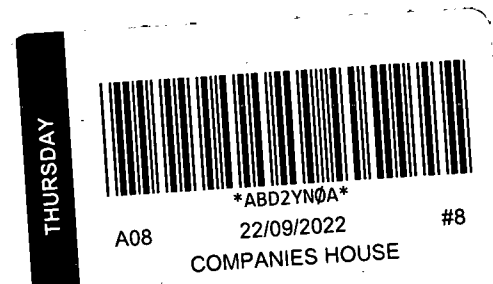


Registration number: 5251303

Epping PPP Maintenance (Health) Services Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2022



Epping PPP Maintenance (Health) Services Limited

Contents

	Page
Company Information	1
Strategic Report for the Year Ended 31 March 2022	2
Directors' Report for the Year Ended 31 March 2022	3 to 6
Independent Auditors' Report to the members of Epping PPP Maintenance (Health) Services Limited	7 to 10
Profit and Loss Account for the Year Ended 31 March 2022	11
Statement of Comprehensive Income for the Year Ended 31 March 2022	11
Balance Sheet as at 31 March 2022	12
Statement of Changes in Equity for the Year Ended 31 March 2022	13
Notes to the Financial Statements for the Year Ended 31 March 2022	14 to 27

Epping PPP Maintenance (Health) Services Limited

Company Information

Directors	R Little D North E L Lancaster
Company secretary	Semperian Secretariat Services Limited
Registered office	Third Floor Broad Quay House Prince Street Bristol BS1 4DJ
Independent Auditors	PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors 2 Glass Wharf Temple Quay Bristol BS2 0FR

Epping PPP Maintenance (Health) Services Limited

Strategic Report for the Year Ended 31 March 2022

The directors present their strategic report for the year ended 31 March 2022.

Principal activity

The principal activity of the company is the continued development and operation of a Private Finance Initiative (PFI) project with NHS Property Services Limited for a contractual period of 30 years from financial close of the scheme in April 2005. The build was completed in January 2007.

Results and review of business

The profit for the year is set out in the profit and loss account on page 11. The directors consider the performance of the company during the year and the financial position at the end of the year, to be in line with the long term expected performance of the project, and its prospects for the future to be satisfactory.

In line with the current contractual circumstances of the company, a financial model covering the periods up to March 2035 has been produced. From a review of this model, the directors are satisfied that the company will generate positive cashflows and profits over the life of the contract.

Principal risks and uncertainties

The company has taken on the activity, as detailed above, and is risk averse in its trading relationships with its customer, funders and sub-contractors as determined by the terms of their respective detailed PFI contracts. In extreme circumstances, the company could be exposed to subcontractor failure to perform their obligations. The Board monitors the financial stability of its subcontractor and has contingency plans in place to ensure the continuity of service provision to its client, should the subcontractor become unable to perform its obligations. The financial risks and the measures taken to mitigate them are as detailed in the Directors' report.

Key performance indicators ('KPIs')

The company's operations are managed under the supervision of its shareholders and funders and are largely determined by the detailed terms of the PFI contract which stipulates key performance criteria on operational activities as managed by the sub-contractor. For this reason, the company's directors believe that further operational key performance indicators for the company are not necessary or appropriate for an understanding of the performance or position of the business. In addition the directors monitor compliance with debt covenant ratios as specified in the senior loan agreement, in particular the Debt Service Cover Ratio, and no non-compliance has been noted.

Approved by the Board on 15 September 2022 and signed on its behalf by:



D North
Director

Epping PPP Maintenance (Health) Services Limited

Directors' Report for the Year Ended 31 March 2022

Registration number: 5251303

The directors present their report and the audited financial statements for the year ended 31 March 2022.

Future developments

No significant changes are expected to the company's activities, as set out in the Strategic Report, in the foreseeable future.

The Company has worked with its client, regarding a number of historical matters and to agree a programme of surveys of the properties under management. This culminated in the signing of an agreement in May 2021, settling the historical matters. A programme of surveys has been agreed and is planned to be conducted by external advisors over the period to May 2022.

Should any remedial works be required, these will be determined as the survey works are carried out. It is not currently possible to reliably estimate the duration and cost of such works, as well as their impact on the financial position and results of the Company for future periods.

In order to finance the professional fees associated with the above agreement and surveys of properties under management, the Company has entered into an Inter-Company Loan Agreement on 28 May 2021 with Semperian PPP Investment Partners Group Limited, providing a facility of up to £484,359, subordinated to the rights of the provider of the senior debt (Note 13).

Dividends

A dividend of £101,485 (£101.485 per ordinary share) was paid during the year (2021: £nil, £nil per ordinary share).

Financial risk management

The company has exposures to a variety of financial risks which are managed with the purpose of minimising any potential adverse effect on the company's performance. The directors have policies for managing each of these risks and they are summarised below:

Interest rate risk

The senior debt interest has been fixed through the use of fixed funding rates, plus a margin, as set out in note 13.

As described in note 2, the company is managing the risks arising from the interest rate benchmark reform by seeking to negotiate consistent terms, rates and transition dates, with the respective counterparties, to maintain hedge effectiveness, although formal transition has not yet completed.

Inflation risk

The company's project revenue and most of its costs were linked to inflation at the inception of the project, resulting in the project being largely insensitive to inflation.

Liquidity risk

The company adopts a prudent approach to liquidity management by endeavouring to maintain sufficient cash and liquid resources to meet its obligations as they fall due.

Credit risk

The company receives the majority of its revenue from NHS Property Services and is not exposed to significant credit risk. Cash investments are with institutions of a suitable credit quality.

Epping PPP Maintenance (Health) Services Limited

Directors' Report for the Year Ended 31 March 2022 (continued)

Major maintenance replacement risk

The company takes the risk that its projections for ongoing major maintenance replacement of the building and relevant equipment are adequate. These projections have been agreed with third parties and are subject to regular review by the directors.

Coronavirus (COVID-19) impact on the financial statements

The COVID-19 outbreak has resulted in measures being taken to contain the virus and has resulted in the temporary closure of businesses and public services.

The company continues to work with its client, NHS Property Services Limited, and its subcontractors, to ensure minimal interruption to contracted service provision during this period of disruption. The company has continued to receive the monthly unitary payment and pay its suppliers in a timely manner.

The revenue of the company is linked to the availability of the facility and services delivered in that facility. Availability is not materially adversely impacted by the measures limiting the movement of people, and service provision is subject to working arrangements that have been agreed with the client.

The company does not employ any staff directly. The main operating costs are agreed, under contract, with the subcontractors and therefore are not impacted by factors arising due to the pandemic. As the majority of costs are contractual, no other measures to control costs are deemed necessary. The timing of lifecycle and major maintenance works continue to be reviewed as the situation develops.

The company produces regular financial model updates that forecast the company cashflows to the end of the concession period. This financial model indicates that the company will be able to meet its financing covenant ratios and that no additional funding will be required in the next 12 months. The directors therefore consider the COVID-19 outbreak will have no impact on the ability of the company to continue as a going concern. However, the Directors are monitoring usual movements in short and long term economic indicators that may impact the valuation of assets and liabilities, and may therefore have an impact on the financial statements.

Directors of the company

The directors of the company who were in office during the year and up to the date of signing the financial statements were as follows:

R Little

D North

E L Lancaster

Epping PPP Maintenance (Health) Services Limited

Directors' Report for the Year Ended 31 March 2022 (continued)

Statement of Directors' Responsibilities

The directors are responsible for preparing the Annual Report and the Financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law).

Under company law, 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 the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- 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 safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are also 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.

Directors' confirmations

In the case of each director in office at the date the Directors' Report is approved:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Going concern

Although the company's balance sheet reflects net liabilities, this is primarily caused by the recognition of derivative financial instruments at their fair values. These derivative financial instrument liabilities are unrealised and are part of hedging arrangements that help to reduce volatility in the company's cash flows over the duration of the PFI project. Having reviewed the company's projected profits and cash flows by reference to a financial model, that includes the impact of these instruments, the directors consider that the company will be able to settle its debts as they fall due and accordingly the financial statements have been prepared on a going concern basis.

Epping PPP Maintenance (Health) Services Limited

Directors' Report for the Year Ended 31 March 2022 (continued)

Reappointment of auditors

The independent auditors, PricewaterhouseCoopers LLP, Chartered Accountants and Statutory Auditors, have signified their willingness to continue in office.

Approved by the Board on 15 September 2022 and signed on its behalf by:



.....
D North
Director

Epping PPP Maintenance (Health) Services Limited

Independent Auditors' Report to the members of Epping PPP Maintenance (Health) Services Limited

Report on the audit of the financial statements

Opinion

In our opinion, Epping PPP Maintenance (Health) Services Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2022 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the balance sheet as at 31 March 2022; the profit and loss account, the statement of comprehensive income, the statement of changes in equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion on, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

Epping PPP Maintenance (Health) Services Limited

Independent Auditors' Report to the members of Epping PPP Maintenance (Health) Services Limited (continued)

Reporting on other information (continued)

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 an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of 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 based on these responsibilities.

With respect to the Strategic Report and Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on our work undertaken in the course of the audit, the Companies Act 2006 requires us also to report certain opinions and matters as described below.

Strategic Report and Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic Report and Directors' Report for the year ended 31 March 2022 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic Report and Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also 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.

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.

Epping PPP Maintenance (Health) Services Limited

Independent Auditors' Report to the members of Epping PPP Maintenance (Health) Services Limited (continued)

Auditors' 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 auditors' 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud, is detailed below.

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to UK corporation tax legislation, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the financial statements such as Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries and management bias in accounting estimates. Audit procedures performed by the engagement team included:

- Discussions with management and internal audit to enquire of any known instances of non-compliance with Laws and Regulations and Fraud
- Reading board minutes for evidence of breaches of regulations and reading relevant correspondence
- Challenging assumptions and judgements made by management in their significant accounting estimates
- Identifying and testing journal entries, in particular journal entries posted with unexpected account combinations
- Incorporating unpredictability into the nature, timing and/or extent of our testing

There are inherent limitations in the audit procedures described above. We are less likely to become aware of instances of non-compliance with laws and regulations that are not closely related to events and transactions reflected in the financial statements. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion:

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Epping PPP Maintenance (Health) Services Limited

Independent Auditors' Report to the members of Epping PPP Maintenance (Health) Services Limited (continued)

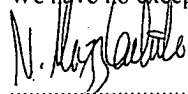
Other required reporting

Companies Act 2006 exception reporting

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

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

We have no exceptions to report arising from this responsibility.



.....
Nick Muzzlewhite (Senior Statutory Auditor)
For and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Bristol

Date: **16 September 2022**
.....

Epping PPP Maintenance (Health) Services Limited

Profit and Loss Account for the Year Ended 31 March 2022

	Note	2022 £	2021 £
Turnover	4	1,277,820	1,147,440
Cost of sales		<u>(631,418)</u>	<u>(438,771)</u>
Gross profit		646,402	708,669
Administrative expenses		<u>(389,572)</u>	<u>(550,188)</u>
Operating profit	5	256,830	158,481
Net (loss)/gain on derivative financial instruments	16	(29,888)	1,649
Interest receivable and similar income	6	854,060	883,221
Interest payable and similar charges	7	<u>(913,646)</u>	<u>(951,660)</u>
Profit before taxation		167,356	91,691
Tax on profit	8	<u>(24,844)</u>	<u>(17,107)</u>
Profit for the financial year		<u>142,512</u>	<u>74,584</u>

The above results were derived from continuing operations.

Statement of Comprehensive Income for the Year Ended 31 March 2022

	Note	2022 £	2021 £
Profit for the financial year		<u>142,512</u>	<u>74,584</u>
Other comprehensive income:			
Change in value of hedging instrument	16	(2,322,146)	(122,466)
Reclassifications to profit and loss	16	615,710	575,385
Deferred tax arising on unrealised movements on cash flow hedges	8	<u>774,468</u>	<u>(86,055)</u>
Other comprehensive income for the year, net of tax		<u>(931,968)</u>	<u>366,864</u>
Total comprehensive income for the year		<u>(789,456)</u>	<u>441,448</u>

The notes on pages 14 to 27 form an integral part of these financial statements.

Epping PPP Maintenance (Health) Services Limited**Balance Sheet as at 31 March 2022**

	Note	2022 £	2021 £
Current assets			
Debtors: Amounts falling due after more than one year	9	14,663,018	14,417,150
Debtors: Amounts falling due within one year	11	855,139	840,105
Cash at bank and in hand		<u>1,208,169</u>	<u>1,619,181</u>
		16,726,326	16,876,436
Creditors: Amounts falling due within one year	12	<u>(1,881,910)</u>	<u>(2,157,377)</u>
Total assets less current liabilities		14,844,416	14,719,059
Creditors: Amounts falling due after more than one year	12	(19,602,144)	(18,585,846)
Provisions for liabilities		<u>1</u>	<u>1</u>
Net liabilities		<u>(4,757,727)</u>	<u>(3,866,786)</u>
Capital and reserves			
Called up share capital	14	1,000	1,000
Cash flow hedge reserve		(5,628,070)	(4,696,102)
Profit and loss account		<u>869,343</u>	<u>828,316</u>
Total equity		<u>(4,757,727)</u>	<u>(3,866,786)</u>

The financial statements on pages 11 to 27 were approved by the Board of Directors on 15 September 2022 and signed on its behalf by:



D North
Director

The notes on pages 14 to 27 form an integral part of these financial statements.

Epping PPP Maintenance (Health) Services Limited

Statement of Changes in Equity for the Year Ended 31 March 2022

	Called up Share capital £	Cash flow hedge reserve £	Profit and loss account £	Total equity £
At 1 April 2020	<u>1,000</u>	<u>(5,062,966)</u>	<u>753,732</u>	<u>(4,308,234)</u>
Profit for the financial year	-	-	74,584	74,584
Other comprehensive income	-	366,864	-	366,864
Total comprehensive income	-	366,864	74,584	441,448
At 31 March 2021	<u>1,000</u>	<u>(4,696,102)</u>	<u>828,316</u>	<u>(3,866,786)</u>

	Called up Share capital £	Cash flow hedge reserve £	Profit and loss account £	Total equity £
At 1 April 2021	<u>1,000</u>	<u>(4,696,102)</u>	<u>828,316</u>	<u>(3,866,786)</u>
Profit for the financial year	-	-	142,512	142,512
Other comprehensive income	-	(931,968)	-	(931,968)
Total comprehensive income	-	(931,968)	142,512	(789,456)
Dividends	-	-	(101,485)	(101,485)
At 31 March 2022	<u>1,000</u>	<u>(5,628,070)</u>	<u>869,343</u>	<u>(4,757,727)</u>

The notes on pages 14 to 27 form an integral part of these financial statements.

Epping PPP Maintenance (Health) Services Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

1 General information

The principal activity of the company is the continued development and operation of a Private Finance Initiative (PFI) project with NHS Property Services Limited for a contractual period of 30 years from financial close of the scheme in April 2005. The build was completed in January 2007.

The company is a private company limited by shares and is incorporated and domiciled in the United Kingdom.

The address of its registered office is:

Third Floor
Broad Quay House
Prince Street
Bristol
BS1 4DJ

The company's functional and presentation currency is the pound sterling.

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' and the Companies Act 2006.

Basis of preparation

These financial statements are prepared on a going concern basis, under the historical cost convention, as modified by the recognition of certain financial assets and liabilities measured at fair value.

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 3.

Epping PPP Maintenance (Health) Services Limited

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

2 Accounting policies (continued)

New accounting standards adopted during the period

Interest rate benchmark reform

SONIA (Sterling Overnight Index Average) has replaced GBP LIBOR, with effect from 1 January 2022.

GBP LIBOR is a 'term rate', which means that it is published for a borrowing period (such as 1-, 3-, and 6-months) and is 'forward looking', because it is published at the beginning of the borrowing period. SONIA is a 'backward-looking' rate, based on a compound rate from observed overnight rates.

Furthermore, GBP LIBOR includes a credit spread over the risk-free rate (RFR), which SONIA does not. To transition existing contracts and agreements that reference GBP LIBOR to SONIA, adjustments for term differences and credit differences a 'Credit Adjustment Spread' ('CAS') is applied to SONIA, to enable the two benchmark rates to be economically equivalent on transition. The CAS is agreed by the Lenders' Market Association ('LMA') and International Swaps and Derivative Association ('ISDA'). The CAS was published by Bloomberg, 5 March 2021, when the Financial Conduct Authority ('FCA') declared the cessation of GBP LIBOR, it is the 5-year historic median between GBP LIBOR and SONIA.

The entity has floating rate debt and related hedging instruments which are subject to LIBOR, as disclosed in note 13 and 16. The risks arising from the transition relate principally to the potential impact of rate differences if the debt and related hedging instruments did not transition to the new benchmark interest rate simultaneously and/or the rates move by different amounts. This could result in hedge ineffectiveness. To avoid this, the company has negotiated consistent terms, rates and transition dates, with the respective counterparties, although formal transition was only achieved 24/06/2022. In the meantime, synthetic LIBOR was applied.

The FCA has confirmed it will allow the use of "Synthetic LIBOR" rates for all legacy contracts except cleared derivatives, to allow a wider time window for transitions to be completed. Synthetic LIBOR has however not been guaranteed beyond 31 December 2022. In addition, The Critical Benchmarks (References and Administrators' Liability) Act 2021 has been passed to amend the defined term of GBP LIBOR to 'synthetic LIBOR', such that "LIBOR" references are by law "synthetic LIBOR".

Further details of the company's application of synthetic LIBOR are disclosed in notes 13 and 16.

As the transition seeks to maintain hedge effectiveness, there is no change to the entity's overall risk management strategy as a result of the benchmark rate replacement.

Going concern

Although the company's balance sheet reflects net liabilities, this is primarily caused by the recognition of derivative financial instruments at their fair values. These derivative financial instrument liabilities are unrealised and are part of hedging arrangements that help to reduce volatility in the company's cash flows over the duration of the PFI project. Having reviewed the company's projected profits and cash flows by reference to a financial model, that includes the impact of these instruments, the directors consider that the company will be able to settle its debts as they fall due and accordingly the financial statements have been prepared on a going concern basis.

Epping PPP Maintenance (Health) Services Limited

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

2 Accounting policies (continued)

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the company and value added taxes.

The company recognises income when it has fully fulfilled its contractual obligations. The company includes sales and purchase transactions related to variations under the original contract where the benefits and risks are retained by the company, within the financial statements as turnover and cost of sales.

Where appropriate, income received under the PFI contract in respect of services provided during the operational phase of the contract is deferred to future periods in order to match those elements of income with the costs to which they relate. The turnover and cost of sales are recorded in the profit and loss account in the period in which the relevant costs are incurred.

Transactions to which the company does not have access to all the significant benefits and risks are excluded from the financial statements.

Finance debtor and interest receivable

The company has elected to take the exemption under FRS 102 paragraph 35.10 (i) to continue to apply its previous accounting treatment in respect of Service Concession Arrangements entered into prior to the date of transition to FRS 102. This has resulted in the measurement of the finance debtor being different from that which would have resulted had the requirements of FRS 102 Section 34 been fully adopted. The costs incurred in constructing the assets have been treated as a finance debtor. This treatment arose from applying the guidance within previous UK GAAP which indicated that the project's principal agreements transfer substantially all the risks and rewards relating to the property to the customer.

The finance debtor represents the costs arising on the construction of the assets including initial tender costs. During asset construction, finance debtor interest income is recognised on an accruals basis and is capitalised within the finance debtor receivable. Once the project reached its operational phase and was accepted by the customer a constant proportion of the planned net revenue arising from the project was allocated to remunerate the finance debtor. Imputed interest receivable is allocated to the finance debtor using a property specific rate to generate a constant rate of return over the life of the contract. Over the course of the contract term the finance debtor is expected to be fully repaid.

Tax

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

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.

Epping PPP Maintenance (Health) Services Limited

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

2 Accounting policies (continued)

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date, where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date.

Deferred tax is measured at the tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis. Deferred tax assets are only recognised when it is considered more likely than not that there will be suitable taxable profits from which the future reversal of underlying timing differences can be deducted.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value. Cash balances are held in bank accounts which are subject to controls, exercised by the providers of the company's long term debt facilities, under the terms of its facility agreements.

Financial Instruments

The company has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

(i) Financial assets

Basic financial assets, including trade and other receivables, finance debtors, cash and bank balances, are initially recognised at transaction price, 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.

Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

(ii) Financial liabilities

Basic financial liabilities, including trade and other payables, 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 receipts discounted at a market rate of interest.

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

Epping PPP Maintenance (Health) Services Limited

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

2 Accounting policies (continued)

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts 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 payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

(iii) Offsetting

Financial assets and liabilities are offset and 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.

(iv) Derivatives and Hedging arrangements

Derivatives, which may include interest rate swaps and RPI swaps, are not basic financial instruments.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or income as appropriate, unless they are included in hedging arrangements.

The company applies hedge accounting for transactions entered into to manage the cash flow exposures of borrowings. Interest rate swaps are held to manage the interest rate exposures and are designated as cash flow hedges of floating rate borrowings.

Changes in the fair values of derivatives designated as cash flow hedges, and which are effective, are recognised directly in equity. Any ineffectiveness in the hedging relationship (being the excess of the cumulative change in fair value of the hedging instrument since inception of the hedge over the cumulative change in the fair value of the hedged item since inception of the hedge) is recognised in the profit and loss account.

The gain or loss recognised in other comprehensive income is reclassified to the profit and loss account in the same period in which the hedged transaction is recognised in the profit and loss account or when the hedge relationship ends. Hedge accounting is discontinued when the hedging instrument expires, 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.

Called up 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.

Epping PPP Maintenance (Health) Services Limited

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

2 Accounting policies (continued)

Dividends

Final dividends and other distributions to the company's shareholders are recognised as a liability in the financial statements in the period in which the dividends and other distributions are approved by the company's shareholders. Interim dividends are recognised when paid. These amounts are recognised in the statement of changes in equity.

Exemptions for qualifying entities under FRS 102

FRS 102 allows a qualifying entity certain disclosure exemptions. The exemptions which the company has taken are:

- (i) the requirement to prepare a statement of cash flows;
- (ii) certain financial instrument disclosures providing equivalent disclosures are included in the consolidated financial statements of the group in which the entity is consolidated;
- (iii) the requirement to disclose related party transactions, with the members of the same group, that are wholly owned.

3 Critical accounting judgements and estimation uncertainty

Judgements, estimates and associated assumptions are based upon historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements about carrying values of assets and liabilities that are not readily available from other sources.

The judgements, estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to the accounting estimates made are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of revision and future periods if the revision affects both current and future periods. Actual results may subsequently differ from these estimates.

Certain critical accounting judgements and estimates as applicable, adopted by management, in applying the company's accounting policies are described below:

Judgements

Treatment of derivatives

The directors have adopted a policy of cash flow hedge accounting for derivative financial instruments and have assessed that the company's interest rate and RPI swaps meet the criteria for hedge accounting under FRS 102. This allows unrealised gains and losses to be deferred in a cash flow hedge reserve and only recognised through the profit and loss account at the same time as the hedged cash flows.

Effect of LIBOR reform

In calculating the change in fair value attributable to the hedged risk of floating-rate debt, Epping PPP Maintenance (Health) Services Limited has made the following assumptions that reflect its current expectations:

- The floating-rate debt will move to SONIA during 2022, and the CAS will be the same as the CAS included in the interest rate swap used as the hedging instrument.
- The reform has not been used to change the commercial terms of the floating-rate instruments.

Epping PPP Maintenance (Health) Services Limited

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

3 Critical accounting judgements and estimation uncertainty (continued)

Estimates

Finance debtor and turnover recognition

The accounting for service concession contracts and finance debtors requires estimation of service margins (being forecast of contract income less estimates of operating and major maintenance replacement costs), finance debtor interest rates and associated amortisation profile which are based on the forecast results of the PFI contracts over the respective concession length. See notes 9 and 11 for the carrying value of the finance debtor and note 12 for amounts of turnover deferred to future periods.

Impairment of debtors

Management makes an estimate of the likely recoverable value of trade and other debtors by considering factors including the current credit rating, the ageing profile and the historical experience of the respective debtor. See notes 9 and 11 for the carrying value of the debtors.

Measurement of derivatives

Derivative financial instruments are recognised at fair value. The measurement of fair value is based on estimates of future market interest and inflation rates and will therefore be subject to change. The company has used a third party expert to assist with valuing such instruments.

4 Turnover

The company has been engaged solely in continuing activities in a single class of business within the United Kingdom.

5 Operating profit

The company had no employees during the year (2021: none). The emoluments of the directors are paid by the controlling parties. The directors services to this company and to a number of fellow group companies are primarily of a non executive nature and their emoluments are deemed to be wholly attributable to the controlling parties. The controlling parties charged £91,452 (2021: £90,216) to the company in respect of these services.

The audit fee in respect of the company was £9,130 for the year (2021: £8,560).

6 Interest receivable and similar income

	2022 £	2021 £
Imputed interest receivable on finance debtor	854,030	881,955
Interest income on bank deposits	30	1,266
	<u>854,060</u>	<u>883,221</u>

Epping PPP Maintenance (Health) Services Limited

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

7 Interest payable and similar charges

	2022	2021
	£	£
Interest on bank borrowings	188,293	227,451
Interest rate swap costs	543,162	537,958
Other finance costs	4,322	4,244
Interest payable on loans from group undertakings	177,869	182,007
	<u>913,646</u>	<u>951,660</u>

8 Tax on profit

(a) Tax expense included in profit or loss

	2022	2021
	£	£
Current taxation		
UK corporation tax	37,478	16,793
UK corporation tax adjustment to prior periods	314	-
Total current taxation	<u>37,792</u>	<u>16,793</u>
Deferred taxation		
Arising from origination and reversal of timing differences	(7,472)	314
Arising from changes in tax rates and laws	(5,476)	-
Total deferred taxation	<u>(12,948)</u>	<u>314</u>
Tax on profit	<u>24,844</u>	<u>17,107</u>

(b) Tax relating to items recognised in other comprehensive income or equity

	2022	2021
	£	£
Deferred tax		
Arising from origination and reversal of timing differences	(426,609)	86,055
Arising from changes in tax rates and laws	(347,859)	-
Total tax expense included in other comprehensive income	<u>(774,468)</u>	<u>86,055</u>

Epping PPP Maintenance (Health) Services Limited

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

8 Tax on profit (continued)

(c) Reconciliation of tax charge

The tax on profit for the year is lower 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 £	2021 £
Profit before taxation	167,356	91,691
Corporation tax at standard rate	31,798	17,421
Re-measurement of deferred tax - change in UK tax rates	(6,954)	(314)
Total tax charge	24,844	17,107

(d) Tax rate changes

On the 3 March 2021 the UK Government announced that from 1 April 2023 the corporation tax rate will increase to 25% from 19%. This new law was substantively enacted on 24 May 2021. Deferred taxes at the balance sheet date have been measured using these enacted tax rates and reflected in these financial statements.

9 Debtors: Amounts falling due after more than one year

	2022 £	2021 £
Finance debtor	12,756,708	13,298,256
Deferred tax assets	1,906,310	1,118,894
	14,663,018	14,417,150

10 Deferred tax asset

	Deferred tax £
At 1 April 2021	1,118,894
Additions dealt with in profit or loss	12,948
Additions dealt with in other comprehensive income	774,468
At 31 March 2022	1,906,310

The deferred tax asset consists of the following assets:

2022 £	2021 £
1,906,310	1,118,894

Epping PPP Maintenance (Health) Services Limited

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

11 Debtors: Amounts falling due within one year

	2022 £	2021 £
Trade debtors	257,423	255,379
Finance debtor	541,548	485,790
Prepayments and accrued income	21,636	26,613
Group relief receivable	34,532	72,323
	<u>855,139</u>	<u>840,105</u>

12 Creditors

	Note	2022 £	2021 £
Amounts falling due within one year			
Senior debt	13	872,908	526,957
Subordinated debt	13	266,131	41,413
Trade creditors		13,927	29,293
Amounts owed to group undertakings		61,585	771,252
Other creditors including taxation and social security		80,473	83,432
Other payables		-	1,066
Accruals and deferred income		586,886	703,964
		<u>1,881,910</u>	<u>2,157,377</u>
Amounts falling due after more than one year			
Senior debt	13	9,768,019	10,372,811
Subordinated debt	13	1,214,026	1,216,580
Accruals and deferred income		994,859	1,107,539
Derivative financial instruments	16	7,625,240	5,888,916
		<u>19,602,144</u>	<u>18,585,846</u>

Epping PPP Maintenance (Health) Services Limited

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

13 Loans and borrowings

	2022	2021
	£	£
Loans and borrowings falling due within one year		
Senior debt	872,908	526,957
Subordinated debt	<u>266,131</u>	<u>41,413</u>
	<u><u>1,139,039</u></u>	<u><u>568,370</u></u>

	2022	2021
	£	£
Loans and borrowings falling due between one and five years		
Senior debt	3,247,657	2,935,954
Subordinated debt	<u>248,278</u>	<u>221,676</u>
	<u><u>3,495,935</u></u>	<u><u>3,157,630</u></u>

	2022	2021
	£	£
Loans and borrowings falling due after more than five years		
Senior debt	6,520,362	7,436,857
Subordinated debt	<u>965,748</u>	<u>994,904</u>
	<u><u>7,486,110</u></u>	<u><u>8,431,761</u></u>

Epping PPP Maintenance (Health) Services Limited

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

13 Loans and borrowings (continued)

Senior debt

The senior debt is repayable in semi-annual instalments, by September 2033, with principal repayments having commenced in September 2007. Interest charged on amounts drawn under the facility is based on the floating LIBOR rate, plus a margin of 1.45%. All amounts drawn under the term loan facility are secured by fixed and floating charges over the total assets of the company. Under the terms of the Intercreditor Deed the fixed and floating charges of the senior debt provider rank in priority to those of the subordinated debt provider.

Swap arrangements

The company has entered into an interest rate swap agreement under the term loan which expires in September 2033. A fixed rate of 5.080% (plus the margin above) applies to all amounts drawn under the term loan facility since its inception. The interest rate swap converts the borrowings from rates linked to LIBOR to the fixed rate above.

Subordinated debt

The subordinated loan notes are repayable in semi-annual repayments by 31 March 2034. These loan notes are subordinated to the right of payment of senior debt providers with an interest rate fixed at 11.6601% per annum, interest is payable semi-annually. They are secured by fixed and floating charges over the total assets of the company. As shown above under the terms of the Intercreditor Deed the fixed and floating charges of the senior debt provider rank in priority to those of the subordinated debt provider. All other amounts owed to or owed by group undertakings are interest free, unsecured and repayable on demand.

Inter-Company Loan

In order to finance the professional fees associated with the surveys of properties under management, the Company has entered into an Inter-Company Loan Agreement, on 28 May 2021, with Semperian PPP Investment Partners Group Limited, providing a facility of up to £484,359, subordinated to the rights of the provider of the senior debt. The Intercompany Loan is repayable as cashflows permit, with principal repayments commencing 31 March 2022 and are semi-annual thereafter. Interest is charged at a fixed rate of 6.5% per annum, payable quarterly in arrears.

The senior debt was subject to LIBOR plus 1.45% margin until 31/03/2022, at which point the rate transferred to synthetic LIBOR plus 1.45% margin. At the balance sheet date, the entity's LIBOR linked senior debt balance remained subject to synthetic LIBOR plus 1.45% margin.

14 Called up share capital

Allotted, called up and fully paid shares

	2022		2021	
	No.	£	No.	£
Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>

15 Related party transactions

As a wholly owned subsidiary of Semperian PPP Investment Partners Holdings Limited, the company has taken advantage of the exemption under FRS 102 - paragraph 33.1A of the requirement to disclose transactions between it and other group companies.

Epping PPP Maintenance (Health) Services Limited

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

16 Financial instruments

Fair value of derivatives used for hedging in the Balance Sheet

	2022 £	2021 £
Creditors: Amounts falling due after more than one year - Fair value of swaps	(7,625,240)	(5,888,916)
Net Fair value of swaps in the Balance Sheet	<u>(7,625,240)</u>	<u>(5,888,916)</u>

Movement in Fair value of derivatives used for hedging

	2022 £	2021 £
Recognised through the Profit and Loss Account	(29,888)	1,649
Recognised through Other Comprehensive Income	(1,706,436)	452,919
	<u>(1,736,324)</u>	<u>454,568</u>

The company has entered into an interest rate swap to receive interest linked to LIBOR and pay interest at a fixed 5.08% (plus margin of 1.45%). The swap is based on an original principal amount of £15,819,614, but reduces in line with the senior debt principal and matures in 2033 on the same date as the Senior loans.

At the date of financial close an inflation rate derivative was taken out to fix a portion of the inflation index-linked income due under the PFI contract. The terms of the swap are such that the inflation rate has been fixed at 2.72% on £728,489 of the annual turnover at the effective base date. The effective date of the swap was 5 October 2006 and the termination date is 5 April 2035.

The interest rate swap is used to hedge the company's exposure to interest rate movements on the Senior loan facility. The hedging arrangement fixes the total interest payable on the sterling Senior loan to 6.53% (including margin).

Cash flows on both the loan and the interest rate swaps are paid in six-monthly instalments. During the year, a hedging gain of £698,299 (2021: £308,591 gain) was recognised in other comprehensive income for changes in the fair value of the interest rate swap and £534,149 (2021: £529,685) was reclassified from the hedge reserve to profit and loss. The fair value of the interest rate swap is a liability of £1,978,060 (2021: £3,227,317 liability).

The interest rate swap was subject to LIBOR until 01/04/2022, at which point synthetic LIBOR became effective. At the balance sheet date, the swap balance remained subject to synthetic LIBOR.

The interest rate swaps are measured at fair value which is determined using valuation techniques that utilise observable inputs. The key inputs used in valuing the derivatives are forward interest rates.

Cash flows on the RPI swaps are paid in six-monthly instalments. During the year, a hedging loss of £3,020,445 (2021: £431,057 loss) was recognised in other comprehensive income for changes in the fair value of the RPI swap and £81,561 (2021: £45,700) was reclassified from the hedge reserve to profit and loss within turnover. The fair value of the RPI swap is a liability of £5,647,180 (2021: £2,661,599 liability).

Epping PPP Maintenance (Health) Services Limited

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

17 Parent and ultimate parent undertaking

The company's immediate parent is RBIL Limited, incorporated in England and Wales.

The ultimate parent and controlling party is Semperian PPP Investment Partners Holdings Limited, incorporated in Jersey. The smallest group and largest group to consolidate these financial statements is Semperian PPP Investment Partners Holdings Limited. These financial statements are available upon request from the Company Secretary at Third Floor, Broad Quay House, Prince Street, Bristol, BS1 4DJ.