

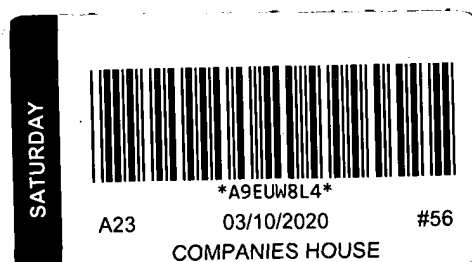
Company Registration No. 05075990 (England and Wales)

BRADFORD & AIREDALE FUNDCO 1 LIMITED

**FORMERLY BRADFORD & AIREDALE COMMUNITY
SOLUTIONS - FUNDCO 1 LIMITED**

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020



BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1
LIMITED
COMPANY INFORMATION

Directors	R Coates D Harding D Richardson R Maden P Would	(Appointed 1 September 2019)
Secretary	J Fowler	
Company number	05075990	
Registered office	Office 4.10 1 Aire Street Leeds England LS1 4PR	
Auditor	UHY Hacker Young Quadrant House 4 Thomas More Square London E1W 1YW	

BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1
LIMITED
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BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1
LIMITED
DIRECTORS' REPORT
FOR THE YEAR ENDED 31 MARCH 2020

The directors present their annual report and financial statements for the year ended 31 March 2020.

Principal activities

The principal activity of the company continued to be that of construction and facility management of primary healthcare facilities in the Bradford and Airedale region.

The company's principal tenant is Community Health Partnerships Limited. The directors are confident that the principal tenant will continue to meet the obligations set out under the lease agreement.

The company changed its name from Bradford & Airedale Community Solutions - Fundco 1 Limited on 7 January 2020.

Directors

The directors who held office during the year and up to the date of signature of the financial statements were as follows:

R Coates

D Harding

D Richardson

R Maden

(Appointed 1 September 2019)

P Would

J Lawreniuk

(Resigned 31 August 2019)

Bradford and Airedale Fundco 1 Limited has adopted articles of association, the provisions of which do not require the directors to retire by rotation or to retire at the first annual general meeting after their appointment.

Results and dividends

The company paid a dividend of £0 during the year (2019: £191,000)

Qualifying third party indemnity provisions

The directors of the company have qualifying third party indemnity provisions put in place through other companies of which they are also directors.

Auditor

UHY Hacker Young were appointed as auditor to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1
LIMITED
DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

Statement of directors' responsibilities

The directors are responsible for preparing the annual 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 period. 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.

Statement of disclosure to auditor

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information of which the company's auditor is unaware. Additionally, the directors individually have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditor is aware of that information.

BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1
LIMITED
DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

Going Concern

The company has net liabilities of £3,021,000 (2019: £3,411,000) which includes the negative fair value of the interest rate swaps of £3,715,000 (2019: £3,550,000) and a negative fair value of RPI swaps of £1,047,000 (2019: £1,499,000) within liabilities and net current assets, including cash of £1,764,000 (2019: £1,727,000), at 31 March 2020.

The directors have reviewed the future liquidity requirements and have considered the cash flow forecasts of the company. Based on this review and the future business prospects of the company, despite the current economic conditions the directors believe the company will be able to meet its liabilities as they fall due.

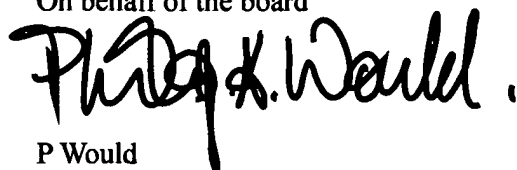
In the annual review of the company's going concern, the directors have considered the long term impact of the Coronavirus, COVID-19, pandemic. Recent Government Procurement Policy Note sets out information and guidance for public bodies on payment of their suppliers to ensure service continuity during and after the current COVID-19 outbreak confirming that the suppliers will continue to be paid as normal. The company has entered into long-term contracts with its customer and suppliers, and after careful review of these contracts the directors are confident that the company can operate as normal for the next twelve months. The directors have committed to carrying out regular reviews of the company's cash flows to monitor the ongoing situation.

Having regard to the above and after making enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future.

Accordingly, the directors continue to adopt the going concern basis in preparing the annual report and accounts.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

On behalf of the board



P Would
Director

28 September 2020

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF BRADFORD & AIREDALE FUNDCO 1 LIMITED

Opinion

We have audited the financial statements of Bradford & Airedale Fundco 1 Limited (the 'company') for the year ended 31 March 2020 which comprise the statement of comprehensive income, the balance sheet, the statement of changes in equity, the statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)
TO THE MEMBERS OF BRADFORD & AIREDALE FUNDCO 1 LIMITED

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion 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 such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in 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 in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF BRADFORD & AIREDALE FUNDCO 1 LIMITED

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors 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.

Auditor's 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 auditor's 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Other matters which we are required to address

The financial statements of the company for the prior year were audited by another auditor, who issued an unmodified audit opinion on 11 October 2019

INDEPENDENT AUDITOR'S REPORT (CONTINUED)
TO THE MEMBERS OF BRADFORD & AIREDALE FUNDCO 1 LIMITED

Use of our report

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.



Marc Waterman (Senior Statutory Auditor)
for and on behalf of UHY Hacker Young

28 September 2020

Chartered Accountants
Statutory Auditor

BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1 LIMITED
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2020

	Notes	2020 £'000	2019 £
Turnover	3	854	907
Cost of sales		(493)	(521)
Gross profit		361	386
Administrative expenses		(149)	(116)
Operating profit		212	270
Interest receivable and similar income	7	807	845
Interest payable and similar expenses	8	(925)	(962)
Profit before taxation		94	153
Tax on profit	9	(36)	(81)
Profit for the financial year		58	72
Other comprehensive income			
Cash flow hedges gain/(loss) arising in the year		287	(92)
Tax relating to other comprehensive income		45	16
Total comprehensive income for the year		390	(4)

The profit and loss account has been prepared on the basis that all operations are continuing operations.

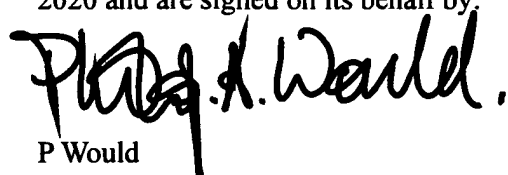
BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1
LIMITED
BALANCE SHEET

AS AT 31 MARCH 2020

	Notes	2020 £'000	2019 £
Current assets			
Debtors falling due after more than one year	12	11,973	12,596
Debtors falling due within one year	12	977	992
Cash at bank and in hand		1,764	1,727
		<u>14,714</u>	<u>15,315</u>
Creditors: amounts falling due within one year	13	<u>(983)</u>	<u>(927)</u>
Net current assets		13,731	14,388
Creditors: amounts falling due after more than one year	14	(16,752)	(17,799)
Net liabilities		<u>(3,021)</u>	<u>(3,411)</u>
Capital and reserves			
Called up share capital	17	17	17
Hedging reserve		(3,858)	(4,190)
Profit and loss reserves		820	762
Total equity		<u>(3,021)</u>	<u>(3,411)</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 28 September 2020 and are signed on its behalf by:


P Would
Director

Company Registration No. 05075990

BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1
LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2020

		Share capital	Hedging reserve	Profit and loss reserves	Total
	Notes	£'000	£'000	£'000	£'000
Balance at 1 April 2018		17	(4,114)	881	(3,216)
Year ended 31 March 2019:					
Profit for the year		-	-	72	72
Other comprehensive income:					
Cash flow hedges gains		-	(92)	-	(92)
Tax relating to other comprehensive income		-	16	-	16
Total comprehensive income for the year		-	(76)	72	(4)
Dividends	10	-	-	(191)	(191)
Balance at 31 March 2019		17	(4,190)	762	(3,411)
Year ended 31 March 2020:					
Profit for the year		-	-	58	58
Other comprehensive income:					
Cash flow hedges gains		-	287	-	287
Tax relating to other comprehensive income		-	45	-	45
Total comprehensive income for the year		-	332	58	390
Balance at 31 March 2020		17	(3,858)	820	(3,021)

BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1
LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2020

	Notes	2020 £'000	2019 £
Cash flows from operating activities			
Cash generated from operations	20	798	533
Interest paid		(925)	(962)
Income taxes refunded/(paid)		1	-
Net cash outflow from operating activities		<u>(126)</u>	<u>(429)</u>
Investing activities			
Interest received		807	846
Net cash generated from investing activities		<u>807</u>	<u>846</u>
Financing activities			
Repayment of borrowings		(53)	-
Repayment of bank loans		(591)	(462)
Dividends paid		-	(191)
Net cash used in financing activities		<u>(644)</u>	<u>(653)</u>
Net increase/(decrease) in cash and cash equivalents		<u>37</u>	<u>(236)</u>
Cash and cash equivalents at beginning of year		1,727	1,963
Cash and cash equivalents at end of year		<u><u>1,764</u></u>	<u><u>1,727</u></u>

BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1 LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

Company information

Bradford & Airedale Fundco 1 Limited is a private company limited by shares incorporated in England and Wales. The registered office is Office 4.10, 1 Aire Street, Leeds, England, LS1 4PR.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £'000.

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies.

1.2 Going concern

The company has net liabilities of £3,021,000 (2019: £3,411,000) which includes the negative fair value of the interest rate swaps of £3,715,000 (2019: £3,550,000) and a negative fair value of RPI swaps of £1,047,000 (2019: £1,499,000) within liabilities and net current assets, including cash of £1,764,000 (2019: £1,727,000), at 31 March 2020.

The directors have reviewed the future liquidity requirements and have considered the cash flow forecasts of the company. Based on this review and the future business prospects of the company, despite the current economic conditions the directors believe the company will be able to meet its liabilities as they fall due.

In the annual review of the company's going concern, the directors have considered the long term impact of the Coronavirus, COVID-19, pandemic. Recent Government Procurement Policy Note sets out information and guidance for public bodies on payment of their suppliers to ensure service continuity during and after the current COVID-19 outbreak confirming that the suppliers will continue to be paid as normal. The company has entered into long-term contracts with its customer and suppliers, and after careful review of these contracts the directors are confident that the company can operate as normal for the next twelve months. The directors have committed to carrying out regular reviews of the company's cash flows to monitor the ongoing situation.

Having regard to the above and after making enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the directors continue to adopt the going concern basis in preparing the annual report and accounts.

BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1
LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

(Continued)

1.3 Turnover

a. Public to private concession arrangements

A substantial portion of the company's assets are used within the framework of concession contracts granted by public sector customers ('grantors'). Under these contracts, the Company constructs primary care centres that are leased to the NHS on a 25 year lease.

To fall within the scope of section 34 of FRS 102, a contract must satisfy the following two criteria:

- the grantor controls or regulates what services the operator must provide using the infrastructure, to whom, and at what price; and
- the grantor controls, through ownership, beneficial entitlement or otherwise, any significant residual interest in the infrastructure at the end of the term of the arrangement.

Pursuant to section 34 of IFRS 102, such infrastructure is not recognised in assets of the operator as property, plant and equipment but as financial assets ('financial asset model').

b. Financial asset model

The financial asset model applies when the operator has an unconditional right to receive cash or another financial asset from the grantor.

In the case of concession services, the operator has such an unconditional right if the grantor contractually guarantees the payment of:

- Amounts specified or determined in the contract or
- The shortfall, if any, between amounts received from users of the public service and amounts specified or determined in the contract.

Financial assets resulting from the application of section 34 of FRS 102 are recorded in the statement of financial position under the heading financial assets and measured at amortised cost.

Pursuant to section 23 of FRS 102, revenue associated with this financial model comprises of service remuneration which relates to lifecycle maintenance and facilities income and ad hoc property related services income.

c. Other revenue items

Rental income from operating leases is recognised in income on a straight-line basis over the lease of the term.

1.4 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1 LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

(Continued)

1.5 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.6 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1
LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

(Continued)

1.7 Hedge accounting

The company has entered into variable to fixed rate interest swaps and RPI swaps to manage its exposure to interest rate cash flow risk on its variable rate debt and inflation rate risk, respectively. These derivatives are measured at fair value at each reporting date. To the extent the hedge is effective, movements in fair value are recognised in other comprehensive income and presented in a separate cash flow hedge reserve. Any ineffective portions of those movements are recognised in the profit and loss for the year.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

For derivatives that are designated and qualify as cash flow hedges, the effective portion of changes in the fair value of the hedge is recognised in other comprehensive income. The gain or loss relating to the ineffective portion is recognised immediately in profit or loss.

Any gain or loss previously recognised in other comprehensive income is reclassified to profit or loss when the hedge relationship ends. This occurs when the hedging instrument expires or no longer meets the hedging criteria, the forecast transaction is no longer highly probable, the hedged debt instrument is derecognised, or the hedging instrument is terminated.

1.8 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and 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. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1
LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

1 Accounting policies

(Continued)

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

1.9 Dividends

Equity dividends are recognised when they become legally payable. There is no requirement to pay dividends unless approved by the shareholders by way of written resolution where there is sufficient cash to meet current liabilities, and without detriment to senior debt covenants, if applicable.

1.10 Finance costs

Finance costs that were accrued during the construction of the fixed assets were expensed as they were incurred.

1.11 Loan arrangement fees

Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument. The capitalised fees are then released to the profit or loss on a straight line basis over the term of the loan.

BRADFORD & AIREDALE FUNDCO 1 LIMITED
FORMERLY BRADFORD & AIREDALE COMMUNITY SOLUTIONS - FUNDCO 1
LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 MARCH 2020

2 Judgements and key sources of estimation uncertainty

The estimates and judgements that have a significant risk of causing a material adjustments to the carrying amounts of assets and liabilities within the financial year are as follows:

a. Key sources of estimation uncertainty

Financial asset - The calculation of the amortised cost of the financial asset requires an estimate of the residual value of the property at the end of the lease term. The estimate has been based on the residual value allocated to the contract in the financial models, which form the basis for the calculation of rent charged to the lessees.

Financial asset interest rate - The financial asset interest income is based on the WACC of the project and is applied to the carrying value of the financial asset on a quarterly basis. The interest rate used in 2020 is 6.9% (2019: 6.90%) per annum.

Service margin - After the property is constructed, the company provides property management services. The remuneration for these services is recognised at cost plus an estimated mark up for profit on property management services. The service margin rate used in 2019 is 35.18% (2019: 34.83%) per annum. It is the policy of the directors that the service margin is reviewed annually on 1 April each year to generate a new service margin rate, which is to be applied in the proceeding financial year.

b. Critical judgements

Concession arrangements - The concession arrangements undertaken by the Company are considered to fall within the scope of Section 34 of FRS 102 'Service Concession Arrangements', as described in the Turnover note. This judgement has been based on a consideration of the nature and terms of the agreements and, in all contracts, the existence of an option for the grantor to purchase the properties at the end of the contract.

3 Turnover and other revenue

	2020	2019
	£'000	£'000
Turnover analysed by class of business		
Cost Recoveries	162	123
Service margin	644	669
Rental income (third party)	43	110
Lease premium - amortisation	5	5
	<hr/>	<hr/>
	854	907
	<hr/> <hr/>	<hr/> <hr/>

BRADFORD & AIREDALE FUNDCO 1 LIMITED
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LIMITED
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
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3 Turnover and other revenue (Continued)

	2020	2019
	£'000	£'000
Other significant revenue		
Interest income	807	845
	<u> </u>	<u> </u>

4 Auditor's remuneration

The audit fee for the company amounted to £3,000 (2019: £3,000). This has been borne by the parent company.

5 Employees

The company had no employees during the current or the prior financial year.

6 Directors' remuneration

2020	2019
£'000	£'000
<u> </u>	<u> </u>

The directors did not receive any remuneration from the company for their services to the company during the current or the prior financial year. The directors are remunerated by the shareholding companies for their service to the group as a whole. It is not practicable to apportion their remuneration for their service to this company.

7 Interest receivable and similar income

	2020	2019
	£'000	£'000
Interest income		
Interest on bank deposits	-	1
Other interest income	807	844
	<u> </u>	<u> </u>
Total income	<u>807</u>	<u>845</u>

Investment income includes the following:

Interest on financial assets not measured at fair value through profit or loss	-	1
	<u> </u>	<u> </u>

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
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8 Interest payable and similar expenses

	2020	2019
	£'000	£'000
Interest on financial liabilities measured at amortised cost:		
Interest on bank overdrafts and loans	733	766
Interest payable to group undertakings	192	196
	<u>925</u>	<u>962</u>

9 Taxation

	2020	2019
	£'000	£'000
Deferred tax		
Origination and reversal of timing differences	36	80
Adjustment in respect of prior periods	-	1
	<u>36</u>	<u>81</u>

The actual charge for the year can be reconciled to the expected charge for the year based on the profit or loss and the standard rate of tax as follows:

	2020	2019
	£'000	£'000
Profit before taxation	<u>94</u>	<u>153</u>
Expected tax charge based on the standard rate of corporation tax in the UK of 19.00% (2019: 19.00%)	18	29
Tax effect of expenses that are not deductible in determining taxable profit	120	70
Adjustments in respect of prior years	-	1
Effect of change in corporation tax rate	(41)	(9)
Group relief	(129)	(10)
Other non-reversing timing differences	56	-
Deferred tax (charged)/credited to equity	45	-
Fixed asset difference	(33)	-
	<u>36</u>	<u>81</u>

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9 Taxation

(Continued)

In addition to the amount charged to the profit and loss account, the following amounts relating to tax have been recognised directly in other comprehensive income:

	2020	2019
	£'000	£'000
Deferred tax arising on:		
Revaluation of financial instruments treated as cash flow hedges	(45)	(16)
	<u> </u>	<u> </u>

10 Dividends

	2020	2019	2020	2019
	Per share	Per share	Total	Total
	£	£	£'000	£'000
Dividends paid and proposed	-	11.58	-	191
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total dividends				
Final paid			-	191
			<u> </u>	<u> </u>

11 Financial instruments

	2020	2019
	£'000	£'000
Carrying amount of financial liabilities		
Measured at fair value through profit or loss		
- Other financial liabilities	4,762	5,049
	<u> </u>	<u> </u>

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11 Financial instruments

(Continued)

Financial liabilities measured at amortised cost comprise bank loans and overdrafts, trade creditors and other creditors

Derivative financial instruments designated as hedges of variable interest rate risk comprises interest rate swaps and RPI swaps.

The fair values of the interest rate swaps have been determined by reference to prices available from the markets on which the instruments involved are traded.

In 2005, the Company borrowed funds from its bankers under two term loans of £11,662,000 and £2,867,000 both of which are repayable in 2031.

To hedge the potential volatility in future interest cash flows arising from movements in LIBOR, the company has entered into floating to fixed interest rate swaps with a nominal value equal to that initial borrowings, the same term as the loans and interest re-pricing dates identical to those of the variable rate loans. These result in the company paying between 4.83375% and 5.1725% per annum and receiving LIBOR (though cash flows are settled on a net cash basis).

The derivatives are accounted for as a hedge of variable rate interest rate risks, in accordance with FRS 102 and had a negative fair value of £3,715,000 (2019: £3,550,000) as at the year-end date. The cash flows arising from the interest rate swaps will continue until their maturity in 2031, coincidental with the repayment of the term loans. The change in fair value in the year was an increase of £165,000 (2019: £65,000), with the entire charge being recognised in other comprehensive income as the swaps were 100% effective hedges.

In 2006, the Company entered into one LPA agreement having fixed contractual terms which caused the turnover to increase with RPI on a yearly basis.

To hedge the potential volatility in future revenue cash flows arising from movements in RPI, the Company has entered into RPI swaps with a nominal value below that of the LPS contract but having the same term as the contract and RPI re-pricing dates identical to those of the LPA contract. The result in the Company paying 2.70% per annum and receiving actual RPI and effectively fixing the inflation on a determined portion of the LPS contract.

The derivatives are accounted for as a hedge of variable rate RPI rate risks, in accordance with FRS 102 and had a negative fair value of £1,047,000 (2019: £1,499,000) at the year-end date. The cash flows arising from the interest rate swaps will continue until their maturity on 2013, coincidental with the LPA contractual terms. The change in fair value in the year was a decrease of £452,000 (2019: £158,000) with the entire charge being recognised in other comprehensive income as the swaps were 100% effective hedges.

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12 Debtors

	2020	2019
	£'000	£'000
Amounts falling due within one year:		
Trade debtors	52	151
Amounts owed by group undertakings	924	788
Prepayments and accrued income	1	53
	<u>977</u>	<u>992</u>
	2020	2019
	£'000	£'000
Amounts falling due after more than one year:		
Financial assets	11,618	12,249
Deferred tax asset (note 16)	355	347
	<u>11,973</u>	<u>12,596</u>
Total debtors	<u>12,950</u>	<u>13,588</u>

13 Creditors: amounts falling due within one year

	Notes	2020	2019
		£'000	£'000
Bank loans	15	674	590
Other borrowings	15	37	53
Trade creditors		9	52
Taxation and social security		94	91
Accruals and deferred income		169	141
		<u>983</u>	<u>927</u>

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14 Creditors: amounts falling due after more than one year

	Notes	2020 £'000	2019 £'000
Bank loans and overdrafts	15	10,523	11,198
Other borrowings	15	1,467	1,504
Derivative financial instruments		4,762	5,049
Accruals and deferred income		-	48
		<u>16,752</u>	<u>17,799</u>

15 Loans and overdrafts

	2020 £'000	2019 £'000
Bank loans	11,197	11,788
Other loans	1,504	1,557
	<u>12,701</u>	<u>13,345</u>
Payable within one year	711	643
Payable after one year	<u>11,990</u>	<u>12,702</u>

The long-term loans are secured by fixed charges over the assets of the company.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
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15 Loans and overdrafts

(Continued)

Senior debt is a variable rate loan payable in 2030. Interest of £164,000 (2019: £171,000) has been charged by the bank.

Interest charges on amounts drawn are based on floating LIBOR. The company has entered into an interest rate swap agreement whereby it pays a fixed rate of 5.1725% per annum in respect of amounts drawn under the facilities. The company was charged interest of £503,000 (2019: £529,000) in relation to these agreements.

The swap expires on 30 September 2030.

The residual value facility is a variable rate loan repayable in 2031. Interest of £57,000 (2019: £57,000) has been charged by the bank.

Issue costs of the debt totalling £93,000 have been offset against the bank loans and will be amortised over the duration of the facilities.

The subordinated loan is an unsecured loan repayable in 2031, carrying a coupon of 12.5% (2019: 12.5%). Interest of £192,000 (2019: £196,000) has been charged in the year.

16 Deferred taxation

The following are the major deferred tax liabilities and assets recognised by the company and movements thereon:

	Assets 2020 £'000	Assets 2019 £'000
Balances:		
Fixed asset timing differences	(558)	(522)
Cash flow hedge reserve	904	859
Short term timing differences	9	10
	<u>355</u>	<u>347</u>
Movements in the year:		2020 £'000
Asset at 1 April 2019		(347)
Charge to profit or loss		37
Credit to other comprehensive income		(45)
		<u>(355)</u>
Asset at 31 March 2020		<u>(355)</u>

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17 Share capital

	2020	2019
	£'000	£'000
Ordinary share capital		
Issued and fully paid		
16,500 of £1 each	17	17
	<u>17</u>	<u>17</u>

18 Related party transactions

The company has taken advantage of the exemption provided in FRS102 not to disclose transactions with companies within the group of which it is a member, where these transactions occur between entities which are 100% owned member of that group.

The following company, together with undertakings within their individual groups of companies, are considered to be related parties to the company during the year.

- Community Health Partnerships Limited

Services provided to Community Health Partnerships Limited during the year amounted to £2,341,000 (2019: £2,154,000).

At the balance Sheet amounts of £40,000 (2019: £54,000) were due by Community Health Partnerships Limited.

19 Ultimate controlling party

The company's immediate parent undertaking is Bradford & Airedale Holdco 1 Limited, a company registered in England and Wales. The parent undertaking is wholly owned by Bradford & Airedale Estates Partnership Limited (formerly Bradford & Airedale Community Solutions Limited), a company registered in England and Wales.

Bradford & Airedales Estates Partnership Limited (formerly Bradford & Airedale Community Solutions Limited) is owned by Bradford & Airedale (LIFT) Investments Limited (60%) and by Community Health Partnerships Limited (40%) both registered in England and Wales.

Bradford & Airedale (LIFT) Investments Limited is a Joint Venture between Community Solutions Investment Partners Limited, Equitix Limited and Equitix Healthcare Limited, all registered in England and Wales.

The directors are of the opinion that there is no ultimate parent undertaking or controlling party by virtue of the company's joint ownership and control.

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20 Cash generated from operations

	2020	2019
	£'000	£
Profit for the year after tax	58	72
Adjustments for:		
Taxation charged	36	81
Finance costs	925	962
Investment income	(807)	(845)
Movements in working capital:		
Decrease in debtors	646	452
Decrease in creditors	(60)	(189)
Cash generated from operations	<u>798</u>	<u>533</u>

21 Analysis of changes in net debt

	1 April 2019	Cash flows	31 March
	£'000	£'000	2020
	£'000	£'000	£'000
Cash at bank and in hand	1,727	37	1,764
Borrowings excluding overdrafts	(13,345)	644	(12,701)
	<u>(11,618)</u>	<u>681</u>	<u>(10,937)</u>