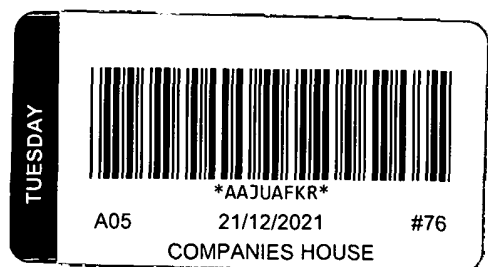


Retirement Housing No.1 (2007) Limited

Directors' Report and Financial Statements

For the Year Ended 30 September 2021



Retirement Housing No.1 (2007) Limited

Company Information

Directors	Paul Barber Antony L Pierce
Registered number	06352305
Registered office	Suite 4, First Floor, The Honeycomb The Watermark Gateshead Tyne and Wear NE11 9SZ
Independent auditors	PricewaterhouseCoopers LLP Chartered Accountants & Statutory Auditors Central Square South Orchard Street Newcastle upon Tyne NE1 3AZ
Bankers	Barclays Bank PLC 59 High Street Gosforth Newcastle upon Tyne NE3 4AA
Solicitors	Womble Bond Dickinson LLP St Ann's Wharf 112 Quayside Newcastle upon Tyne NE1 3DX

Retirement Housing No.1 (2007) Limited

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Retirement Housing No.1 (2007) Limited

Directors' Report For the Year Ended 30 September 2021

The directors present their report and the audited financial statements for the year ended 30 September 2021.

Statement of directors' responsibilities in respect of the financial statements

The directors are responsible for preparing the Directors' 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 judgments 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 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. 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.

Principal activities

The principal activity of the company during the year was property trading.

Results and dividends

The profit for the year, after taxation, amounted to £1,280,398 (2020 - £45,700,331).

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 2021**

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 17 December 2021 and signed on its behalf.



Antony L Pierce
Director

Independent auditors' report to the members of Retirement Housing No. 1 (2007) Limited

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 2021 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 2021; 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.

Retirement Housing No. 1 (2007) Limited

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 2021 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.

Retirement Housing No. 1 (2007) Limited

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to UK tax legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as the Companies Act 2006. 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. 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:

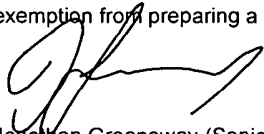
- we have not obtained all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified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

Retirement Housing No. 1 (2007) Limited

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.



Jonathan Greenaway (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Newcastle
17 December 2021

Retirement Housing No.1 (2007) Limited

Statement of Comprehensive Income For the Year Ended 30 September 2021

	Note	2021 £	2020 £
Turnover	4	1,969,950	1,556,750
Cost of sales		(2,165,626)	(1,671,146)
Gross loss		(195,676)	(114,396)
Administrative expenses		1,285,421	(68,725)
Other operating income	5	9,393	11,255
Operating profit/(loss)	6	1,099,138	(171,866)
Amounts written back to investments	7	-	46,545,533
Interest receivable and similar income	8	42,167	81,438
Profit before tax		1,141,305	46,455,105
Tax on profit	9	139,093	(754,774)
Profit for the financial year		1,280,398	45,700,331

There was no other comprehensive income for 2021 (2020:£NIL).

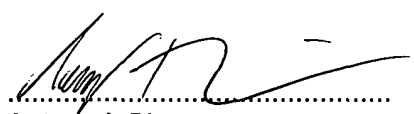
The notes on pages 10 to 18 form part of these financial statements.

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

Statement of Financial Position
As at 30 September 2021

	Note	2021 £	2020 £
Current assets			
Stocks	10	21,072,268	21,410,284
Debtors: amounts falling due within one year	11	3,696,713	2,084,682
		<u>24,768,981</u>	<u>23,494,966</u>
Creditors: amounts falling due within one year	12	(16,589)	(22,972)
Net current assets		<u>24,752,392</u>	<u>23,471,994</u>
Total assets less current liabilities		<u>24,752,392</u>	<u>23,471,994</u>
Net assets		<u>24,752,392</u>	<u>23,471,994</u>
Capital and reserves			
Called up share capital	14	1	1
Profit and loss account	15	24,752,391	23,471,993
Total equity		<u>24,752,392</u>	<u>23,471,994</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 17 December 2021.



Antony L Pierce
 Director

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

Retirement Housing No.1 (2007) Limited.

**Statement of Changes in Equity
For the Year Ended 30 September 2021**

	Called up share capital	Profit and loss account	Total equity
	£	£	£
At 1 October 2019	1	(22,228,338)	(22,228,337)
Comprehensive income for the year			
Profit for the year	-	45,700,331	45,700,331
As at 30 September 2020 and at 1 October 2020	1	23,471,993	23,471,994
Comprehensive income for the year			
Profit for the year	-	1,280,398	1,280,398
At 30 September 2021	1	24,752,391	24,752,392

**Notes to the Financial Statements
For the Year Ended 30 September 2021**

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is Suite 4, First Floor, The 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 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.

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 2021 and these financial statements may be obtained from Suite 4, First Floor, The Honeycomb, The Watermark, Gateshead, Tyne and Wear, NE11 9SZ.

2.3 Revenue recognition

Turnover comprises gross rentals and sundry other income, exclusive of VAT. Gross rentals are recognised on a straight line basis over the lease term on an accruals basis. Sundry other income is recognised when it becomes receivable.

**Notes to the Financial Statements
For the Year Ended 30 September 2021**

2. Accounting policies (continued)

2.4 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.

2.5 Stocks

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.

2.6 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 Statement of Financial Position 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.

2.7 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.

2.8 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.

**Notes to the Financial Statements
For the Year Ended 30 September 2021**

2. Accounting policies (continued)

2.9 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.

2.10 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.

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.

Retirement Housing No.1 (2007) Limited

Notes to the Financial Statements For the Year Ended 30 September 2021

4. Turnover

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

	2021 £	2020 £
Proceeds from the sale of trading properties	1,969,950	1,556,750
	<u>1,969,950</u>	<u>1,556,750</u>

All turnover arose within the United Kingdom.

5. Other operating income

	2021 £	2020 £
Other operating income	9,393	11,255
	<u>9,393</u>	<u>11,255</u>

6. Operating profit/(loss)

The operating profit/(loss) is stated after charging:

	2021 £	2020 £
Surplus/(deficit) on revaluation of stock previously classified as tangible fixed assets	1,350,308	(27,678)
	<u>1,350,308</u>	<u>(27,678)</u>

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

None of the directors received any remuneration from the Company during the year, or in the previous year, in respect of their services to the Company. There are no persons holding service contracts with the Company (2020: nil).

7. Amounts written back to investments

	2021 £	2020 £
Amounts written off loans owed to group undertakings	-	46,545,533
	<u>-</u>	<u>46,545,533</u>

Retirement Housing No.1 (2007) Limited

Notes to the Financial Statements For the Year Ended 30 September 2021

8. Interest receivable and similar income

	2021 £	2020 £
Interest receivable from group companies	42,167	25,051
Other interest receivable	-	56,387
	<u>42,167</u>	<u>81,438</u>

9. Tax on profit

	2021 £	2020 £
Corporation tax		
Adjustments in respect of previous periods	-	488,390
Group taxation relief	-	(17,181)
Total current tax	<u>-</u>	<u>471,209</u>
Deferred tax		
Origination and reversal of timing differences	(139,093)	283,565
Total deferred tax	<u>(139,093)</u>	<u>283,565</u>
Tax on profit on ordinary activities	<u>(139,093)</u>	<u>754,774</u>

Retirement Housing No.1 (2007) Limited

Notes to the Financial Statements For the Year Ended 30 September 2021

9. Tax on profit (continued)

Factors affecting tax (credit)/charge for the year

The tax assessed for the year is lower than (2020 - lower than) the standard rate of corporation tax in the UK of 19% (2020 - 19%). The differences are explained below:

	2021 £	2020 £
Profit before tax	<u>1,141,305</u>	<u>46,455,104</u>
Profit before tax multiplied by standard rate of corporation tax in the UK of 19% (2020 - 19%)	216,848	8,826,470
Effects of:		
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	-	(8,843,651)
Adjustments to tax charge in respect of prior periods	-	913,427
Tax rate changes	(355,941)	(141,472)
Receipt for group relief	-	(17,181)
Group relief surrendered	-	17,181
Total tax (credit)/charge for the year	<u>(139,093)</u>	<u>754,774</u>

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 £54,958 (2020: £41,559).

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

Retirement Housing No.1 (2007) Limited

Notes to the Financial Statements For the Year Ended 30 September 2021

10. Stocks

	2021 £	2020 £
Trading properties	21,072,268	21,410,284
	<u>21,072,268</u>	<u>21,410,284</u>

The replacement value of stock is £21,361,519 (2020: £21,629,015) based on market value at 30 September 2021, 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 £1,816,454 (2020: £1,388,047).

11. Debtors: amounts falling due within one year

	2021 £	2020 £
Trade debtors	3,740	8,771
Amounts owed by group undertakings	2,209,888	731,919
Deferred taxation	1,483,085	1,343,992
	<u>3,696,713</u>	<u>2,084,682</u>

Amounts owed from group undertakings bore interest at 3.3% above LIBOR, are unsecured with no fixed date of repayment and are repayable on demand. Interest receivable for the year amounted to £42,167 (2020: £25,051).

12. Creditors: amounts falling due within one year

	2021 £	2020 £
Trade creditors	235	5,699
Other creditors	16,354	17,273
	<u>16,589</u>	<u>22,972</u>

Retirement Housing No.1 (2007) Limited

Notes to the Financial Statements For the Year Ended 30 September 2021

13. Deferred taxation

	2021 £
At beginning of year	1,343,992
Credited to profit or loss	139,093
At end of year	1,483,085

The deferred tax asset is made up as follows:

	2021 £	2020 £
Tax losses carried forward	1,483,085	1,343,992
	<u>1,483,085</u>	<u>1,343,992</u>

The provision for deferred tax is solely made up of unused tax losses. The company has tax losses of £5,932,339 (2020: £7,073,644) arising in the United Kingdom that are available for offset against future taxable profits in the company.

14. Called up share capital

	2021 £	2020 £
Allotted, called up and fully paid		
1 (2020 - 1) Ordinary share of £1.00	1	1
	<u>1</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.

15. Reserves

Profit and loss account

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

16. Contingent liabilities

At 30 September 2021, the company together with certain of its fellow group companies, has guaranteed loans of £123,972,328 (2020: £64,809,423) 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.

Retirement Housing No.1 (2007) Limited

**Notes to the Financial Statements
For the Year Ended 30 September 2021**

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 2021. The consolidated financial statements of Equity Release Investment Company 2 Limited can be obtained from Suite 4, First Floor, The 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 2021. The consolidated financial statements of Retirement Bridge Investments Limited can be obtained from Suite 4, First Floor, The 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.