

Registration number: 10109920

# Worplesdon View 2016 Limited

Annual Report and Financial Statements

for the Year Ended 31 December 2022

FRIDAY



\*ACD2VZ7E\*

A85

29/09/2023

#160

COMPANIES HOUSE

## **Worplesdon View 2016 Limited**

### **Contents**

Company Information	1
Strategic Report	2
Directors' Report	3
Statement of Directors' Responsibilities	4
<i>Independent Auditor's Report</i>	<i>5 to 9</i>
Profit and Loss Account	10
Statement of Comprehensive Income	11
Balance Sheet	12
Statement of Changes in Equity	13
Notes to the Financial Statements	14 to 25

## **Worplesdon View 2016 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
<b>Auditor</b>	KPMG LLP Chartered Accountants Quayside House 110 Quayside Newcastle upon Tyne NE1 3DX

## **Worplesdon View 2016 Limited**

### **Strategic Report for the Year Ended 31 December 2022**

The Directors present their strategic report for the year ended 31 December 2022.

#### **Principal activity**

The principal activity of the Company is the ownership and leasing of nursing homes to a related company within the Grove Limited group ("Group").

#### **Fair review of the business**


Details of the result for the year are set out in the Profit and Loss Account on page 10. The Directors are satisfied with the Company's result.

#### **Principal risks and uncertainties**

Given Barchester's strong position in the sector, the Directors consider that there is little risk of it defaulting on its lease payments to the Group.

It is not necessary for the Company to use KPIs in its analysis.

Approved by the Board on 13 June 2023 and signed on its behalf by:



.....  
Mark Hazlewood  
Director

## **Worplesdon View 2016 Limited**

### **Directors' Report for the Year Ended 31 December 2022**

The Directors present their report and the financial statements for the year ended 31 December 2022.

#### **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 2022 (2021: 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.

#### **Disclosure of information to the auditor**

Each Director has taken steps that they ought to have taken as a Director to make themselves aware of any relevant audit information and to establish that the Company's auditor is aware of that information. The Directors confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

Approved by the Board on 13 June 2023 and signed on its behalf by:



.....  
Mark Hazlewood  
Director

## **Worplesdon View 2016 Limited**

### **Statement of Directors' Responsibilities in respect of the Strategic Report, 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.

## **Worplesdon View 2016 Limited**

### **Independent Auditor's Report to the Members of Worplesdon View 2016 Limited**

#### **Opinion**

We have audited the financial statements of Worplesdon View 2016 Limited (the 'Company') for the year ended 31 December 2022, which comprise the Profit and Loss Account, Statement of Comprehensive Income, Balance Sheet, Statement of Changes in Equity and related notes, including the accounting policies in note 2.

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 December 2022 and of its loss for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

#### **Going concern**

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the Company or to cease its operations, and as they have concluded that the Company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the directors' conclusions, we considered the inherent risks to the Company's business model and analysed how those risks might affect the Company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the Company will continue in operation.

## **Worplesdon View 2016 Limited**

### **Independent Auditor's Report to the Members of Worplesdon View 2016 Limited (continued)**

#### **Fraud and breaches of laws and regulations - ability to detect**

##### *Identifying and responding to risks of material misstatement due to fraud*

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of directors, the audit committee, internal audit and inspection of policy documentation as to the Group's high-level policies and procedures to prevent and detect fraud, including the internal audit function, and the Group's channel for "whistleblowing", as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Group Board minutes.
- Using analytical procedures to identify any unusual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, we perform procedures to address the risk of management override of controls and the risk of fraudulent revenue recognition, we have rebutted the risk of fraudulent revenue recognition as the company has not recognised material income in year.

We did not identify any additional fraud risks.

In determining the audit procedures we took into account the results of our evaluation and testing of the operating effectiveness of some of the Group-wide fraud risk management controls.

We also performed procedures including:

- Identifying journal entries and other adjustments to test based on risk criteria and comparing the identified entries to supporting documentation.
- Evaluated the business purpose of significant unusual transactions.
- Assessing significant accounting estimates for bias.



## **Worplesdon View 2016 Limited**

### **Independent Auditor's Report to the Members of Worplesdon View 2016 Limited (continued)**

#### *Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations*

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience, and through discussion with the directors and other management (as required by auditing standards), and from inspection of the Company's regulatory and legal correspondence and discussed with the directors and other management the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the Company is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation, and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the Company is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: anti-bribery law, certain aspects of company legislation and Care Quality Commission regulation, recognising the financial and regulated nature of the Company's activities. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the directors and other management and inspection of regulatory and legal correspondence, if any. Therefore if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

#### *Context of the ability of the audit to detect fraud or breaches of law or regulation*

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

## **Worplesdon View 2016 Limited**

### **Independent Auditor's Report to the Members of Worplesdon View 2016 Limited (continued)**

#### **Other information**

The directors are responsible for the other information, which comprises the strategic report and the directors' report. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except as explicitly stated below, any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the other information;
- in our opinion the information given in the strategic report and the directors' report for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

#### **Matters on which we are required to report by exception**

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

- 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
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

## **Worplesdon View 2016 Limited**

### **Independent Auditor's Report to the Members of Worplesdon View 2016 Limited (continued)**

#### **Directors' responsibilities**

As explained more fully in their statement set out on page 4, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; 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; 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 they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

#### **The purpose of our audit work and to whom we owe our responsibilities**

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

#### **Auditors' responsibilities**

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities).



**Clare Partridge (Senior Statutory Auditor)**  
**For and on behalf of KPMG LLP, Statutory Auditor**  
*Chartered Accountants*

Quayside House  
110 Quayside  
Newcastle upon Tyne  
NE1 3DX

Date: 28 June 2023

**Worplesdon View 2016 Limited**

**Profit and Loss Account for the Year Ended 31 December 2022**

	Note	2022 £ 000	2021 £ 000
Turnover	3	19	26
Cost of sales		<u>(1)</u>	<u>(2)</u>
Gross profit		18	24
Administrative expenses		<u>(10)</u>	<u>1,338</u>
Operating profit		<u>8</u>	<u>1,362</u>
Other interest receivable and similar income	4	6,429	6,281
Interest payable and similar expenses	5	<u>(6,485)</u>	<u>(6,485)</u>
		<u>(56)</u>	<u>(204)</u>
(Loss)/profit before tax		(48)	1,158
Taxation	9	<u>(19)</u>	<u>149</u>
(Loss)/profit for the financial year		<u><u>(67)</u></u>	<u><u>1,307</u></u>

The above results were derived from continuing operations.

The notes on pages 14 to 25 form an integral part of these financial statements.

**Worplesdon View 2016 Limited**

**Statement of Comprehensive Income for the Year Ended 31 December 2022**

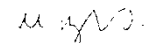
	<b>2022</b>	<b>2021</b>
	<b>£ 000</b>	<b>£ 000</b>
(Loss)/profit for the year	<u>(67)</u>	<u>1,307</u>
Total comprehensive income for the year	<u><u>(67)</u></u>	<u><u>1,307</u></u>

The notes on pages 14 to 25 form an integral part of these financial statements.

**Worplesdon View 2016 Limited**  
**(Registration number: 10109920)**  
**Balance Sheet as at 31 December 2022**

	Note	31 December 2022 £ 000	31 December 2021 £ 000
<b>Fixed assets</b>			
Investments	11	4,324	4,324
<b>Current assets</b>			
Debtors	12	122,617	125,102
Cash at bank and in hand		8,633	6,326
		<u>131,250</u>	<u>131,428</u>
<b>Creditors: Amounts falling due within one year</b>	13	<u>(3,551)</u>	<u>(3,662)</u>
<b>Net current assets</b>		<u>127,699</u>	<u>127,766</u>
<b>Total assets less current liabilities</b>		132,023	132,090
<b>Creditors: Amounts falling due after more than one year</b>	13	<u>(128,714)</u>	<u>(128,714)</u>
<b>Net assets</b>		<u>3,309</u>	<u>3,376</u>
<b>Capital and reserves</b>			
Retained earnings		<u>3,309</u>	<u>3,376</u>
Shareholders' funds		<u>3,309</u>	<u>3,376</u>

Approved and authorised by the Board on 13 June 2023 and signed on its behalf by:



.....  
Mark Hazlewood  
Director

# **Worplesdon View 2016 Limited**

## **Statement of Changes in Equity for the Year Ended 31 December 2022**

	Share capital £ 000	Profit and loss account £ 000	Total £ 000
At 1 January 2022	-	3,316	3,316
Loss for the year	-	(67)	(67)
Total comprehensive income	-	(67)	(67)
At 31 December 2022	-	3,309	3,309

	Share capital £ 000	Profit and loss account £ 000	Total £ 000
At 1 January 2021	-	2,069	2,069
Profit for the year	-	1,307	1,307
Total comprehensive income	-	1,307	1,307
At 31 December 2021	-	3,376	3,376

The notes on pages 14 to 25 form an integral part of these financial statements.

## **Worplesdon View 2016 Limited**

### **Notes to the Financial Statements for the Year Ended 31 December 2022**

#### **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).

##### **Group accounts not prepared**

The Company is exempt by virtue of Section 401 of the Companies Act 2006 from the requirements to prepare group accounts. These financial statements present information about the Company as an individual undertaking and not about its group.



## **Worplesdon View 2016 Limited**

### **Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)**

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

##### **Going concern**

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 30 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 2023, the twelve months ended 31 December 2024 and the twelve months ended 31 December 2025. 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 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.

All forecasts, including the downside sensitivities indicate that the Grove Group will have sufficient cash resources for the forecast period through to December 2025. 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.

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.

##### **Judgements**

The classification of leases as operating or finance lease requires the Company to determine, based on an evaluation of the terms and conditions of the arrangements, whether it retains the significant risks and rewards of ownership of these assets, and accordingly whether the lease requires the asset to be recognised as an investment property or finance lease receivable.

##### **Revenue recognition**

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the Company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts and after eliminating sales within the company.

The Company recognises revenue when:

- the amount of revenue can be reliably measured;
- it is probable that future economic benefits will flow to the entity; and
- specific criteria have been met for each of the Company's activities.

##### **Tax**

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

## Worplesdon View 2016 Limited

### Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

#### 2 Accounting policies (continued)

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 taxable income.

Deferred tax is recognised in respect of all timing differences between taxable profits and profits reported in the financial statements.

Unrelieved tax losses and other deferred tax assets are recognised when it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference.

#### 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.

#### 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:

Asset class	Depreciation method and rate
Plant & Equipment	Straight line over 10 years

#### Investments

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Interest income on debt securities, where applicable, is recognised in income using the effective interest method. Dividends on equity securities are recognised in income when receivable.

#### Impairment of debtors

Debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of the receivables.

## Worplesdon View 2016 Limited

### Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

#### 2 Accounting policies (continued)

##### Borrowings

Interest-bearing borrowings are initially recorded at fair value, net of transaction costs. Interest-bearing borrowings are subsequently carried at amortised cost, with the difference between the proceeds, net of transaction costs, and the amount due on redemption being recognised as a charge to the Profit and Loss Account over the period of the relevant borrowing.

Interest expense is recognised on the basis of the effective interest method and is included in interest payable and similar charges.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

##### Leases

Where the Company transfers substantially all the risks and rewards of ownership, the arrangement is classified as a finance lease and a receivable is recognised at an amount equal to the net investment in the lease plus a residual value where applicable. Recognition of finance income is based on a pattern reflecting a constant periodic rate of return on the lessor's net investment in the finance lease.

##### 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 Turnover

The analysis of the Company's revenue for the year from continuing operations is as follows:

	<b>2022</b>	<b>2021</b>
	<b>£ 000</b>	<b>£ 000</b>
Other revenue	<u>19</u>	<u>26</u>

## Worplesdon View 2016 Limited

### Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

#### 4 Other interest receivable and similar income

	2022 £ 000	2021 £ 000
Interest receivable on loans to group undertakings	1,933	1,933
Other finance income	4,496	4,348
	<u>6,429</u>	<u>6,281</u>

Other finance income relates entirely to the finance lease described in note 15.

#### 5 Interest payable and similar expenses

	2022 £ 000	2021 £ 000
Interest payable on loans from Group undertakings	6,485	6,485

#### 6 Staff costs

The aggregate payroll costs (including Directors' remuneration) were as follows:

	31 December 2022 £ 000	31 December 2021 £ 000
Wages and salaries	<u>3</u>	<u>2</u>

The average number of persons employed by the Company (including Directors) during the year, analysed by category was as follows:

31 December 2022 No.	31 December 2021 No.
----------------------------	----------------------------

#### 7 Directors' remuneration

The Directors' remuneration for the year was as follows:

	31 December 2022 £ 000	31 December 2021 £ 000
Remuneration	<u>3</u>	<u>2</u>

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 Worplesdon View 2016 Limited is shown in the table above.

The Company had no employees other than Directors (2021: Nil).

## **Worplesdon View 2016 Limited**

### **Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)**

#### **8 Auditor's remuneration**

The remuneration of the auditor in the current year was borne by another Group company. The estimate for the current year is £5,000 (2021: £5,000).

## Worplesdon View 2016 Limited

### Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

#### 9 Taxation

Tax charged/(credited) in the income statement

	2022 £ 000	2021 £ 000
<b>Deferred taxation</b>		
Arising from origination and reversal of timing differences	14	9
Arising from changes in tax rates and laws	<u>5</u>	<u>(158)</u>
Total deferred taxation	<u>19</u>	<u>(149)</u>

The tax on profit before tax for the year is higher than the standard rate of corporation tax in the UK (2021 - lower than the standard rate of corporation tax in the UK) of 19% (2021 - 19%).

The differences are reconciled below:

	2022 £ 000	2021 £ 000
(Loss)/profit before tax	<u>(48)</u>	<u>1,158</u>
Corporation tax at standard rate	(9)	220
Effect of revenues exempt from taxation	-	(256)
Deferred tax expense/(credit) relating to changes in tax rates or laws	5	(158)
Tax decrease arising from group relief	(761)	(629)
Tax increase from transfer pricing adjustments	798	695
Other tax effects for reconciliation between accounting profit and tax expense (income)	<u>(14)</u>	<u>(21)</u>
Total tax charge/(credit)	<u>19</u>	<u>(149)</u>

An increase in the UK corporation tax rate from 19% to 25% (effective 1 April 2023) was substantively enacted on 24 May 2021. Deferred tax balances have been calculated at a rate of 25% as this is the rate at which the majority of the timing differences are expected to reverse.

# **Worplesdon View 2016 Limited**

## **Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)**

### **9 Taxation (continued)**

#### **Deferred tax**

Deferred tax assets and liabilities

	<b>Asset £ 000</b>	<b>Liability £ 000</b>
<b>2022</b>		
Fixed asset timing differences	417	-
Other timing differences	224	-
	<u>641</u>	<u>-</u>
	<b>Asset £ 000</b>	<b>Liability £ 000</b>
<b>2021</b>		
Fixed asset timing differences	453	-
Other timing differences	207	-
	<u>660</u>	<u>-</u>

### **10 Tangible assets**

	<b>Furniture, fittings and equipment £ 000</b>	<b>Total £ 000</b>
<b>Cost or valuation</b>		
At 1 January 2022	<u>1</u>	<u>1</u>
At 31 December 2022	<u>1</u>	<u>1</u>
<b>Depreciation</b>		
At 1 January 2022	1	1
Charge for the year	<u>-</u>	<u>-</u>
At 31 December 2022	<u>1</u>	<u>1</u>
<b>Carrying amount</b>		
At 31 December 2022	<u>-</u>	<u>-</u>
At 31 December 2021	<u>-</u>	<u>-</u>

## Worplesdon View 2016 Limited

### Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

#### 11 Investments in subsidiaries, joint ventures and associates

	31 December 2022 £ 000
<b>Subsidiaries</b>	
<b>Cost or valuation</b>	
At 1 January 2022 and 31 December 2022	4,324
<b>Carrying amount</b>	
At 31 December 2022	4,324
At 31 December 2021	4,324

#### Details of undertakings

Details of the investments in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking	Country of incorporation	Holding	Proportion of voting rights and shares held	
			2022	2021
Subsidiary undertakings				
Hagley Place Limited	England and Wales	Ordinary	100%	100%

#### Subsidiary undertakings

##### *Hagley Place Limited*

The principal activity of Hagley Place Limited is the ownership and leasing of a nursing home to a related company.



## Worplesdon View 2016 Limited

### Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

#### 12 Debtors

		<b>31 December</b>	
		<b>2022</b>	<b>2021</b>
	<b>Note</b>	<b>£ 000</b>	<b>£ 000</b>
Amounts owed by related parties		61,510	65,610
Finance lease receivables	15	60,466	58,832
Deferred tax assets	9	641	660
		<u>122,617</u>	<u>125,102</u>

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

#### 13 Creditors

	<b>31 December</b>	<b>31 December</b>
	<b>2022</b>	<b>2021</b>
	<b>£ 000</b>	<b>£ 000</b>
<b>Due within one year</b>		
Amounts due to related parties	<u>3,551</u>	<u>3,662</u>
<b>Due after one year</b>		
Amounts due to related parties	<u>128,714</u>	<u>128,714</u>

Amounts due to related parties within one year 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.

Amounts due to related parties after one year include £128,714,000 (2021: £128,714,000) of loan notes issued to Barchester Propco (Jersey) 2016 Limited. The loan notes are subject to interest payable at 5.0385% per annum and are due for repayment on 8 January 2024. The loan notes are listed on the Channel Islands Securities Exchange.

## Worplesdon View 2016 Limited

### Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)

#### 14 Share capital

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

	2022		2021	
	No.	£	No.	£
Ordinary shares of £1 each	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

#### 15 Obligations under leases and hire purchase contracts

##### Finance leases - lessor

The Company leases the freehold to the properties known as Ashchurch View, Hurstwood View, Latimer Court, Worplesdon View and Beaufort Grange, to another Group company, Barchester Healthcare Homes Limited.

The amount of the net investment in a finance lease is determined as shown in the following table:

	2022 £ 000	2021 £ 000
Minimum lease payments	<u>118,451</u>	<u>122,392</u>
Gross investment	118,451	122,392
Unearned finance income	<u>(74,680)</u>	<u>(78,695)</u>
Net investment (present value of minimum lease payments)	<u>43,771</u>	<u>43,697</u>

The gross investment amount and the present value of payable minimum lease payments are shown in the following table:

	2022 £ 000		2021 £ 000	
	Gross investment in lease	Present value of minimum lease payments	Gross investment in lease	Present value of minimum lease payments
<b>Maturity</b>				
Not later than one year	4,000	3,780	3,941	3,724
Later than one year and not later than five years	16,610	12,548	16,364	12,363
Later than five years	<u>97,841</u>	<u>27,443</u>	<u>102,087</u>	<u>27,610</u>
	<u>118,451</u>	<u>43,771</u>	<u>122,392</u>	<u>43,697</u>

Included within the finance lease receivable in Note 11 is a residual value of £16,695,000.

Contingent rents recognised as income in the period are £Nil (2021 - £Nil).

## **Worplesdon View 2016 Limited**

### **Notes to the Financial Statements for the Year Ended 31 December 2022 (continued)**

#### **16 Parent and ultimate parent undertaking**

The Company's immediate parent is Barchester Propco (Jersey) 2016, incorporated in Jersey.

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 ultimate controlling party is Grove Limited.

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 Propco (Jersey) 2016 Limited, incorporated in Jersey.

The address of Barchester Propco (Jersey) 2016 Limited is:

13 Castle Street  
St Helier  
Jersey  
JE1 1ES