

COMPANY REGISTRATION NUMBER: 07058621

HEALTH INVESTMENTS NO.2 LIMITED

FILLETED UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED

30 June 2017

HEALTH INVESTMENTS NO.2 LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2017

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HEALTH INVESTMENTS NO.2 LIMITED
OFFICERS AND PROFESSIONAL ADVISERS

The board of directors

Mr G Marsden
Mr M Pendower

Registered office

95 Jermyn Street
London
United Kingdom
SW1Y 6JE

Accountants

BSG Valentine
Chartered Accountants
Lynton House
7-12 Tavistock Square
London
WC1H 9BQ

HEALTH INVESTMENTS NO.2 LIMITED
STATEMENT OF FINANCIAL POSITION

30 June 2017

	Note	2017 £	2016 £
Fixed assets			
Tangible assets	4	4,800,000	4,800,000
Current assets			
Debtors	5	34,771	441,727
Cash at bank and in hand		6,956	67,237
		<u>41,727</u>	<u>508,964</u>
Creditors: amounts falling due within one year	6	<u>(89,430)</u>	<u>(129,094)</u>
Net current (liabilities)/assets		<u>(47,703)</u>	<u>379,870</u>
Total assets less current liabilities		<u>4,752,297</u>	<u>5,179,870</u>
Creditors: amounts falling due after more than one year	7	<u>(2,528,901)</u>	<u>(2,900,603)</u>
Provisions			
Taxation including deferred tax		<u>(249,977)</u>	<u>(187,151)</u>
Net assets		<u>1,973,419</u>	<u>2,092,116</u>
Capital and reserves			
Called up share capital		20	20
Profit and loss account	8	<u>1,973,399</u>	<u>2,092,096</u>
Shareholders funds		<u>1,973,419</u>	<u>2,092,116</u>

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

In accordance with section 444 of the Companies Act 2006, the statement of income and retained earnings has not been delivered.

For the year ending 30 June 2017 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

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

HEALTH INVESTMENTS NO.2 LIMITED
STATEMENT OF FINANCIAL POSITION *(continued)*

30 June 2017

These financial statements were approved by the board of directors and authorised for issue on 20 February 2018 , and are signed on behalf of the board by:

Mr G Marsden

Director

Company registration number: 07058621

HEALTH INVESTMENTS NO.2 LIMITED
NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 30 JUNE 2017

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is 95 Jermyn Street, London, SW1Y 6JE, United Kingdom.

2. Statement of compliance

These financial statements have been prepared in compliance with Section 1A of FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

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

Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 as at 1 July 2015. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 11.

Revenue recognition

Turnover represents rental income derived from the letting of properties owned by the company.

Income 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.

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.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date. For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets. For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the company are assigned to those units.

Provisions

Provisions are recognised when the entity has an obligation at the reporting date as a result of a past event, it is probable that the entity will be required to transfer economic benefits in settlement and the amount of the obligation can be estimated reliably. Provisions are recognised as a liability in the statement of financial position and the amount of the provision as an expense. Provisions are initially measured at the best estimate of the amount required to settle the obligation at the reporting date and subsequently reviewed at each reporting date and adjusted to reflect the current best estimate of the amount that would be required to settle the obligation. Any adjustments to the amounts previously recognised are recognised in profit or loss unless the provision was originally recognised as part of the cost of an asset. When a provision is measured at the present value of the amount expected to be required to settle the obligation, the unwinding of the discount is recognised as a finance cost in profit or loss in the period it arises.

Financial instruments

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 entity after deducting all of its financial liabilities. Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability. Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

4. Tangible assets

	Land and buildings £
Cost or valuation	
At 1 July 2016	4,800,000
Disposals	(440,000)
Revaluations	440,000

At 30 June 2017	4,800,000

Depreciation	
At 1 July 2016 and 30 June 2017	—

Carrying amount	
At 30 June 2017	4,800,000

At 30 June 2016	4,800,000

The freehold investment properties have been included in the financial statements at their company value at 30th June 2017, as determined by G.T. Marsden MRICS, a director of the company. The historic cost of the freehold investment properties was £3,113,173 (2016: £3,552,573).

5. Debtors

	2017 £	2016 £
Trade debtors	240	240
Other debtors	34,531	441,487
	-----	-----
	34,771	441,727
	-----	-----

6. Creditors: amounts falling due within one year

	2017 £	2016 £
Bank loans and overdrafts	46,165	53,466
Trade creditors	926	913
Corporation tax	—	19,304
Other creditors	42,339	55,411
	-----	-----
	89,430	129,094
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7. Creditors: amounts falling due after more than one year

	2017 £	2016 £
Bank loans and overdrafts	2,528,901	2,900,603
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Included within creditors: amounts falling due after more than one year is an amount of £2,113,289 (2016: £2,651,360) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

8. Reserves

Called up share capital - This represents the nominal value of shares that have been issued. Profit and loss account - This reserve records retained earnings and accumulated losses. Within the profit and loss account are non-distributable reserves relating to the revaluation of the investment properties amounting to £1,532,883.

9. Contingencies

The company would incur break fees with regard to existing loan obligations if the loans were repaid earlier than scheduled. The break fees payable if the loan was redeemed at 30 June 2017 would be £853,133. This amount has not been provided for in the accounts.

10. Related party transactions

Health Investments No.2 Limited is a wholly owned subsidiary of Health Investments Holdings Limited a company which is wholly owned and controlled by G.T. Marsden and M. Pendower. During the year the company transferred a property to parent company Health Investments Holdings Limited at fair open market value. At the balance sheet date £33,142 (2016:£441,487) was owed to the company by Health Investments Holdings Limited.

11. Transition to FRS 102

These are the first financial statements that comply with FRS 102. The company transitioned to FRS 102 on 1 July 2015.

Reconciliation of equity

	1 July 2015			30 June 2016		
	As previously stated £	Effect of transition £	FRS 102 (as restated) £	As previously stated £	Effect of transition £	FRS 102 (as restated) £
Fixed assets	5,910,000	—	5,910,000	4,800,000	—	4,800,000
Current assets	101,598	—	101,598	508,964	—	508,964
Creditors: amounts falling due within one year	(1,685,058)	—	(1,685,058)	(129,094)	—	(129,094)
Net current (liabilities)/assets	(1,583,460)	—	(1,583,460)	379,870	—	379,870
Total assets less current liabilities	4,326,540	—	4,326,540	5,179,870	—	5,179,870
Creditors: amounts falling due after more than one year	(2,954,069)	—	(2,954,069)	(2,900,603)	—	(2,900,603)
Provisions	(107,834)	—	(107,834)	(101,934)	(85,217)	(187,151)
Net assets	1,264,637	—	1,264,637	2,177,333	(85,217)	2,092,116
Capital and reserves	1,264,637	—	1,264,637	2,177,333	(85,217)	2,092,116

HEALTH INVESTMENTS NO.2 LIMITED

MANAGEMENT INFORMATION

YEAR ENDED 30 JUNE 2017

The following pages do not form part of the financial statements.

HEALTH INVESTMENTS NO.2 LIMITED

CHARTERED ACCOUNTANTS REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF HEALTH INVESTMENTS NO.2 LIMITED YEAR ENDED 30 JUNE 2017

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Health Investments No.2 Limited for the year ended 30 June 2017, which comprise the statement of financial position and the related notes from the company's accounting records and from information and explanations you have given us. As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at www.icaew.com/en/membership/regulations-standards-and-guidance. This report is made solely to the Board of Directors of Health Investments No.2 Limited, as a body, in accordance with the terms of our engagement letter dated 26 March 2015. Our work has been undertaken solely to prepare for your approval the financial statements of Health Investments No.2 Limited and state those matters that we have agreed to state to you, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF as detailed at www.icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Health Investments No.2 Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Health Investments No.2 Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Health Investments No.2 Limited. You consider that Health Investments No.2 Limited is exempt from the statutory audit requirement for the year. We have not been instructed to carry out an audit or a review of the financial statements of Health Investments No.2 Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

BSG Valentine Chartered Accountants

Lynton House 7-12 Tavistock Square London WC1H 9BQ

20 February 2018

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.