

**LIFE PROPERTY CONSTRUCTION LIMITED**  
FINANCIAL STATEMENTS  
31 MARCH 2020

Glenholme  
Group

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# LIFE PROPERTY CONSTRUCTION LIMITED

## FINANCIAL STATEMENTS

PERIOD ENDED 31 MARCH 2020

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# **LIFE PROPERTY CONSTRUCTION LIMITED**

## **OFFICERS AND PROFESSIONAL ADVISERS**

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### **THE BOARD OF DIRECTORS**

K W Phippen  
S J McLaughlan  
L Shelton

### **COMPANY SECRETARY**

S J McLaughlan

### **REGISTERED OFFICE**

79 High Street  
Eton  
Windsor  
Berkshire  
SL4 6AF

# LIFE PROPERTY CONSTRUCTION LIMITED

## STRATEGIC REPORT

YEAR ENDED 31 MARCH 2020

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The directors have pleasure in presenting their strategic review for the period to 31 March 2020.

### PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the company during the period was that of a construction company. The company acquired its first piece of land in Nov 18 in Spalding and it is now under construction and due to be completed in March 2021. The company has also been awarded a construction contract for a 16 bed care home in Sleaford which completed in January 2020 and a further 12 flats in Sleaford which is expected to complete in August 2020.

### KEY PERFORMANCE INDICATORS

The group monitors its performance against strategic objectives by means of key performance indicators. The main KPIs it uses are orientated around gross profit margin and turnover. The company did not trade in the period.

Non-financial KPIs are not produced here because, given the nature of the business, the group's directors are of the opinion that analysis using key performance indicators is not necessary for an understanding of the development, performance or position of the entity.

### PRINCIPAL RISKS AND UNCERTAINTIES

The principal risks and uncertainties that are facing the company are common for a company of this size. These are:

- (a) Maintaining working capital during periods of growth
- (b) The inherent risk attached to the acquisition of new companies and businesses
- (c) Retention and recruitment of staff with appropriate skills
- (d) Maintaining and improving customer satisfaction

The company has successfully controlled and managed these risks by:

- (a) Regular cash flow forecasts and cash collection
- (b) Board level due diligence teams for acquisitions
- (c) Maintaining profitability
- (d) Staff training and development program
- (e) Staff exit interviews

### FUTURE DEVELOPMENTS

The company expects to improve its financial performance by a policy of controlled growth.

Approved by the directors on 20<sup>th</sup> October 2020 and signed on their behalf by:

  
K W Phippen  
Managing Director

# **LIFE PROPERTY CONSTRUCTION LIMITED**

## **DIRECTORS' REPORT**

**YEAR ENDED 31 MARCH 2020**

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The directors present their report and the financial statements of the company for the year ended 31 March 2020

### **PRINCIPAL ACTIVITIES**

The principal activity of the company during the period was that of a construction company. The company acquired its first piece of land in Nov 18 in Spalding and it is now under construction and due to be completed in March 2021. The company has also been awarded a construction contract for a 16 bed care home in Sleaford which completed in January 2020 and a further 12 flats in Sleaford which is expected to complete in August 2020.

### **DIRECTORS**

The directors who served the company during the year were as follows:

K W Phippen  
S J McLaughlan  
L Shelton

Appointed 15 May 2020

### **GOING CONCERN**

The directors have a reasonable expectation that the company has adequate resources to continue operational existence for the foreseeable future. For this reason, the directors continue to adopt the going concern basis of accounting in preparing the annual financial statements.

### **DIRECTORS' RESPONSIBILITIES**

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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 year.

In preparing these 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;
- 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 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.

# LIFE PROPERTY CONSTRUCTION LIMITED

## DIRECTORS' REPORT (continued)

YEAR ENDED 31 MARCH 2020

### AUDIT EXEMPTION

Glenholme Healthcare Group Ltd issued a guarantee against all outstanding liabilities to which the company is subject as at 31 March 2020, until they are satisfied in full. The guarantee is enforceable against Glenholme Healthcare Group Ltd by any person to whom the company is liable in respect of those liabilities. Since Glenholme Healthcare Group Ltd is the smallest group to which the company's accounts are consolidated the company has taken advantage of the exemption from audit of its individual accounts for the ended 31 March 2020 by virtue of section 479A of the Companies Act 2006.

### STRATEGIC REPORT

The company has chosen in accordance with Section 414C(11) of the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 to set out within the company's Strategic Report the Company's Strategic Report Information Required by Schedule 7 of the Large and Medium Sized Companies and Groups (Accounts and Reports) Regulation 2008. This includes information that would have been included in the business review and details of the principal risks and uncertainties.

Signed on behalf of the directors on 20<sup>th</sup> October 2020



S J McLaughlan  
*Company secretary*

Registered office:  
79 High Street  
Eton  
Windsor  
Berkshire  
SL4 6AF

# LIFE PROPERTY CONSTRUCTION LIMITED

## STATEMENT OF COMPREHENSIVE INCOME

YEAR ENDED 31 MARCH 2020

|  | Notes | Year to<br>31 Mar 2020<br>£ | Period to<br>31 Mar 2019<br>£ |
|--|-------|-----------------------------|-------------------------------|
| <b>TURNOVER</b>                                |       | 3,986,939                   | -                             |
| Cost of sales                                  |       | (3,809,657)                 | -                             |
| <b>GROSS PROFIT</b>                            |       | 177,282                     | -                             |
| Administrative expenses                        |       | (163,720)                   | -                             |
| <b>OPERATING PROFIT</b>                        | 3     | 13,562                      | -                             |
| Tax on profit on ordinary activities           | 5     | (2,577)                     | -                             |
| <b>PROFIT FOR THE FINANCIAL YEAR</b>           |       | 10,985                      | -                             |
| <b>OTHER COMPREHENSIVE INCOME FOR THE YEAR</b> |       | -                           | -                             |
| <b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b> |       | 10,985                      | -                             |

The company did not trade in the prior period

The notes on pages 10 to 12 form part of these financial statements.

# LIFE PROPERTY CONSTRUCTION LIMITED

## STATEMENT OF FINANCIAL POSITION

31 MARCH 2019

|   | Notes | £         | 2020<br>£ | £         | 2019<br>£ |
|---|-------|-----------|-----------|-----------|-----------|
| <b>FIXED ASSETS</b>                                   |       |           |           |           |           |
| Tangible assets                                       | 4     |           | 27,893    |           | 4,441     |
| <b>CURRENT ASSETS</b>                                 |       |           |           |           |           |
| Stocks  | 5     | 610,787   |           | 677,424   |           |
| Debtors   | 6     | 223,077   |           | 33,694    |           |
| Cash at bank and in hand                              |       | 49,578    |           | -         |           |
|   |       | 881,652   |           | 711,118   |           |
| <b>CREDITORS: Amounts falling due within one year</b> | 7     | (895,883) |           | (715,459) |           |
| <b>NET CURRENT LIABILITIES</b>                        |       |           | (12,441)  |           | (4,341)   |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>          |       |           | 15,442    |           | 100       |
| <b>DEFERRED TAX</b>                                   | 8     |           | (4,367)   |           | -         |
| <b>NET ASSETS</b>                                     |       |           | 11,085    |           | 100       |
| <b>CAPITAL AND RESERVES</b>                           |       |           |           |           |           |
| Called-up equity share capital                        | 9     |           | 100       |           | 100       |
| Profit and loss accounts                              |       |           | 10,985    |           | -         |
| <b>SHAREHOLDERS' FUNDS</b>                            |       |           | 11,085    |           | 100       |

For the financial year in question the company was entitled to exemption under section 479a of the Companies Act 2006. No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

These accounts were approved by the directors and authorised for issue on 20<sup>th</sup> October 2020, and are signed on their behalf by:



S J McLaughlan

Company Registration Number: **11583481**

The notes on pages 10 to 12 form part of these financial statements.



# LIFE PROPERTY CONSTRUCTION LIMITED

## STATEMENT OF CHANGES IN EQUITY

31 MARCH 2019

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|                     | Called up<br>share capital<br>£ | Profit and<br>Loss<br>account<br>£ | Total<br>£    |
|---------------------|---------------------------------|------------------------------------|---------------|
| On incorporation    | 100                             | -                                  | 100           |
| At 31 March 2019    | <u>100</u>                      | <u>-</u>                           | <u>100</u>    |
| Profit for the year |                                 | 13,562                             | 13,562        |
| At 31 March 2020    | <u>100</u>                      | <u>13,562</u>                      | <u>13,662</u> |

The notes on pages 10 to 12 form part of these financial statements.

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# LIFE PROPERTY CONSTRUCTION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

PERIOD ENDED 31 MARCH 2019

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### 1. STATEMENT OF COMPLIANCE AND COMPANY INFORMATION

These financial statements have been prepared in compliance with FRS102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

Life Property Construction Limited is a private company limited by shares and is incorporated & domiciled in England, United Kingdom under the Companies Act 2006. The address of its registered office and principal place of business are disclosed on page 1.

### 2. ACCOUNTING POLICIES

#### Basis of accounting

The financial statements have been prepared under the historical cost basis.

The financial statements are prepared in sterling, which is the functional currency of the entity.

#### Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. Its financial statements are consolidated into the financial statements of *The Glenholme Healthcare Group Limited* which can be obtained from Companies House. As such, advantage has been taken of the following disclosure exemptions available under paragraph 1.12 of FRS 102:

- (a) No cash flow statement has been presented for the company.
- (b) Disclosures in respect of financial instruments have not been presented.
- © No disclosure has been given for the aggregate remuneration of key management personnel.

#### Judgements 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.

#### Significant judgements

There are no significant judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

#### Key sources of estimation uncertainty

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. There are no key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year:

#### Revenue Recognition

Turnover is measured at the fair value of the consideration received or receivable for goods supplied, rents receivable and services rendered, net of discounts and Value Added Tax where applicable.

# LIFE PROPERTY CONSTRUCTION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

PERIOD ENDED 31 MARCH 2019

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### 2 ACCOUNTING POLICIES continued

#### Current and deferred tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

#### Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

#### Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in equity, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in equity in respect of that asset, the excess shall be recognised in profit or loss.

#### Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Equipment - 20%-33% straight line

#### Stocks

Stocks 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.

### 3. OPERATING PROFIT

Operating profit is stated after charging:

|                                    | 2020<br>£ | 2019<br>£ |
|------------------------------------|-----------|-----------|
| Depreciation of owned fixed assets | 5,499     | -         |

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# LIFE PROPERTY CONSTRUCTION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

PERIOD ENDED 31 MARCH 2019

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### 4. DIRECTORS AND STAFF

The average number of persons employed by the company during the year, including the directors, amounted to:

|       | 2020<br>No | 2019<br>No |
|-------|------------|------------|
| Staff | 3          | -          |

The aggregate payroll costs incurred during the year, relating to the above, were:

|                       | 2020<br>£      | 2019<br>£ |
|-----------------------|----------------|-----------|
| Wages and salaries    | 137,871        | -         |
| Social security costs | 15,352         | -         |
| Pension contributions | 4,369          | -         |
|                       | <u>157,592</u> | <u>-</u>  |

No director who is not also a holding company director received any remuneration

### 5. TAX ON PROFIT ON ORDINARY ACTIVITIES

#### Major components of tax expense

|  | 2020<br>£    | 2019<br>£ |
|--|--------------|-----------|
| <b>Current tax</b>                             |              |           |
| UK current tax expense                         | (1,790)      | -         |
| <b>Deferred tax</b>                            |              |           |
| Origination and reversal of timing differences | 4,367        | -         |
|  | <u>2,577</u> | <u>-</u>  |

#### Reconciliation of tax expense

The tax assessed on the result on ordinary activities for the year is higher than the standard rate of corporation tax in the UK of 19% (2019: 19%).

|   | £             | £        |
|---|---------------|----------|
| Profit / (loss) on ordinary activities before taxation          | <u>13,562</u> | <u>-</u> |
| Profit on ordinary activities by rate of tax of 19% (2019: 19%) | 2,577         | -        |
|   | <u>2,577</u>  | <u>-</u> |

# LIFE PROPERTY CONSTRUCTION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

PERIOD ENDED 31 MARCH 2019

### 6. TANGIBLE FIXED ASSETS

|                            | Fixtures,<br>fittings &<br>equipment<br>£ | Motor<br>Vehicles<br>£ | Total<br>£    |
|----------------------------|---|------------------------|---------------|
| <b>COST OR REVALUATION</b> |   |                        |               |
| At 1 April 2019            | 4,441                                     | -                      | 4,441         |
| Additions                  | 4,435                                     | 24,516                 | 28,891        |
| <b>At 31 March 2020</b>    | <b>8,876</b>                              | <b>24,516</b>          | <b>33,392</b> |
| <b>DEPRECIATION</b>        |   |                        |               |
| At 1 April 2019            | -   | -                      | -             |
| Charge for the period      | 2,712                                     | 2,787                  | 5,499         |
| <b>At 31 March 2020</b>    | <b>2,712</b>                              | <b>2,787</b>           | <b>5,499</b>  |
| <b>NET BOOK VALUE</b>      |   |                        |               |
| <b>At 31 March 2020</b>    | <b>6,164</b>                              | <b>21,729</b>          | <b>27,893</b> |
| At 31 March 2019           | 4,441                                     | -                      | 4,441         |

### 7. STOCK

|                     | 2020<br>£ | 2019<br>£ |
|---------------------|-----------|-----------|
| Land in development | 610,787   | 677,424   |

### 8. DEBTORS

|                                    | 2020<br>£      | 2019<br>£     |
|------------------------------------|----------------|---------------|
| Other debtors                      | -              | 33,000        |
| Other taxation and social security | 50,631         | 694           |
| Amounts owed by parent company     | 172,446        | -             |
|                                    | <b>223,077</b> | <b>33,694</b> |

### 7. CREDITORS: Amounts falling due within one year

|                                    | 2020<br>£      | 2019<br>£      |
|------------------------------------|----------------|----------------|
| Trade creditors                    | 468,731        | 7,019          |
| Amounts due to parent company      | -              | 708,440        |
| Other creditors                    | 1,266          | -              |
| Other taxation and social security | 12,759         | -              |
| Accruals                           | 413,127        | -              |
|                                    | <b>895,883</b> | <b>715,459</b> |

# LIFE PROPERTY CONSTRUCTION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

PERIOD ENDED 31 MARCH 2019

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### 8. DEFERRED TAXATION

The movement in the deferred taxation provision during the year was:

|   | 2020<br>£    | 2019<br>£ |
|---|--------------|-----------|
| Provision brought forward                     | -            | -         |
| Charged / released to profit and loss account | 4,367        | -         |
|   | <u>4,367</u> | <u>-</u>  |

The provision for deferred taxation consists of the tax effect of timing differences in respect of:

|   | 2020<br>£    | 2019<br>£ |
|---|--------------|-----------|
| Excess of taxation allowances over depreciation on fixed assets | 4,608        | -         |
| Short term timing difference                                    | (241)        | -         |
|   | <u>4,367</u> | <u>-</u>  |

### 9. SHARE CAPITAL

Allotted, called up and fully paid:

|                            | 2020       |            | 2019       |            |
|----------------------------|------------|------------|------------|------------|
|                            | No         | £          | No         | £          |
| Ordinary shares of £1 each | <u>100</u> | <u>100</u> | <u>100</u> | <u>100</u> |

### 10. ULTIMATE CONTROLLING COMPANY

The smallest and largest group of undertakings for which group accounts are drawn up are those headed by Glenholme Healthcare Group Ltd. Copies of the group financial statements are publicly available at Companies House or the company's registered office at 79 High Street, Eton, SL4 6AF.

### 11. RELATED PARTY TRANSACTIONS

The company has taken advantage of the exemption available under FRS 102 Section 33.1A not to disclose transactions with the ultimate parent undertaking and those subsidiary undertakings, where the group controls 100% of those companies' voting rights.