

Registration number: 08913501

# Barchester (AM) Limited (formerly brighterkind (AM) Limited)

Annual Report and Unaudited Financial Statements

for the Year Ended 31 December 2021

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# **Barchester (AM) Limited (formerly brighterkind (AM) Limited)**

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**Barchester (AM) Limited (formerly brighterkind (AM) Limited)**

**Company Information**

<b>Directors</b>	Pete Calveley
	Mark Hazlewood
	Michael O'Reilly
<b>Company secretary</b>	Michael O'Reilly
<b>Registered office</b>	3rd Floor, The Aspect 12 Finsbury Square London EC2A 1AS

## **Barchester (AM) Limited (formerly brighterkind (AM) Limited)**

### **Directors' Report for the Year Ended 31 December 2021**

The Directors present their report and the financial statements for the year ended 31 December 2021.

#### **Principal activity**

The principal activity of the Company is the holding of land for potential future development.

#### **Directors of the Company**

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

Pete Calveley

Mark Hazlewood

Michael O'Reilly - Company secretary and Director

#### **Dividends**

The Directors recommend no final dividend payment be made in respect of the financial year ended 31 December 2021 (2020: nil).

#### **Going concern**

The Directors have reasonable expectation that the Group and Company have adequate resources to continue in operation for at least 12 months from the date of approval of these financial statements. The Directors therefore believe that it is appropriate to prepare the financial statements on a going concern basis. Further details are in note 2 to the financial statements.

Approved by the Board on 31 August 2022 and signed on its behalf by:



.....  
Mark Hazlewood  
Director

## **Barchester (AM) Limited (formerly brighterkind (AM) Limited)**

### **Statement of Directors' Responsibilities in respect of the Directors' Report and the Financial Statements**

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

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and the Republic of Ireland*.

Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are 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, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

**Barchester (AM) Limited (formerly brighterkind (AM) Limited)**

**Profit and Loss Account for the Year Ended 31 December 2021**

	<b>Note</b>	<b>2021 £ 000</b>	<b>2020 £ 000</b>
Turnover		-	-
Administrative expenses		<u>(13)</u>	<u>9</u>
Operating (loss)/profit		<u>(13)</u>	<u>9</u>
(Loss)/profit before tax		<u>(13)</u>	<u>9</u>
(Loss)/profit for the financial year		<u>(13)</u>	<u>9</u>

The above results were derived from continuing operations.

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

The notes on pages 8 to 12 form an integral part of these financial statements.

**Barchester (AM) Limited (formerly brighterkind (AM) Limited)**

**Statement of Comprehensive Income for the Year Ended 31 December 2021**

	<b>2021</b>	<b>2020</b>
	<b>£ 000</b>	<b>£ 000</b>
(Loss)/profit for the year	<u>(13)</u>	<u>9</u>
Total comprehensive income for the year	<u><u>(13)</u></u>	<u><u>9</u></u>

The notes on pages 8 to 12 form an integral part of these financial statements.

**Barchester (AM) Limited (formerly brighterkind (AM) Limited)**

**(Registration number: 08913501)**  
**Balance Sheet as at 31 December 2021**

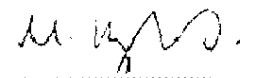
	Note	2021 £ 000	2020 £ 000
<b>Fixed assets</b>			
Tangible assets	5	1,000	1,000
<b>Creditors: Amounts falling due within one year</b>	6	<u>(104)</u>	<u>(91)</u>
<b>Net assets</b>		<u>896</u>	<u>909</u>
<b>Capital and reserves</b>			
Called up share capital		3,300	3,300
Profit and loss account		<u>(2,404)</u>	<u>(2,391)</u>
Shareholders' funds		<u>896</u>	<u>909</u>

For the financial year ending 31 December 2021 the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

Directors' responsibilities:

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

Approved and authorised by the Board on 31 August 2022 and signed on its behalf by:



.....  
Mark Hazlewood  
Director



**Barchester (AM) Limited (formerly brighterkind (AM) Limited)**

**Statement of Changes in Equity for the Year Ended 31 December 2021**

	<b>Share capital £ 000</b>	<b>Profit and loss account £ 000</b>	<b>Total £ 000</b>
At 1 January 2021	3,300	(2,391)	909
Loss for the year	-	(13)	(13)
Total comprehensive income	-	(13)	(13)
At 31 December 2021	3,300	(2,404)	896

	<b>Share capital £ 000</b>	<b>Profit and loss account £ 000</b>	<b>Total £ 000</b>
At 1 January 2020	3,300	(2,400)	900
Profit for the year	-	9	9
Total comprehensive income	-	9	9
At 31 December 2020	3,300	(2,391)	909

## **Barchester (AM) Limited (formerly brighterkind (AM) Limited)**

### **Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021**

#### **1 General information**

The company is a private company limited by share capital, incorporated in England and Wales.

#### **2 Accounting policies**

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

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

##### **Statement of compliance**

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. The functional and presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £'000.

##### **Basis of preparation**

These financial statements have been prepared using the historical cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

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

As the Company is a wholly owned subsidiary of Grove Limited the Company has taken advantage of the disclosure exemptions contained in FRS 102 Section 1.12. By virtue of FRS 102 Section 33.1A the Company has not disclosed transactions or balances with wholly owned entities which form part of the Group.

##### **Name of parent of group**

These financial statements are consolidated in the financial statements of Grove Limited.

The financial statements of Grove Limited may be obtained from [www.jersey.fsc.org](http://www.jersey.fsc.org).

## **Barchester (AM) Limited (formerly brighterkind (AM) Limited)**

### **Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021 (continued)**

#### **2 Accounting policies (continued)**

##### **Going concern**

Notwithstanding net current liabilities of £104,000 the financial statements have been prepared on a going concern basis which the Directors consider to be appropriate for the following reasons.

The Directors of Grove Limited (the "Grove Board"), the Company's ultimate parent undertaking, have prepared cash flow forecasts for Grove Limited and its subsidiaries (the "Grove Group"), of which this company is a member, for a period of 28 months from the date of approval of these financial statements.

The Grove Group meets its day to day working capital requirements through its cash reserves, bank loans and shareholder loans. The Grove Board have prepared cash forecasts for the remainder of 2022, the twelve months ended 31 December 2023 and the twelve months ended 31 December 2024. However, the Directors have determined the going concern period of assessment to be at least 12 months from the date of approval of these financial statements. These forecasts take into account the impact of Covid-19 to date, expectations in relation to occupancy, fee rates, resident mix, labour hours and costs (including agency), other costs and a full programme of capital expenditure and new developments. The Grove Board has also modelled several forecasts inclusive of downside sensitivities, one of which mirrors a possible further wave of Covid-19.

All forecasts, including the downside sensitivities indicate that the Grove Group will have sufficient cash resources for the forecast period through to December 2024. In addition to the forecast cash surplus, the Group has a £20 million revolving credit facility available from NatWest. This is forecast not to be required at any time throughout the forecast period, even in the downside sensitised cases. In addition, there are a number of areas of discretionary expenditure which could be reduced if necessary and sufficient assets on the balance sheet that could be used to raise additional debt if required.

Furthermore, the Company is dependent on its ultimate parent company and its fellow subsidiaries not seeking repayment of the amounts currently due to the Group, which at 31 December 2021 amounted to £98,000. Grove Limited and the Company's fellow subsidiaries have indicated that they do not intend to seek repayment of these amounts during the next 12 months. As with any company placing reliance on other group entities for financial support, the Directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Consequently, the Directors are confident that the Company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

##### **Key sources of estimation uncertainty**

At each reporting date fixed assets are reviewed to determine whether there is any indication that those assets have suffered an impairment loss. If there is an indication of possible impairment, the recoverable amount of any affected asset is estimated and compared with its carrying amount. The estimated recoverable amount of each asset is assumed to be its fair value less costs to sell, and is based on a third party valuation.

##### **Tangible assets**

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

## **Barchester (AM) Limited (formerly brighterkind (AM) Limited)**

### **Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021 (continued)**

#### **2 Accounting policies (continued)**

##### **Depreciation**

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

<b>Asset class</b>	<b>Depreciation method and rate</b>
Land & Buildings	straight line over 45 years

##### **Share capital**

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

#### **3 Directors' remuneration**

The Directors' remuneration for the year was as follows:

	<b>2021</b>	<b>2020</b>
	<b>£ 000</b>	<b>£ 000</b>
Remuneration	-	-

The Directors were employed by another Company within the Grove Limited Group in both the current year and the prior year. The proportion of their remuneration attributable to their services to Barchester (AM) Limited (formerly brighterkind (AM) Limited) was not separately identifiable in the prior year.

The Company had no employees other than Directors (2020: Nil).

#### **4 Taxation**

Tax charged/(credited) in the income statement

	<b>2021</b>	<b>2020</b>
	<b>£ 000</b>	<b>£ 000</b>
<b>Current taxation</b>		
UK corporation tax	-	-
	<u>-</u>	<u>-</u>

The tax on profit before tax for the year is lower than the standard rate of corporation tax in the UK (2020 - lower than the standard rate of corporation tax in the UK) of 19% (2020 - 19%).

The differences are reconciled below:

**Barchester (AM) Limited (formerly brighterkind (AM) Limited)**

**Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021  
(continued)**

**4 Taxation (continued)**

	<b>2021</b>	<b>2020</b>
	<b>£ 000</b>	<b>£ 000</b>
(Loss)/profit before tax	<u>(13)</u>	<u>9</u>
Corporation tax at standard rate	(2)	2
Tax increase arising from group relief	4	-
Tax decrease from transfer pricing adjustments	<u>(2)</u>	<u>(2)</u>
Total tax charge/(credit)	<u>-</u>	<u>-</u>

**5 Tangible assets**

	<b>Land and buildings</b>	<b>Total</b>
	<b>£ 000</b>	<b>£ 000</b>
<b>Cost or valuation</b>		
At 1 January 2021	<u>3,365</u>	<u>3,365</u>
At 31 December 2021	<u>3,365</u>	<u>3,365</u>
<b>Depreciation</b>		
At 1 January 2021	<u>2,365</u>	<u>2,365</u>
At 31 December 2021	<u>2,365</u>	<u>2,365</u>
<b>Carrying amount</b>		
At 31 December 2021	<u>1,000</u>	<u>1,000</u>
At 31 December 2020	<u>1,000</u>	<u>1,000</u>

Included within the net book value of land and buildings above is £1,000,000 (2020 - £1,000,000) in respect of freehold land and buildings.

**6 Creditors**

	<b>2021</b>	<b>2020</b>
<b>Note</b>	<b>£ 000</b>	<b>£ 000</b>
<b>Due within one year</b>		
Amounts due to related parties	98	83
Accruals	<u>6</u>	<u>8</u>
	<u>104</u>	<u>91</u>

Amounts due to related parties stated above are legally due on demand and are thus due within one year. It is not expected that a demand for these amounts will be made within the next year.

## **Barchester (AM) Limited (formerly brighterkind (AM) Limited)**

### **Notes to the Unaudited Financial Statements for the Year Ended 31 December 2021 (continued)**

#### **7 Share capital**

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

	<b>2021</b>		<b>2020</b>	
	<b>No.</b>	<b>£</b>	<b>No.</b>	<b>£</b>
Ordinary shares of £1 each	<u>3,300,001</u>	<u>3,300,001</u>	<u>3,300,001</u>	<u>3,300,001</u>

#### **8 Parent and ultimate parent undertaking**

The Company's immediate parent is Barchester Finco 2019 Limited, incorporated in England and Wales.

The ultimate parent is Grove Limited, incorporated in Jersey.

The most senior parent entity producing publicly available financial statements is Grove Limited. These financial statements are available upon request from [www.jerseyfsc.org](http://www.jerseyfsc.org)

The parent of the largest group in which these financial statements are consolidated is Grove Limited, incorporated in Jersey.

The address of Grove Limited is:

13 Castle Street  
St Helier  
Jersey  
JE1 1ES

The parent of the smallest group in which these financial statements are consolidated is Barchester Finco 2019 Limited, incorporated in the United Kingdom.

The address of Barchester Finco 2019 Limited is:

3rd Floor  
The Aspect  
12 Finsbury Square  
London  
EC2A 1AS