

**GROUP STRATEGIC REPORT,  
REPORT OF THE DIRECTORS AND  
AUDITED  
CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2020  
FOR  
INGREBOURNE VALLEY HOLDINGS LTD**

THP Limited  
Chartered Accountants  
and Statutory Auditors  
34-40 High Street  
Wanstead  
London  
E11 2RJ

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COMPANIES HOUSE

**INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)**

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FOR THE YEAR ENDED 30 JUNE 2020**

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**INGREBOURNE VALLEY HOLDINGS LTD**

**COMPANY INFORMATION  
FOR THE YEAR ENDED 30 JUNE 2020**

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**DIRECTORS:**

P B Ahern  
A S Clark  
P Delaney  
C J Pryor  
R G Pryor  
D P G Rees  
L B Scott  
P R Scott

**SECRETARY:**

E L Rees

**REGISTERED OFFICE:**

Cecil House  
Foster Street  
Harlow Common  
Harlow  
Essex  
CM17 9HY

**REGISTERED NUMBER:**

08257384 (England and Wales)

**SENIOR STATUTORY AUDITOR:**

Andrew Green LLB FCA

**AUDITORS:**

THP Limited  
Chartered Accountants  
and Statutory Auditors  
34-40 High Street  
Wanstead  
London  
E11 2RJ

**INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)**

**GROUP STRATEGIC REPORT  
FOR THE YEAR ENDED 30 JUNE 2020**

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The directors present their strategic report of the company and the group for the year ended 30 June 2020.

**REVIEW OF BUSINESS**

*The directors are pleased to report another hugely successful year for the business, both in terms of financial performance during the period and the financial position as at the balance sheet date.*

The group continues to strive to ensure that only non-hazardous waste is accepted onto any of the sites under its control. We also seek to charge competitive market rate on all waste and quarrying operations, to ensure each site is profitable.

The group has continued with its core work, that being the restoration of historic brown field sites throughout the wider London area as well as the development of new sites. This work is coupled with the extraction of sand and gravel which will provide additional restoration opportunities in the longer term.

Gains on the revaluation minerals and void space in relation to a new site acquired in the year further boosted group profits.

During the financial year the group completed its second full year of trading in the sale of the mineral Pulverised Fly Ash through its subsidiary company Ingrebourne PFA Ltd. The Directors are pleased to report that this company is trading in line with expectations.

Trading at the Ingrebourne Links Golf Course and Clubhouse, operated through the subsidiary company Aveley Leisure Limited, remains challenging. The Directors have implemented a plan to deliver profits from this activity in the medium term.

Overall, with the continued strong trade in the core businesses, coupled with the opening of new sites and income streams, the Directors remain confident of the ongoing financial performance of the business.

The group's key performance indicators are as follows:

	30 June 2020	30 June 2019
	£	£
Turnover	20,726,769	19,553,279
Gross profit	5,999,614	5,767,638
Operating profit	3,373,381	2,603,612

The strong trading performance has enabled the group to continue to invest in fixed assets and new investment land, quarry and property sites. The impact on the group's trading activities of the ongoing Coronavirus pandemic is detailed in the Directors Report.

The net assets of the group are £50.2m at the balance sheet date, up from £47.1m in 2019.

**GROUP STRATEGIC REPORT  
FOR THE YEAR ENDED 30 JUNE 2020**

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**PRINCIPAL RISKS AND UNCERTAINTIES**

The management of the business and the nature of the group's strategy are subject to a number of risks.

The Directors have set out below the principal risks facing the business.

*The Directors are of the opinion that a thorough risk management process is adopted which involves a formal review of all risks identified below. Where possible, processes are in place to mitigate such risks.*

**Coronavirus**

The most significant risks facing the business are the short, medium and long term impact of the Global Coronavirus Pandemic. The impact on the group and the responses of the Directors are detailed within the Directors' report.

**Liquidity risk**

Due to the capital intensive nature of the work that the group undertakes, the Directors consider liquidity and cash flow risk to be the major risk facing the business. The company make use of bank and asset finance facilities in order to finance long term capital expenditure. The Directors also continually monitor cash flow forecasts in order to further manage liquidity risk.

**Credit Risk**

As with most businesses the group is exposed to the credit risk of customers and their ability to pay debts on a timely basis. The Directors have continued to be prudent in status checks for new and existing customers, keeping debtor days as low as possible and limiting the dominance of any single customer in the overall turnover of the group. The group also takes out credit insurance to further mitigate this risk.

**Regulatory Risk**

Due to the nature of the group's operations there are a number of operational risks it is exposed to, including non-compliance with Environmental and Health and Safety Legislation and adhering to the terms of planning permissions and royalty agreements. The Directors conduct regular appraisals of compliance in this area and are continually reviewing site procedures to ensure compliance.

**Brexit**

The directors believe the key risks facing the business include potential price inflation and the general impact of increased uncertainty surrounding the UK economy.

Whilst the directors recognise the risks associated with Brexit, they believe that these risks will be mitigated by the strength and potential of the group's existing sites and it's strong balance sheet.

**ON BEHALF OF THE BOARD:**



A S Clark - Director

29 January 2021

**INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)**

**REPORT OF THE DIRECTORS  
FOR THE YEAR ENDED 30 JUNE 2020**

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The directors present their report with the financial statements of the company and the group for the year ended 30 June 2020.

**PRINCIPAL ACTIVITIES**

The principal activity of the company in the year under review was that of holding investment in group companies.

The principal activities of the subsidiary companies are disclosed in note 14.

**CORONAVIRUS**

As at the date of signing these accounts, the UK has entered a third national lockdown. There is significant uncertainty at this time as to when the restrictions will be eased and the situation will return to some form of normality.

Trading during the year was able to mostly continue despite the impact of the first UK lockdown on 23 March 2020, albeit at reduced levels. There were however periods of closure in two of the subsidiary companies. An 11 week closure of the factory of a major customer from 30 March 2020 impacted the trading of the Ingrebourne PFA Limited. The golf course and gym operated by Aveyale Leisure Limited closed on 24 March 2020, with the golf course re-opening on 15 May 2020 and the gym on 31 July 2020.

The group will continue to utilise the UK Government's Coronavirus Job Retention Scheme in order to support its employees, as required, during this period. The group has also benefited from capital repayment holidays in respect of bank loans of 6 months and on HP finance of 3-6 months.

The Directors are confident that the decisions the group has made so far and the support it has from its key stakeholders will ensure that it can continue as a going concern.

**GOING CONCERN**

The group continued to generate very significant operating cash flows and continued to increase operations year-on-year. Despite this, the balance sheet as at 30 June 2020 showed an improved net current liability position of £1,883,210 (2019: £3,075,507) due to the significant ongoing investment in capital equipment required for site operations and the purchase of new minerals for extraction.

The group continues to meet its day to day working capital requirements through operating cash flows and finances all significant capital additions via external bank finance.

The strong overall net asset position provides a solid foundation for the group from a solvency point of view, and this strong balance sheet is the foundation on which the group can continue to grow and prosper.

Having considered all the relevant facts the directors consider it appropriate to prepare these financial statements on a going concern basis.

**DIVIDENDS**

Interim dividends of £240,000 (2019: £240,000) were declared during the year. The Directors have declared a final dividend of £500,000 (2019: £nil)

**FUTURE DEVELOPMENTS**

The group continues to search for suitable sites for future development where minerals are available for extraction and where inert and non-hazardous waste can be tipped.

The directors are confident that focus on the key management policies will continue to maintain and develop the financial position of the Group during the next financial year.

**DIRECTORS**

The directors shown below have held office during the whole of the period from 1 July 2019 to the date of this report.

P B Ahern  
A S Clark  
P Delaney  
C J Pryor  
R G Pryor  
D P G Rees  
L B Scott  
P R Scott

**REPORT OF THE DIRECTORS  
FOR THE YEAR ENDED 30 JUNE 2020**

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**STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Group Strategic Report, the Report of the Directors 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 the group and of the profit or loss of the group 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 and the group's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the group's auditors are unaware, and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the group's auditors are aware of that information.

**AUDITORS**

The auditors, THP Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

**ON BEHALF OF THE BOARD:**



A S Clark - Director

29 January 2021

## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF INGREBOURNE VALLEY HOLDINGS LTD**

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### **Opinion**

We have audited the financial statements of Ingrebourne Valley Holdings Ltd (the 'parent company') and its subsidiaries (the 'group') for the year ended 30 June 2020 which comprise the Consolidated Statement of Comprehensive Income, Consolidated Balance Sheet, Company Balance Sheet, Consolidated Statement of Changes in Equity, Company Statement of Changes in Equity, Consolidated Cash Flow Statement 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 Financial Reporting Standard 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 group's and of the parent company affairs as at 30 June 2020 and of the group's 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the group 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 group'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.

### **Other information**

The directors are responsible for the other information. The other information comprises the information in the Group Strategic Report and the Report of the Directors, but does not include the financial statements and our Report of the Auditors 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 the audit:

- the information given in the Group Strategic Report and the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Group Strategic Report and the Report of the Directors have 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 group and the parent company and its environment obtained in the course of the audit, we have not identified material misstatements in the Group Strategic Report or the Report of the Directors.

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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.



## **REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF INGREBOURNE VALLEY HOLDINGS LTD**

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### **Responsibilities of directors**

As explained more fully in the Statement of Directors' Responsibilities set out on page five, 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 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 group's and the parent 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 group or the parent company or to cease operations, or have no realistic alternative but to do so.

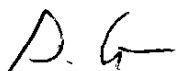
### **Auditors' responsibilities for the audit of the financial statements**

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 a Report of the Auditors 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 [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditors.

### **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 a Report of the Auditors 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.



Andrew Green LLB FCA (Senior Statutory Auditor)  
for and on behalf of THP Limited  
Chartered Accountants  
and Statutory Auditors  
34-40 High Street  
Wanstead  
London  
E11 2RJ

29 January 2021

**INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)**

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 30 JUNE 2020**

	Notes	2020 £	2019 £
<b>TURNOVER</b>		<b>20,726,769</b>	19,553,279
Cost of sales		<b>14,727,155</b>	13,785,641
<b>GROSS PROFIT</b>		<b>5,999,614</b>	5,767,638
Administrative expenses		<b>3,216,196</b>	3,405,097
		<b>2,783,418</b>	2,362,541
Other operating income	4	<b>589,963</b>	241,071
<b>OPERATING PROFIT</b>	6	<b>3,373,381</b>	2,603,612
Group	7		
Gain on mineral valuation		<b>3,438,669</b>	25,932,496
Amortisation of mineral reserve		<b>(1,433,136)</b>	(801,021)
Gain on land and property valuation		-	182,725
Joint ventures			
Share of profit of joint venture		<b>(224,174)</b>	784,784
		<b>5,154,740</b>	28,702,596
Interest receivable and similar income		<b>16,889</b>	4,867
		<b>5,171,629</b>	28,707,463
Interest payable and similar expenses	8	<b>367,219</b>	396,586
<b>PROFIT BEFORE TAXATION</b>		<b>4,804,410</b>	28,310,877
Tax on profit	9	<b>994,244</b>	5,176,711
<b>PROFIT FOR THE FINANCIAL YEAR</b>		<b>3,810,166</b>	23,134,166

The notes form part of these financial statements

INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)

**CONSOLIDATED BALANCE SHEET**  
**30 JUNE 2020**

	Notes	2020		2019	
		£	£	£	£
<b>FIXED ASSETS</b>					
Intangible assets	12		<b>1,533,465</b>		1,709,280
Tangible assets	13		<b>67,009,256</b>		63,791,906
Investments	14				
Interest in joint venture					
Share of gross assets			<b>6,314,077</b>		5,194,795
Share of gross liabilities			<b>(4,670,541)</b>		(3,327,085)
Investment property	15		<b>4,500,000</b>		3,600,000
			<b>74,686,257</b>		70,968,896
<b>CURRENT ASSETS</b>					
Debtors	16	<b>12,050,116</b>		10,378,911	
Cash at bank and in hand		<b>884,476</b>		553,979	
		<b>12,934,592</b>		10,932,890	
<b>CREDITORS</b>					
Amounts falling due within one year	17	<b>14,817,802</b>		14,008,397	
<b>NET CURRENT LIABILITIES</b>			<b>(1,883,210)</b>		(3,075,507)
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>72,803,047</b>		67,893,389
<b>CREDITORS</b>					
Amounts falling due after more than one year	18		<b>(14,882,938)</b>		(13,584,283)
<b>PROVISIONS FOR LIABILITIES</b>	22		<b>(7,735,203)</b>		(7,194,366)
<b>NET ASSETS</b>			<b>50,184,906</b>		47,114,740
<b>CAPITAL AND RESERVES</b>					
Called up share capital	23		<b>1,000</b>		1,000
Retained earnings - non-distributable	24		<b>32,679,441</b>		31,065,858
Merger Reserves	24		<b>5,745,021</b>		5,745,021
Retained earnings	24		<b>11,759,444</b>		10,302,861
<b>SHAREHOLDERS' FUNDS</b>			<b>50,184,906</b>		47,114,740

The financial statements were approved by the Board of Directors and authorised for issue on 29 January 2021 and were signed on its behalf by:



P Delaney - Director



A S Clark - Director

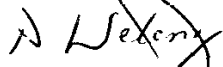
The notes form part of these financial statements

**INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)**

**COMPANY BALANCE SHEET  
30 JUNE 2020**

	Notes	2020 £	2019 £
<b>FIXED ASSETS</b>			
Intangible assets	12	-	-
Tangible assets	13	-	-
Investments	14	2,011,000	2,011,000
Investment property	15	-	-
		<u>2,011,000</u>	<u>2,011,000</u>
<b>CREDITORS</b>			
Amounts falling due within one year	17	<u>2,010,000</u>	<u>2,010,000</u>
<b>NET CURRENT LIABILITIES</b>		<u>(2,010,000)</u>	<u>(2,010,000)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>1,000</u>	<u>1,000</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	23	<u>1,000</u>	<u>1,000</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>1,000</u>	<u>1,000</u>
Company's profit for the financial year		<u>740,000</u>	<u>240,000</u>

The financial statements were approved by the Board of Directors and authorised for issue on 29 January 2021 and were signed on its behalf by:



P Delaney - Director



A S Clark - Director

The notes form part of these financial statements

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 JUNE 2020**

	<b>Called up share capital £</b>	<b>Retained earnings £</b>	<b>Retained earnings - non-distributable £</b>	<b>Merger Reserves £</b>	<b>Total equity £</b>
<b>Balance at 1 July 2018</b>	1,000	7,787,295	10,687,258	5,745,021	24,220,574
<b>Changes in equity</b>					
Dividends	-	(240,000)	-	-	(240,000)
Total comprehensive income	-	2,755,566	20,378,600	-	23,134,166
<b>Balance at 30 June 2019</b>	1,000	10,302,861	31,065,858	5,745,021	47,114,740
<b>Changes in equity</b>					
Dividends	-	(740,000)	-	-	(740,000)
Total comprehensive income	-	2,196,583	1,613,583	-	3,810,166
<b>Balance at 30 June 2020</b>	1,000	11,759,444	32,679,441	5,745,021	50,184,906

The notes form part of these financial statements

INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)

**COMPANY STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 30 JUNE 2020**

	<b>Called up share capital £</b>	<b>Retained earnings £</b>	<b>Total equity £</b>
<b>Balance at 1 July 2018</b>	1,000	-	1,000
<b>Changes in equity</b>			
Dividends	-	(240,000)	(240,000)
Total comprehensive income	-	240,000	240,000
<b>Balance at 30 June 2019</b>	<u>1,000</u>	<u>-</u>	<u>1,000</u>
<b>Changes in equity</b>			
Dividends	-	(740,000)	(740,000)
Total comprehensive income	-	740,000	740,000
<b>Balance at 30 June 2020</b>	<u>1,000</u>	<u>-</u>	<u>1,000</u>

The notes form part of these financial statements

**CONSOLIDATED CASH FLOW STATEMENT  
FOR THE YEAR ENDED 30 JUNE 2020**

	Notes	2020 £	2019 £
<b>Cash flows from operating activities</b>			
Cash generated from operations	29	<b>4,384,100</b>	4,216,671
Interest paid		<b>(273,213)</b>	(297,724)
Interest element of hire purchase payments paid		<b>(94,006)</b>	(98,862)
Tax paid		-	(411,686)
<b>Net cash from operating activities</b>		<b>4,016,881</b>	3,408,399
<b>Cash flows from investing activities</b>			
Purchase of tangible fixed assets		<b>(1,983,999)</b>	(918,547)
Sale of tangible fixed assets		<b>1,585,023</b>	1,020,965
Interest received		<b>16,889</b>	4,867
<b>Net cash from investing activities</b>		<b>(382,087)</b>	107,285
<b>Cash flows from financing activities</b>			
New loans in period		<b>450,000</b>	-
Loan repayments in period		<b>(946,649)</b>	(1,033,722)
HP loans less capital repayments in year		<b>(2,386,297)</b>	(2,669,351)
Amount withdrawn by directors		<b>(2,225)</b>	-
Equity dividends paid		<b>(419,126)</b>	-
<b>Net cash from financing activities</b>		<b>(3,304,297)</b>	(3,703,073)
<b>Increase/(decrease) in cash and cash equivalents</b>		<b>330,497</b>	(187,389)
<b>Cash and cash equivalents at beginning of year</b>	30	<b>553,979</b>	741,368
<b>Cash and cash equivalents at end of year</b>	30	<b>884,476</b>	553,979

The notes form part of these financial statements

**INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 30 JUNE 2020**

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**1. STATUTORY INFORMATION**

Ingrebourne Valley Holdings Ltd is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the General Information page.

The presentation currency of the financial statements is the Pound Sterling (£).

**2. STATEMENT OF COMPLIANCE**

These financial statements have been 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.

**3. ACCOUNTING POLICIES**

**Basis of preparing the financial statements and going concern**

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

The group continued to generate very significant operating cash flows and continued to increase operations year-on-year. Despite this, the balance sheet as at 30 June 2020 showed an improved net current liability position of £1,883,210 (2019: £3,075,507) due to the significant ongoing investment in capital equipment required for site operations and the purchase of new minerals for extraction.

The group continues to meet its day to day working capital requirements through operating cash flows and finances all significant capital additions via external bank finance.

The strong overall net asset position provides a solid foundation for the group from a solvency point of view, and this strong balance sheet is the foundation on which the group can continue to grow and prosper.

Having considered all the relevant facts the directors consider it appropriate to prepare these financial statements on a going concern basis.

**Basis of consolidation**

The consolidated financial statements represent the results of the company and its subsidiaries, all of whom are 100% owned, made up to 30 June 2020. All accounting policies as detailed below are applied consistently across the Group.

All intra-group transactions and balances are eliminated on consolidation.

The subsidiary undertakings, Aveley Leisure Limited and R.J.D. Ltd. have claimed exemption from audit under Section 479A of the Companies Act 2006 (see note 14).

**Joint ventures**

The group accounts for its investments in jointly controlled entities using the cost model and consolidates using the equity method. The investment is initially measured at transaction price (cost) and is then subsequently adjusted to reflect the group's share of profits and equity in the entity.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020**

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**3. ACCOUNTING POLICIES - continued**

**Significant judgements and estimates**

*Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.*

**a) Critical judgements in applying the entity's accounting policies**

There are no specific judgements, apart from those involving estimates as detailed below, that management has made in the process of applying the entity's accounting policies that have a significant effect on the amounts recognised in the financial statements.

**b) Critical accounting estimates and assumptions**

The group makes estimates and assumptions concerning the future. The resulting accounting estimates can differ from the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of the assets and liabilities within the next financial year are addressed below.

**(i) Valuation of Freehold Land and Investment Properties**

The management use their professional judgement to determine the valuation of the Group's freehold land and investment properties in light of the available evidence and using management experts where necessary.

**(ii) Valuation of Mineral Reserves**

The valuation of mineral reserves is based on cost plus a value per cubic metre attributed to the void space on the site and a value per tonne attributed to the value of minerals that are available for extraction.

**(iii) Useful economic lives of tangible assets**

The annual depreciation charge for tangible assets is sensitive to changes in the estimated useful lives and residual values of the assets. The useful economic lives and residual values are re-assessed annually. They are amended when necessary to reflect current estimates based on technological advancement, future investments, economic utilisation and the physical condition of the assets. See note 13 for the carrying amount of tangible assets and below for the depreciation policy in respect of each class of asset.

**(iv) Impairment of debtors**

The group makes an estimate of the recoverable value of trade and other debtors. When assessing their impairment, the management considers factors including the current credit rating of the debtor, the ageing profile of debtors and historical experience. See note 16 for the net carrying amount of debtors.

**(v) Provisions for future costs**

The accounts include provisions for site reinstatement and development costs, as explained in the accounting policies below. See notes 17 and 18 for the net carrying values of these provisions.

**(vi) Useful economic lives of goodwill and other intangible assets**

Goodwill and intangible assets are amortised over their useful economic lives and are assessed annually for indications of impairment. See note 12 for the net carrying amounts of goodwill and intangible assets.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020**

**3. ACCOUNTING POLICIES - continued**

**Revenue recognition**

Revenue is measured at the fair value of consideration received and represents net invoiced sales of inert and non-hazardous waste tipping fees, excluding value added tax.

Tipping fees are recognised at the point when the materials enter the relevant site operated by the company.

Income from golf course operations is recognised on a receivable basis.

Sales of minerals are recognised when goods are delivered to the customer, such that the risks and rewards of ownership have passed to them.

**Site contracts**

The "goodwill" on the purchase of R.J.D. Ltd, the difference between the consideration paid and the fair value of net assets, represents an intangible asset in respect of the future value of site contracts held by that company. This asset is being written off, in accordance with FRS102, over the period that each site is expected to be active, which range from 1 to 25 years.

**Tangible fixed assets**

**(i) Landfill sites**

Landfill sites are included within tangible fixed assets at cost less accumulated depreciation. The cost of landfill sites includes the cost of acquiring, developing and engineering sites, but does not include interest. The cost of the asset, less any residual value, is depreciated over the estimated life of the site on the basis of the usage of the void space.

**(ii) Other tangible fixed assets.**

Fixed assets are included historical cost less accumulated depreciation.

**(iii) Mineral reserves**

Mineral reserves and related void space are shown at fair value. This value is derived by placing a nominal value per tonne of the expected volume of minerals in the ground on acquisition and and the expected return on the related void space.

Any surplus or deficit arising from a change in fair value, is recognised initially in profit or loss as this is necessary to show a true and fair view. The balance, net of deferred tax, is then transferred to a non-distributable reserve called the 'revaluation reserve'.

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Plant and machinery	<b>-12.5%-50% on cost</b>
Fixtures and fittings	<b>-15%-20% on cost</b>
Motor vehicles	<b>-25% on cost</b>
Mineral Rights	<b>- In line with the usage of the site</b>

Mineral reserves are amortised over their estimated commercial life on a site by site basis on a unit of production basis. Freehold land is not depreciated.

Items costing less than £1,000 are not capitalised but written off to the Profit and Loss Account as incurred.

**Changes in rates in the year**

Due to the impact of the Coronavirus Pandemic on site activity, the Directors amended depreciation rates in the year as follows:

- 1) For the month of March 2020 depreciation was charged at 3/4 of the normal rates in order to reflect the closure of sites on 23 March 20.
- 2) No depreciation was charged on Plant & Machinery and Motor Vehicles during April and May 2020.

These changes were made in order to match the depreciation charged on these classes of assets with their use in the business.

**Change of accounting estimate**

During the year the economic lives and residual values of Plant & Machinery were reassessed, which resulted in a change in the rate of depreciation on this class of assets from a range of rates between 15%-50% to a single rate of 12.5% straight line for the month of June 2020 and thereafter. As a result, the depreciation charge for the year was reduced by £95,586.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020**

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**3. ACCOUNTING POLICIES - continued**

**Government grants**

Government grants are recognised on a receivable basis.

**Investment property**

Residential and commercial properties are valued at their open market value. Any surplus or deficit arising from changes in fair value is recognised initially in profit or loss. The balance, net of deferred tax, is then transferred to a non-distributable reserve.

**Financial instruments**

The group has chosen to adopt Sections 11 and 12 of FRS102 in respect of financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently carried at this value less any provision for impairment.

**Cash and cash equivalents**

Cash and cash equivalents in the balance sheet represent cash at bank and in hand.

**Short-term debtors and creditors**

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in profit or loss under operating expenses.

The carrying value of all short-term financial assets and liabilities are measured at amortised cost.

**Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Consolidated Statement of Comprehensive Income, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

**Deferred tax**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

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

**Hire purchase and leasing commitments**

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to profit or loss over the relevant period. The capital element of the future payments is treated as a liability.

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the period of the lease.

**Pension costs and other post-retirement benefits**

The group operates a defined contribution pension scheme. Contributions payable to the group's pension scheme are charged to profit or loss in the period to which they relate.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020

## 3. ACCOUNTING POLICIES - continued

The group provides a range of benefits to employees, including paid holiday arrangements and a defined contribution pension plan.

## (i) Short Term Benefits

Short term benefits, including holiday pay (where material) and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

## (ii) Pension Scheme

The group operates a defined contribution pension scheme for its employees. The contributions are recognised as an expense when they are due. Amounts not paid are shown as a creditor on the balance sheet. The assets of the scheme are held separately from the group in independently administered funds.

**License fees**

License fees paid in advance for use of a site are charged to the profit and loss account over the economic life of the site.

**Site reinstatement costs**

Provision for the cost of reinstating sites is made over the operational life of each individual site and charged to the profit and loss account on the basis of the usage of the space.

**Deferred site development costs**

Site development costs incurred are deferred on the balance sheet until the site is operational. Once it is, they are then written off over the life of the site, at a pre-determined rate, in line with the anticipated load capacity to match against future income streams generated therefrom.

The expected total site development costs to bring new sites into operation under new planning and environmental legislation, whether freehold or leasehold, are charged to the profit and loss account evenly over the expected period prior to the site achieving pre-planning conditions.

## 4. OTHER OPERATING INCOME

	2020	2019
	£	£
Rents received	184,956	156,471
Government grants	342,887	-
Management fees	62,120	84,600
	<u>589,963</u>	<u>241,071</u>

## 5. EMPLOYEES AND DIRECTORS

	2020	2019
	£	£
Wages and salaries	4,049,469	3,784,843
Social security costs	380,537	457,446
Other pension costs	115,203	178,402
	<u>4,545,209</u>	<u>4,420,691</u>

The average number of employees during the year was as follows:

	2020	2019
Administrative	27	26
Site operatives	109	95
	<u>136</u>	<u>121</u>

The average number of employees by undertakings that were proportionately consolidated during the year was 136 (2019 - 121).

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020**

**5. EMPLOYEES AND DIRECTORS - continued**

	<b>2020</b>	2019
	<b>£</b>	£
Directors' remuneration	<b>236,262</b>	278,107
Directors' pension contributions to money purchase schemes	<b>8,294</b>	108,909

The number of directors to whom retirement benefits were accruing was as follows:

Money purchase schemes	<b>2</b>	2
------------------------	----------	---

Information regarding the highest paid director is as follows:

	<b>2020</b>	2019
	<b>£</b>	£
Emoluments etc	<b>121,910</b>	157,331
Pension contributions to money purchase schemes	<b>4,830</b>	57,091

The Directors of the group are also its "key management" for the purposes of disclosure under FRS 102.

**6. OPERATING PROFIT**

The operating profit is stated after charging:

	<b>2020</b>	<b>2019</b>
	<b>£</b>	£
Depreciation - owned assets	<b>984,261</b>	547,206
Depreciation - assets on hire purchase agreements	<b>1,364,524</b>	1,695,644
Hire of plant and machinery	<b>746,611</b>	873,926
Hire of transport	<b>940,791</b>	1,140,540
Profit on disposal of fixed assets	<b>(407,807)</b>	(343,920)
Auditors' remuneration	<b>18,000</b>	18,000
Auditors' remuneration for non-audit work	<b>17,224</b>	22,084

**7. EXCEPTIONAL ITEMS**

	<b>2020</b>	2019
	<b>£</b>	£
Gain on mineral valuation	<b>3,438,669</b>	25,932,496
Amortisation of mineral reserve	<b>(1,433,136)</b>	(801,021)
Gain on land and property valuation	<b>-</b>	182,725
Share of joint venture profit	<b>(224,174)</b>	784,784
	<b>1,781,359</b>	26,098,984

The value of minerals and void space is revalued on a periodic basis by the Directors. During the prior year there was an exceptional increase in the valuation, in part due to the first valuation of a new site and a revision in the value placed on void space and minerals.

**8. INTEREST PAYABLE AND SIMILAR EXPENSES**

	<b>2020</b>	2019
	<b>£</b>	£
Bank interest	<b>-</b>	78
Bank loan interest	<b>273,213</b>	297,646
Hire purchase interest	<b>94,006</b>	98,862
	<b>367,219</b>	396,586

**INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020**

**9. TAXATION**

**Analysis of the tax charge**

The tax charge on the profit for the year was as follows:

	<b>2020</b>	2019
	<b>£</b>	<b>£</b>
Current tax:		
UK corporation tax	<b>453,407</b>	209,038
Under/(over) provision in prior year	-	2,203
Total current tax	<b>453,407</b>	211,241
Deferred tax	<b>540,837</b>	4,965,470
Tax on profit	<b>994,244</b>	5,176,711

UK corporation tax has been charged at 19% (2019 - 19%).

**Reconciliation of total tax charge included in profit and loss**

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	<b>2020</b>	2019
	<b>£</b>	<b>£</b>
Profit before tax	<b>4,804,410</b>	28,310,877
Profit multiplied by the standard rate of corporation tax in the UK of 19% (2019 - 19%)	<b>912,838</b>	5,379,067
Effects of:		
Expenses not deductible for tax purposes	<b>(6,670)</b>	(355,521)
Income not taxable for tax purposes	<b>(416,132)</b>	(5,847,098)
Capital allowances in excess of depreciation	<b>(36,619)</b>	(4,539)
Utilisation of tax losses	<b>(10)</b>	(271)
Adjustment for prior year	-	2,203
Deferred tax timing differences	<b>113,807</b>	29,869
Deferred tax on revalued property (see note 20)	<b>427,030</b>	5,973,001
Total tax charge	<b>994,244</b>	5,176,711

**10. INDIVIDUAL STATEMENT OF COMPREHENSIVE INCOME**

As permitted by Section 408 of the Companies Act 2006, the Statement of Comprehensive Income of the parent company is not presented as part of these financial statements.

**11. DIVIDENDS**

Dividends declared in year were as follows:

	<b>Interim</b>	Final
	<b>£</b>	<b>£</b>
Ordinary A £1 shares	-	-
Ordinary B £1 shares	<b>120,000</b>	250,000
Ordinary C £1 shares	<b>72,000</b>	150,000
Ordinary D £1 shares	<b>48,000</b>	100,000
	<b>240,000</b>	500,000

The total distribution for the year ended 30 June 2020 will be £740,000 (2019: £740,000).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020

## 12. INTANGIBLE FIXED ASSETS

## Group

	Site contracts £	Mineral rights £	Totals £
<b>COST OR VALUATION</b>			
At 1 July 2019 and 30 June 2020	2,474,028	1,346,882	3,820,910
<b>AMORTISATION</b>			
At 1 July 2019	764,748	1,346,882	2,111,630
Amortisation for year	175,815	-	175,815
At 30 June 2020	940,563	1,346,882	2,287,445
<b>NET BOOK VALUE</b>			
At 30 June 2020	1,533,465	-	1,533,465
At 30 June 2019	1,709,280	-	1,709,280

Minerals rights are valued on the same basis as minerals held on land that is owned (see note 15). This being the expected return from the extraction and sale of the minerals in the ground.

## 13. TANGIBLE FIXED ASSETS

## Group

	Freehold land £	Mineral reserve £	Plant and machinery £
<b>COST OR VALUATION</b>			
At 1 July 2019	15,476,855	40,874,603	13,601,141
Additions	964,500	113,827	4,454,191
Disposals	-	-	(2,716,003)
Revaluations	-	3,438,669	-
Reclassification	(900,000)	-	-
At 30 June 2020	15,541,355	44,427,099	15,339,329
<b>DEPRECIATION</b>			
At 1 July 2019	-	801,021	5,663,406
Charge for year	-	1,433,136	2,242,863
Eliminated on disposal	-	-	(1,579,059)
At 30 June 2020	-	2,234,157	6,327,210
<b>NET BOOK VALUE</b>			
At 30 June 2020	15,541,355	42,192,942	9,012,119
At 30 June 2019	15,476,855	40,073,582	7,937,735

**INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020**

**13. TANGIBLE FIXED ASSETS - continued**

**Group**

	<b>Fixtures and fittings £</b>	<b>Motor vehicles £</b>	<b>Totals £</b>
<b>COST OR VALUATION</b>			
At 1 July 2019	<b>215,769</b>	<b>437,633</b>	<b>70,606,001</b>
Additions	<b>2,301</b>	<b>102,999</b>	<b>5,637,818</b>
Disposals	-	<b>(76,818)</b>	<b>(2,792,821)</b>
Revaluations	-	-	<b>3,438,669</b>
Reclassification	-	-	<b>(900,000)</b>
At 30 June 2020	<b>218,070</b>	<b>463,814</b>	<b>75,989,667</b>
<b>DEPRECIATION</b>			
At 1 July 2019	<b>162,703</b>	<b>186,965</b>	<b>6,814,095</b>
Charge for year	<b>20,823</b>	<b>85,099</b>	<b>3,781,921</b>
Eliminated on disposal	-	<b>(36,546)</b>	<b>(1,615,605)</b>
At 30 June 2020	<b>183,526</b>	<b>235,518</b>	<b>8,980,411</b>
<b>NET BOOK VALUE</b>			
At 30 June 2020	<b>34,544</b>	<b>228,296</b>	<b>67,009,256</b>
At 30 June 2019	<b>53,066</b>	<b>250,668</b>	<b>63,791,906</b>

The Directors consider that the above valuations, determined by them on an open market basis and with the assistance of external valuers, including gravel deposits and void space, represent the fair value as at 30 June 2020.

Items are fair value at 30 June 2020 are represented by:

	<b>Freehold Land £</b>	<b>Mineral Reserves £</b>
Cost	<b>15,125,124</b>	<b>5,425,362</b>
Revaluations	<b>416,231</b>	<b>39,001,737</b>
Fair value	<b>15,541,355</b>	<b>44,427,099</b>

All other assets are stated at original cost.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 202013. **TANGIBLE FIXED ASSETS - continued****Group**

Fixed assets, included in the above, which are held under hire purchase contracts are as follows:

	<b>Plant and machinery £</b>	<b>Motor vehicles £</b>	<b>Totals £</b>
<b>COST</b>			
At 1 July 2019	9,852,114	-	9,852,114
Additions	4,006,244	27,399	4,033,643
Disposals	(2,243,247)	-	(2,243,247)
Transfer to ownership	(2,332,948)	-	(2,332,948)
At 30 June 2020	9,282,163	27,399	9,309,562
<b>DEPRECIATION</b>			
At 1 July 2019	2,831,068	-	2,831,068
Charge for year	1,362,241	2,283	1,364,524
Eliminated on disposal	(1,137,970)	-	(1,137,970)
Transfer to ownership	(977,467)	-	(977,467)
At 30 June 2020	2,077,872	2,283	2,080,155
<b>NET BOOK VALUE</b>			
At 30 June 2020	7,204,291	25,116	7,229,407
At 30 June 2019	7,021,046	-	7,021,046

14. **FIXED ASSET INVESTMENTS****Group**

	<b>Interest in joint venture £</b>
<b>COST</b>	
At 1 July 2019	1,867,710
Share of profit/(loss)	(224,174)
At 30 June 2020	1,643,536
<b>NET BOOK VALUE</b>	
At 30 June 2020	1,643,536
At 30 June 2019	1,867,710

**Interest in joint venture**

The group owns 50% in a joint venture entity, Harleyford Valley Limited. It's share of the loss of this company for the year ended 30 June 2020 was £224,174 (2019: Profit £784,784). The group's share of equity at the balance sheet date is £1,643,536 (2019: £1,867,710).

**INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)****NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020****14. FIXED ASSET INVESTMENTS - continued****Company****COST**At 1 July 2019  
and 30 June 2020**Shares in  
group  
undertakings  
£****2,011,000****NET BOOK VALUE**

At 30 June 2020

**2,011,000**

At 30 June 2019

**2,011,000**

The group or the company's investments at the Balance Sheet date in the share capital of companies include the following:

**Subsidiaries****Ingrebourne Valley Limited**Registered office: Cecil House, Foster Street, Harlow, Essex, CM17 9HY  
Nature of business: Non-hazardous restoration schemes

Class of shares:	%
Ordinary	holding 100.00

**Aveley Leisure Ltd**Registered office: Cecil House, Foster Street, Harlow, Essex, CM17 9HY  
Nature of business: Golf course operator

Class of shares:	%
Ordinary	holding 100.00

Aveley Leisure Limited has claimed exemption from audit under section 479A of the Companies Act 2006.

**RJD Quarries Limited**Registered office: Cecil House, Foster Street, Harlow, Essex, CM17 9HY  
Nature of business: Dormant parent company of R.J.D. Ltd

Class of shares:	%
Ordinary	holding 100.00

**R.J.D. Ltd.**Registered office: Cecil House, Foster Street, Harlow, Essex, CM17 9HY  
Nature of business: Mineral extraction

Class of shares:	%
Ordinary	holding 100.00

R.J.D. Ltd. has claimed exemption from audit under section 479A of the Companies Act 2006.

**Ingrebourne PFA Limited**Registered office: Cecil House, Foster Street, Harlow, Essex, CM17 9HY  
Nature of business: Mineral extraction

Class of shares:	%
Ordinary	holding 100.00

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020

## 15. INVESTMENT PROPERTY

## Group

## FAIR VALUE

At 1 July 2019

Reclassification

At 30 June 2020

## NET BOOK VALUE

At 30 June 2020

At 30 June 2019

Total  
£

3,600,000

900,000

4,500,000

4,500,000

3,600,000

Freehold Land and mineral reserves have been reclassified into tangible fixed assets as in order to better reflect the nature of the assets and their use within the trade.

The Directors consider that the above valuation, determined by them on an open market basis and with the assistance of external valuers, represents the fair value of the Investment Land and Property as at 30 June 2020.

Fair value at 30 June 2020 is represented by:

	£
Cost	1,589,523
Revaluations	2,910,477
Fair value	4,500,000

## 16. DEBTORS

	Group		Company	
	2020 £	2019 £	2020 £	2019 £
Amounts falling due within one year:				
Trade debtors	2,304,983	3,563,330	-	-
Amounts owed by related parties	2,361,338	2,374,965	-	-
Amounts owed by joint ventures	2,416,237	1,217,235	-	-
Deferred site costs	527,353	700,515	-	-
Other debtors	-	99,525	-	-
Directors' current accounts	2,951	726	-	-
Prepayments and accrued income	1,140,505	1,211,228	-	-
	8,753,367	9,167,524	-	-
Amounts falling due after more than one year:				
Deferred site costs	3,296,749	1,204,958	-	-
Prepayments and accrued income	-	6,429	-	-
	3,296,749	1,211,387	-	-
Aggregate amounts	12,050,116	10,378,911	-	-

**INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020**

**17. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>Group</b>		<b>Company</b>	
	<b>2020</b>	<b>2019</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans (see note 19)	<b>698,893</b>	871,660	-	-
Hire purchase contracts (see note 20)	<b>2,846,798</b>	3,105,479	-	-
Trade creditors	<b>2,432,717</b>	3,083,038	-	-
Amounts owed to group undertakings	-	-	<b>543,501</b>	864,375
Amounts owed to related parties	<b>1,339,271</b>	1,265,873	-	-
Corporation tax	<b>662,445</b>	209,038	-	-
Social security and other taxes	<b>1,073,183</b>	624,522	-	-
VAT	<b>349,322</b>	519,711	-	-
Proposed dividends	<b>1,466,499</b>	1,145,625	<b>1,466,499</b>	1,145,625
Sales invoice financing	<b>1,766,927</b>	868,411	-	-
Site reinstatement provision	<b>26,594</b>	8,031	-	-
Accruals	<b>2,155,153</b>	2,307,009	-	-
	<b>14,817,802</b>	14,008,397	<b>2,010,000</b>	2,010,000

**18. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b>Group</b>	
	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Bank loans (see note 19)	<b>9,256,495</b>	9,580,377
Hire purchase contracts (see note 20)	<b>4,018,894</b>	2,492,691
Site reinstatement costs	<b>249,374</b>	246,906
Site development provisions	<b>604,445</b>	701,404
Accruals and deferred income	<b>753,730</b>	562,905
	<b>14,882,938</b>	13,584,283

**19. LOANS**

An analysis of the maturity of loans is given below:

	<b>Group</b>	
	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Amounts falling due within one year or on demand:		
Bank loans - less than 1 year	<b>698,893</b>	871,660
Amounts falling due between one and two years:		
Bank loans	<b>956,151</b>	892,041
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<b>2,920,340</b>	2,799,999
Amounts falling due in more than five years:		
Repayable by instalments		
Bank loans > 5 years payable by instalments	<b>5,380,004</b>	5,888,337
	<b>5,380,004</b>	5,888,337

The bank loans are subject to varying rates of floating interest of between 1.45% and 3.00% above the Bank of England's base rate and are repayable over a total of 10-15 years in equal monthly instalments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020

## 20. LEASING AGREEMENTS

Minimum lease payments fall due as follows:

## Group

	Hire purchase contracts 2020 £	2019 £
Net obligations repayable:		
Within one year	2,846,798	3,105,479
Between one and five years	4,018,894	2,492,691
	<u>6,865,692</u>	<u>5,598,170</u>

## Group

	Non-cancellable operating leases 2020 £	2019 £
Within one year	741,489	527,256
Between one and five years	2,124,000	1,245,153
In more than five years	3,982,500	903,500
	<u>6,847,989</u>	<u>2,675,909</u>

## 21. SECURED DEBTS

The following secured debts are included within creditors:

	Group 2020 £	2019 £
Bank loans	9,955,388	10,452,037
Hire purchase contracts	6,865,692	5,598,170
Invoice financing arrangement	1,669,718	830,380
	<u>18,490,798</u>	<u>16,880,587</u>

The bank loans and sales invoice financing are secured by way of fixed and floating charges over the group's assets.

Hire purchase contracts are secured on the assets to which they relate.

## 22. PROVISIONS FOR LIABILITIES

	Group 2020 £	2019 £
Deferred tax	265,044	116,157
Accelerated capital allowances	7,470,159	7,078,209
Revaluation gains	<u>7,735,203</u>	<u>7,194,366</u>

**INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020**

**22. PROVISIONS FOR LIABILITIES - continued**

<b>Group</b>	<b>Deferred tax £</b>
Balance at 1 July 2019	<b>7,194,366</b>
Accelerated capital allowances	<b>113,807</b>
Revaluation gains	<b>427,030</b>
Balance at 30 June 2020	<b><u>7,735,203</u></b>

**23. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid: Number:	Class:	Nominal value:	<b>2020 £</b>	<b>2019 £</b>
500	Ordinary A	£1	<b>500</b>	500
250	Ordinary B	£1	<b>250</b>	250
250	Ordinary C/D	£1	<b>250</b>	250
			<b><u>1,000</u></b>	<b><u>1,000</u></b>

The ordinary A,B,C and D shares all have equal voting rights and are entitled to income. They all have equal rights on a winding up.

**24. RESERVES**

<b>Group</b>	<b>Retained earnings £</b>	<b>Retained earnings - non-distributable £</b>	<b>Merger Reserves £</b>	<b>Totals £</b>
At 1 July 2019	<b>10,302,861</b>	<b>31,065,858</b>	<b>5,745,021</b>	<b>47,113,740</b>
Profit for the year	<b>3,810,166</b>			<b>3,810,166</b>
Dividends	<b>(740,000)</b>			<b>(740,000)</b>
Transfer of revaluation gain (net of deferred tax)	<b>(1,613,583)</b>	<b>1,613,583</b>	<b>-</b>	<b>-</b>
At 30 June 2020	<b><u>11,759,444</u></b>	<b><u>32,679,441</u></b>	<b><u>5,745,021</u></b>	<b><u>50,183,906</u></b>
<b>Company</b>				<b>Retained earnings £</b>
Profit for the year				<b>740,000</b>
Dividends				<b><u>(740,000)</u></b>
At 30 June 2020				<b><u>-</u></b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020**

**25. CONTINGENT LIABILITIES**

There is a composite company unlimited multilateral guarantee between Ingrebourne Valley Limited and Harleyford Valley Limited.

There is also a composite company unlimited multilateral guarantee between Ingrebourne Valley Holdings Limited, Ingrebourne Valley Limited, R.J.D. Ltd, Aveley Leisure Limited and Ingrebourne PFA Limited.

The group have given guarantees in the form of bonds totalling £651,581 (2019: £436,380) to third parties in respect of existing sites. These bonds have been guaranteed by the principal bankers.

**26. CAPITAL COMMITMENTS**

	<b>2020 £</b>	<b>2019 £</b>
Contracted but not provided for in the financial statements	<b><u>726,900</u></b>	<b><u>1,549,727</u></b>

**27. RELATED PARTY DISCLOSURES**

During the year, total dividends of £740,000 (2019 - £240,000) were paid to the directors.

**C J Pryor (Plant) Limited (in liquidation) - a company in which C J Pryor and R G Pryor were Directors and Shareholders.**

Following their appointment as administrators on 1 March 2016, on 1 March 2017 FRP Advisory LLP were subsequently appointed as liquidators in order to wind the company up.

At the balance sheet date the group was owed £2,361,338 (2019: £2,374,865) by the above company. The group has obtained security over this debt in the form of a lien over the shareholdings of CJ Pryor and his wife in the parent company. The Directors believe that they have received satisfactory commitment from CJ Pryor that the debt will be repaid in full.

Interest is being charged on the outstanding balance at a commercial rate.

**Harleyford Valley Limited (HVL) - a company in which Ingrebourne Valley Limited hold 50% of the issued share capital**

During the year the group made sales of £1,214,702 (2019: £916,426) to HVL and made purchases of £649,800 (2019: £nil) from HVL. At the balance sheet date the group was owed £2,416,237 (2019: £1,217,235).

Interest is being accrued on the outstanding balance.

**Ahern Land Reclamation Limited - a company with common Directors and Shareholders**

During the year the group was charged £740,000 (2019: £240,000) in land management charges and at the balance sheet date owed £1,287,500 (2019: £1,264,500) to Ahern Land Reclamation Limited.

**C.J Pryor (Plant) Limited 1984 Retirement Benefits Scheme - a pension scheme for the benefit of certain Directors of the company**

During the year the group paid rent of £35,000 (2019:£nil) to the scheme and at the balance sheet date the group owed £3,638 (2019: £nil).

**Clearfair Limited - a company with common Directors and Shareholders**

During the year the group paid royalties to Clearfair Limited of £70,000 (2019 : £nil).

**PF Ahern (London) Limited - a company with common Directors and Shareholders**

During the year the group made purchases of £57,107 (2019 : £62,724) from PF Ahern (London) Limited. At the year end the group owed them £48,133 (2019 : £15,238).

**INGREBOURNE VALLEY HOLDINGS LTD (REGISTERED NUMBER: 08257384)**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 30 JUNE 2020**

**28. ULTIMATE CONTROLLING PARTY**

There is no overall controlling party.

**29. RECONCILIATION OF PROFIT BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS**

	2020 £	2019 £
Profit before taxation	4,804,410	28,310,877
Depreciation charges	4,353,736	3,227,218
Profit on disposal of fixed assets	(407,807)	(343,920)
Revaluation gains	(3,834,669)	(26,115,221)
Share of joint entity profit	224,174	(784,784)
Finance costs	367,219	396,586
Finance income	(16,889)	(4,867)
	<b>5,490,174</b>	<b>4,685,889</b>
Increase in trade and other debtors	(1,595,580)	(2,539,763)
Increase in trade and other creditors	489,506	2,070,545
<b>Cash generated from operations</b>	<b>4,384,100</b>	<b>4,216,671</b>

**30. CASH AND CASH EQUIVALENTS**

The amounts disclosed on the Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

**Year ended 30 June 2020**

	30.6.20 £	1.7.19 £
Cash and cash equivalents	884,476	553,979

**Year ended 30 June 2019**

	30.6.19 £	1.7.18 £
Cash and cash equivalents	553,979	741,368

**31. ANALYSIS OF CHANGES IN NET DEBT**

	At 1.7.19 £	Cash flow £	At 30.6.20 £
<b>Net cash</b>			
Cash at bank and in hand	553,979	330,497	884,476
	<b>553,979</b>	<b>330,497</b>	<b>884,476</b>
<b>Debt</b>			
Finance leases	(5,598,170)	(1,267,522)	(6,865,692)
Debts falling due within 1 year	(871,660)	172,767	(698,893)
Debts falling due after 1 year	(9,580,377)	323,882	(9,256,495)
	<b>(16,050,207)</b>	<b>(770,873)</b>	<b>(16,821,080)</b>
<b>Total</b>	<b>(15,496,228)</b>	<b>(440,376)</b>	<b>(15,936,604)</b>