services to this company and to a number of fellow subsidiaries are of a non-executive nature and their remuneration is deemed to be wholly attributable to their services to the parent company. Accordingly, the above details include no remuneration in respect of the directors.

**8. Interest receivable and similar income**

	<b>2022 £</b>	<b>2021 £</b>
Interest receivable from group companies	<u>123,461</u>	<u>42,167</u>

**9. Tax on profit**

	<b>2022 £</b>	<b>2021 £</b>
<b>Deferred tax</b>		
Origination and reversal of timing differences	<u>368,394</u>	<u>(139,093)</u>

**Factors affecting tax charge/(credit) for the year**

The tax assessed for the year is higher than (2021 - lower than) the standard rate of corporation tax in the UK of 19% (2021 - 19%). The differences are explained below:

	<b>2022 £</b>	<b>2021 £</b>
Profit before tax	<u>1,473,576</u>	<u>1,141,305</u>
Profit before tax multiplied by standard rate of corporation tax in the UK of 19% (2021 - 19%)	<u>279,979</u>	<u>216,848</u>
<b>Effects of:</b>		
Tax rate changes	<u>88,415</u>	<u>(355,941)</u>
<b>Total tax charge/(credit) for the year</b>	<u><u>368,394</u></u>	<u><u>(139,093)</u></u>

# Retirement Housing No.1 (2007) Limited

## Notes to the Financial Statements For the Year Ended 30 September 2022

### 9. Tax on profit (continued)

#### Factors that may affect future tax charges

No provisions have been made for the tax that would become payable if the company's properties were sold at their year end replacement values. The total unprovided tax in respect of this is £140,293 (2021: £54,958).

In the Spring Budget of 2021 the Government announced that the rate of corporation tax will increase from 1 April 2023 to 25% on profits over £250,000. The rate for small profits under £50,000 will remain at 19% and there will be taper relief for businesses with profits between £50,000 and £250,000. The corporation tax rate increase was included in Finance Bill 2021 and the Bill was substantively enacted on 24 May 2021

### 10. Stock

	2022 £	2021 £
Trading properties	<u>20,568,946</u>	<u>21,072,268</u>

The replacement value of stock is £21,130,117 (2021: £21,361,519) based on market value at 30 September 2022, as assessed by external experts.

The directors have reviewed the net realisable value of the properties. They have concluded that the net realisable value exceeds the book cost of the properties and therefore no provision against the carrying value of stock is required.

The stock expense to cost of sales in the income statement amounted to £2,072,620 (2021: £1,816,454).

### 11. Debtors: amounts falling due within one year

	2022 £	2021 £
Trade debtors	5,583	3,740
Amounts owed by group undertakings	4,169,103	2,209,888
Deferred taxation	1,114,691	1,483,085
	<u>5,289,377</u>	<u>3,696,713</u>

Amounts owed from group undertakings bore interest at 3.3% above SONIA (2021: 3.3% above LIBOR), are unsecured with no fixed date of repayment and are repayable on demand. Interest receivable for the year amounted to £123,461 (2021: £42,167).

**Retirement Housing No.1 (2007) Limited**

**Notes to the Financial Statements  
For the Year Ended 30 September 2022**

**12. Creditors: amounts falling due within one year**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Trade creditors	<b>749</b>	235
Other creditors	-	16,354
	<u><b>749</b></u>	<u>16,589</u>

**13. Deferred taxation**

	<b>2022</b>
	<b>£</b>
At beginning of year	<b>1,483,085</b>
Credited to profit or loss	<b>(368,394)</b>
<b>At end of year</b>	<u><b>1,114,691</b></u>

The deferred tax asset is made up as follows:

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Tax losses carried forward	<u><b>1,114,691</b></u>	<u>1,483,085</u>

The provision for deferred tax is solely made up of unused tax losses. The company has tax losses of £4,458,762 (2021: £5,932,339) arising in the United Kingdom that are available for offset against future taxable profits in the company.

**14. Called up share capital**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Allotted, called up and fully paid</b>		
1 (2021 - 1) Ordinary share of £1.00	<u><b>1</b></u>	<u>1</u>

There is a single class of ordinary shares. There are no restrictions on the distribution of dividends and the repayment of capital.

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**Retirement Housing No.1 (2007) Limited**

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**Notes to the Financial Statements  
For the Year Ended 30 September 2022**

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**15. Reserves**

**Profit and loss account**

This reserve is made up of retained earnings and accumulated losses.

**16. Contingent liabilities**

At 30 September 2022, the company together with certain of its fellow group companies, has guaranteed loans of £112,099,307 (2021: £123,972,328) by means of a legal charge over its assets and book debts. Details of the debt repayment profile are shown in the statutory financial statements of Equity Release Investment Company 2 Limited.

**17. Related party transactions**

The company is exempt from disclosing related party transactions under Section 33 Related Party Disclosures as all related party transactions are with companies that are wholly owned within the Group.

**18. Controlling party**

Retirement Bridge Housing Limited is the immediate parent company by virtue of its 100% shareholding in the company.

Equity Release Investment Company 2 Limited is the parent undertaking of the smallest group of undertakings to consolidate these financial statements at 30 September 2022. The consolidated financial statements of Equity Release Investment Company 2 Limited can be obtained from Suite 4, First Floor, Honeycomb, The Watermark, Gateshead, Tyne and Wear, NE11 9SZ.

Retirement Bridge Investments Limited is the parent undertaking of the largest group of undertakings to consolidate these financial statements at 30 September 2022. The consolidated financial statements of Retirement Bridge Investments Limited can be obtained from Suite 4, First Floor, Honeycomb, The Watermark, Gateshead, Tyne and Wear, NE11 9SZ.

Patron Capital V L.P. is deemed to be the ultimate controlling party by virtue of its level of control over Retirement Bridge Investments Limited.