Company Registration No. 04925174 (England and Wales)

GRT NOTTINGHAM LIFT PROJECT COMPANY (NO.1) LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

UHY Hacker Young
Chartered Accountants

GRT NOTTINGHAM LIFT PROJECT COMPANY (NO.1) LIMITED

COMPANY INFORMATION

Directors	P Tipping R J Coates C S E Douglass L A Dadge A N Duck
Secretary	M Duggan
Company number	04925174
Registered office	Unit G1 Ash Tree Court Nottingham Business Park Nottingham NG8 6PY
Auditor	UHY Hacker Young Quadrant House 4 Thomas More Square London E1W 1YW

GRT NOTTINGHAM LIFT PROJECT COMPANY (NO.1) LIMITED

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GRT NOTTINGHAM LIFT PROJECT COMPANY (NO.1) LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2021

The directors present their annual report and financial statements for the year ended 31 March 2021.

Principal activities

The principal activity of the company is to design, build, finance and manage premises under the Government's LIFT initiative.

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

Directors

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

P Tipping	
R J Coates	
C S E Douglass	
L A Dadge	
K O'Brien	(Resigned 24 February 2021)
A N Duck	
M W Grinonneau	(Appointed 7 August 2020 and resigned 16 August 2020)
	(Appointed 26 October 2020 and resigned 30 October 2020)

GRT Nottingham LIFT Project Company (No.1) Limited has adopted Articles of Association, the provisions of which do not require the directors to retire by rotation or to retire at the first Annual General Meeting after their appointment.

Results and dividends

The results for the year are set out on page 8.

The company paid dividends during the year of £1,104,000 (2020: £166,000).

Qualifying third party indemnity provisions

The directors of GRT Nottingham LIFT Project Company (No.1) Limited have qualifying third party indemnity provisions put in place through other companies of which they are also directors.

Going concern

The company has net liabilities of £434,000 (2020: £3,335,000) which includes the negative fair value of the interest rate swaps of £12,085,000 (2020: £15,027,000) and negative fair value of RPI swaps of £3,315,000 (2020: £3,019,000) within liabilities and net current assets of £55,838,000 (2020: £57,836,000), including cash of £10,033,000 (2020: £10,027,000) at 31 March 2021.

The directors have reviewed the future liquidity requirements and have considered the cash flow forecasts of the company. The company produces long-term financial forecasts which show the company is able to operate and meet its financial obligations as they fall due, including compliance with all loan covenants. Based on this review and the future business prospects of the company, despite the current economic conditions the directors believe the company will be able to meet its liabilities as they fall due.

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

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

Auditor

The auditor, UHY Hacker Young, is deemed to be reappointed under section 487(2) of the Companies Act 2006.

Statement of directors' responsibilities
The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

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

On behalf of the board

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C S E Douglass
Director

Date: 16 September 2021

UHY Hacker Young
Chartered Accountants

UHY Hacker Young LLP
Quadrant House
4 Thomas More Square
London E1W 1YW

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF GRT NOTTINGHAM LIFT PROJECT COMPANY (NO.1) LIMITED

Opinion

We have audited the financial statements of GRT Nottingham LIFT Project Company (No.1) Limited (the 'company') for the year ended 31 March 2021 which comprise the statement of comprehensive income, the balance sheet, the statement of changes in equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2021 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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.

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.

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

UHY Hacker Young LLP
Quadrant House
4 Thomas More Square
London E1W 1YW

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF GRT NOTTINGHAM LIFT PROJECT COMPANY (NO.1) LIMITED

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and take advantage of the small companies exemption from the requirement to prepare a strategic report.

UHY Hacker Young LLP
Quadrant House
4 Thomas More Square
London E1W 1YW

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF GRT NOTTINGHAM LIFT PROJECT COMPANY (NO.1) LIMITED

Responsibilities of directors
As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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 the industry in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to the acts by the company, which were contrary to applicable laws and regulations including fraud, 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 preparation of the financial statements such as the 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 inflated revenue and profit.

Audit procedures performed included: review of the financial statement disclosures to underlying supporting documentation, review of correspondence with and reports to Nottinghamshire County Council, including correspondence with legal advisors, enquiries of management and review of the financial model and related audit reports in so far as they relate to the financial statements, and testing of journals and evaluating whether there was evidence of bias by the Directors that represented a risk of material misstatement due to fraud.

UHY Hacker Young LLP
Quadrant House
4 Thomas More Square
London E1W 1YW

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF GRT NOTTINGHAM LIFT PROJECT COMPANY (NO.1) LIMITED

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. 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 is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

MWal

Marc Waterman (Senior Statutory Auditor)
For and on behalf of UHY Hacker Young 21/09/2021

Chartered Accountants
Statutory Auditor

GRT NOTTINGHAM LIFT PROJECT COMPANY (NO.1) LIMITED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 £000	2020 as restated £000
Turnover	**3**	4,766	4,065
Cost of sales		(2,594)	(2,229)
Gross profit		2,172	1,836
Administrative expenses		(782)	(756)
Operating profit		1,390	1,080
Interest receivable and similar income	**7**	3,501	3,666
Interest payable and similar expenses	**8**	(3,010)	(3,179)
Amounts written off investments	**9**	219	(148)
Profit before taxation		2,100	1,419
Tax on profit	**10**	(212)	(358)
Profit for the financial year		1,888	1,061
Other comprehensive income			
Cash flow hedges gain arising in the year		2,428	1,141
Tax relating to other comprehensive income		(310)	164
Total comprehensive income for the year		4,006	2,366

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

The notes on pages 12 to 28 form part of these financial statements.

GRT NOTTINGHAM LIFT PROJECT COMPANY (NO.1) LIMITED

BALANCE SHEET

AS AT 31 MARCH 2021

		2021		2020 as restated	
	Notes	**£000**	**£000**	**£000**	**£000**
Current assets					
Debtors falling due after more than one year	13	49,414		50,747	
Debtors falling due within one year	13	336		137	
Cash at bank and in hand		10,033		10,027	
		59,783		60,911	
Creditors: amounts falling due within one year	15	(3,945)		(3,075)	
Net current assets			55,838		57,836
Creditors: amounts falling due after more than one year	16		(56,110)		(61,171)
Provisions for liabilities			(162)		-
Net liabilities			(434)		(3,335)
Capital and reserves					
Called up share capital	19		-		-
Hedging reserve			(11,008)		(13,125)
Profit and loss reserves			10,574		9,790
Total equity			(434)		(3,335)

The notes on pages 12 to 28 form part of these financial statements.

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

GRT NOTTINGHAM LIFT PROJECT COMPANY (NO.1) LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 MARCH 2021

The financial statements were approved by the board of directors and authorised for issue on 16 September 21 and are signed on its behalf by:

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C S E Douglass
Director

Company Registration No. 04925174

GRT NOTTINGHAM LIFT PROJECT COMPANY (NO.1) LIMITED

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	Hedging reserve £000	Profit and loss reserves £000	Total £000
As restated for the period ended 31 March 2020:				
Balance at 1 April 2019		(15,133)	6,701	(8,432)
Adjustments to prior periods		703	2,194	2,897
As restated		(14,430)	8,895	(5,535)
Year ended 31 March 2020:				
Profit for the year		-	1,061	1,061
Other comprehensive income:				
Cash flow hedges gains		1,141	-	1,141
Tax relating to other comprehensive income		164	-	164
Total comprehensive income for the year		1,305	1,061	2,366
Dividends	11	-	(166)	(166)
Balance at 31 March 2020		(13,125)	9,790	(3,335)
Year ended 31 March 2021:				
Profit for the year		-	1,888	1,888
Other comprehensive income:				
Cash flow hedges gains		2,428	-	2,428
Tax relating to other comprehensive income		(310)	-	(310)
Total comprehensive income for the year		2,118	1,888	4,006
Dividends	11	-	(1,104)	(1,104)
Balance at 31 March 2021		(11,007)	10,574	(433)

1 Accounting policies

Company information
GRT Nottingham LIFT Project Company (No.1) Limited is a private company limited by shares incorporated in England and Wales. The registered office is Unit G1 Ash Tree Court, Nottingham Business Park, Nottingham, NG8 6PY.

1.1 Accounting convention

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

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

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

The company has net liabilities of £434,000 (2020: £3,335,000) which includes the negative fair value of the interest rate swaps of £12,085,000 (2020: £15,027,000) and negative fair value of RPI swaps of £3,315,000 (2020: £3,019,000) within liabilities and net current assets of £55,838,000 (2020: £57,836,000), including cash of £10,033,000 (2020: £10,027,000) at 31 March 2021.

The directors have reviewed the future liquidity requirements and have considered the cash flow forecasts of the company. The company produces long-term financial forecasts which show the company is able to operate and meet its financial obligations as they fall due, including compliance with all loan covenants. Based on this review and the future business prospects of the company, despite the current economic conditions the directors believe the company will be able to meet its liabilities as they fall due.

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

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

1 Accounting policies **(Continued)**

1.3 Turnover

a. Public to private concession arrangements

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

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

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

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

b. Financial asset model

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

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

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

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

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

c. Other revenue items

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

1.4 Cash and cash equivalents

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

1 Accounting policies **(Continued)**

1.5 Financial instruments

The company classifies financial instruments, or their component parts, on initial recognition as a financial asset, a financial liability or an equity instrument in accordance with the substance of the contractual arrangement.

Financial instruments are recognised on the trade date when the company becomes a party to the contractual provisions of the instrument. Financial instruments are recognised initially at fair value plus, in the case of a financial instrument not at fair value through profit and loss, transactions costs that are directly attributable to the acquisition or issue of the financial instrument.

Financial instruments are derecognised on the trade date when the company is no longer a party to the contractual provisions of the instrument.

Basic financial assets

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

The financial asset is stated at amortised cost using the effective interest method. The effective interest method is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset.

Classification of financial liabilities

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

Basic financial liabilities

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

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

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

1 Accounting policies **(Continued)**

1.6 Equity instruments

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

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

1.7 Derivatives

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to fair value at each reporting end date. The resulting gain or loss is recognised in profit or loss immediately unless the derivative is designated and effective as a hedging instrument, in which event the timing of the recognition in profit or loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset, whereas a derivative with a negative fair value is recognised as a financial liability.

1.8 Hedge accounting

The company designates certain hedging instruments, including derivatives, embedded derivatives and non-derivatives, as either fair value hedges or cash flow hedges. At the inception of the hedge relationship, the company documents the relationship between the hedging instrument and the hedged item along with risk management objectives and strategy for undertaking various hedge transactions. At the inception of the hedge and on an ongoing basis, the company documents whether the hedging instrument is highly effective in offsetting changes in fair values or cash flows of the hedged item.

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

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

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

1.9 Taxation

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

1 Accounting policies (Continued)

Current tax

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

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

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

1.10 Loan arrangement fees

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

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Critical judgements

The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

Concession arrangements

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

Key sources of estimation uncertainty

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

Financial asset

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

Financial asset interest rate

The financial asset interest income is based on the WACC of the project and is applied to the carrying value of the financial asset on a quarterly basis. The interest rate used in 2021 is 7.21% (2020: 7.21%) per annum.

Service margin

After the property is constructed, the company provides property management services. The remuneration for these services is recognised at cost plus an estimated mark up for profit on property management services. The service margin rate used in 2021 is 49.64% (2020: 38.62%, following PYA 49.64%) per annum. It is the policy of the directors that the service margin is reviewed annually on 1 April each year to generate a new service margin rate, which is to be applied in the proceeding financial year.

3 Turnover

	2021 £000	2020 £000
Turnover analysed by class of business		
Cost recoveries	642	501
Service margin	4,050	3,481
Rental income (third party)	74	45
Other income	-	38
	4,766	4,065

4 Auditor's remuneration

The audit fee for the company amounted to £nil (2020: £nil). This has been borne by the parent company.

5 Employees

The company had no employees during the year or the previous year.

6 Directors' remuneration

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

7 Interest receivable and similar income

	2021 £000	2020 £000
Bank interest receivable	6	72
Financial asset interest receivable	3,495	3,594
	3,501	3,666

8 Interest payable and similar expenses

	2021 £000	2020 £000
Bank interest payable	2,560	2,671
Loan note interest payable	450	508
	3,010	3,179

9 Amounts written off investments

	2021 £000	2020 £000
Fair value gains/(losses) on financial instruments		
Reclassification of gains/losses on cash flow hedge to profit or loss	219	(148)

10 Taxation

	2021 £000	2020 £000
Deferred tax		
Origination and reversal of timing differences	212	358

10 Taxation (Continued)

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

	2021 £000	2020 £000
Profit before taxation	2,100	1,005
Expected tax charge based on the standard rate of corporation tax in the UK of 19.00% (2020: 19.00%)	399	191
Tax effect of expenses that are not deductible in determining taxable profit	185	305
Tax effect of income not taxable in determining taxable profit	(66)	(25)
Adjustments in respect of prior years	191	74
Group relief	(427)	(348)
Other non-reversing timing differences	433	-
Other permanent differences	-	(59)
Deferred taxation	(503)	220
Taxation charge for the year	212	358

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

	2021 £000	2020 £000
Deferred tax arising on:		
Revaluation of financial instruments treated as cash flow hedges	310	(164)

11 Dividends

	2021 £000	2020 £000
Interim paid	1,104	166

12 Financial instruments

	2021	2020
	£000	£000
Carrying amount of financial assets		
Debt instruments measured at amortised cost	59,752	60,548
Carrying amount of financial liabilities		
Measured at fair value through profit or loss		
- Derivative financial instruments	15,400	18,047
Measured at amortised cost	44,212	45,817

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

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

Financial assets measured at amortised cost comprise financial asset, cash at bank and in hand, trade debtors, amounts due from related parties, amounts due from group undertakings, other debtors and accrued income.

Financial liabilities measured at amortised cost comprise bank loans, trade creditors, amounts due to related parties, amounts due to group undertakings, other creditors and accruals.

Historically, the company borrowed funds from its bankers under four tranches of £27,000,000, £19,850,000, £4,730,000 and £2,920,000, which are repayable in 2034.

To hedge the potential volatility in future interest cash flows arising from movements in LIBOR, the company has entered into floating to fixed interest rate swaps with a nominal value equal to the initial borrowings, the same term as the loans and interest re-pricing dates identical to those of the variable rate loans. These result in the company paying 5.64%, 4.64%, 5.53%, 4.58%, 5.61% and 4.64% per annum, for the Amortising, Bullet and Mezzanine loans (see note 12), respectively, and receiving LIBOR, (though cash flows are settled on a net basis). The company pays LIBOR, plus margins of 1.05% and 1.20%, on the Amortising and Bullet loans, respectively, effectively fixing the total interest cost on loans and interest rate swaps at 6.69% and 5.78% per annum on the Bullet loans. The Mezzanine swaps, the loans of which are in two separate tranches, both with margins of 4.75%, have effectively fixed the interest rates at 10.36% and 9.39% per annum.

The derivatives are accounted for as a hedge of variable rate interest rate risks, in accordance with FRS 102 and had a negative fair value of £12,085,000 (2020: £15,027,000) at the reporting date. The cash flows arising from the interest rate swaps will continue until their maturity in 2034, coincidental with the repayment of the term loans. The change in fair value in the period was an decrease of £2,943,000 (2020: £787,000), with the ineffective portion of the hedge recognised in the profit and loss and the effective element of the fair value movement recognised within other comprehensive income. The Bullet element of the loan is over-hedged, being 106% effective.

12 Financial instruments (Continued)

In 2004 and 2005, the company entered into six LPA agreements having fixed contractual terms which cause their revenue to increase with RPI on a yearly basis.

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

The derivatives are accounted for as a hedge of variable rate RPI rate risks, in accordance with FRS 102 and had a negative fair value of £3,315,000 (2020: £3,019,000) at the reporting date. The cash flows arising from the interest rate swap will continue until their maturity in March 2035, coincidental with the LPA contractual terms. The change in fair value in the period was a increase of £296,000 (2020: £1,787), with the entire charge being recognised in other comprehensive income as the swaps were 100% effective hedges.

Hedging arrangements

The amount reclassified from equity to profit or loss in the year relating to cash flow hedges was £219,000 (2020: £148,000).

13 Debtors

Amounts falling due within one year:	2021 £000	2020 £000
Trade debtors	228	1
Other debtors	77	132
Prepayments and accrued income	31	4
	336	137

Amounts falling due after more than one year:	2021 £000	2020 £000
Financial asset	49,414	50,387
Deferred tax asset (note 18)	-	360
	49,414	50,747
Total debtors	49,750	50,884

14 Cash at bank and in hand

Included in cash at bank and in hand is cash of £10,033,000 (2020: £10,027,000), which is restricted for use in pre-described circumstances by the bank.

15 Creditors: amounts falling due within one year

	Notes	2021 £000	2020 £000
Bank loans	17	1,806	1,517
Amounts owed to related parties	17	250	235
Trade creditors		337	184
Taxation and social security		443	382
Other creditors		103	247
Accruals and deferred income		1,006	510
		3,945	3,075

The amounts shown in accruals and deferred income include interest on loans on the subordinated and mezzanine debts of £226,000 (2020 £269,000). The amounts owed to related parties shown above relate to the subordinated and mezzanine debts.

16 Creditors: amounts falling due after more than one year

	Notes	2021 £000	2020 £000
Bank loans and overdrafts	17	33,887	35,693
Amounts owed to related parties	17	4,744	5,172
Cash flow hedge - interest rate/RPI SWAP		15,400	18,047
Accruals and deferred income		2,079	2,259
		56,110	61,171

Amounts included above which fall due after five years are as follows:

Payable by instalments	29,274	32,127

17 Loans and overdrafts

	2021 £000	2020 £000
Bank loans	35,693	37,210
Loans from related parties	4,994	5,407
	40,687	42,617
Payable within one year	2,056	1,752
Payable after one year	38,631	40,865

Bank borrowings relate to a Senior Debt Facility granted by Bank of Scotland Plc.

The amounts drawn under the Senior Debt Facility are repayable on an agreed repayment profile commencing on 31 December 2008 and ending on 31 March 2034, together with bullet instalments totalling £5,796,243 payable on 31 March 2034.

The company has entered into an interest rate swap agreement whereby it pays fixed rates of 5.64% and 4.64% per annum in respect of amounts drawn under the Amortising Senior Debt Facility, and receives LIBOR. The company has also entered into an interest rate swap agreement whereby it pays fixed rates of 5.53% and 4.58% per annum in respect of amounts drawn under the Bullet Senior Debt Facility, and receives LIBOR. The company has also entered into an interest rate swap agreement whereby it pays fixed rates of 5.61% and 4.64% per annum in respect of amounts drawn under the Mezzanine Debt Facility. The swaps expire on 31 March 2034.

The Senior Debt Facility is secured by a first floating charge over the assets of the company under a debenture agreement and a floating charge over the other assets both current and future. The mezzanine debt is secured by a second floating charge over the assets of the company under a debenture agreement. The subordinated debt is unsecured.

Issue costs of the debt have been offset against the bank loan and will be amortised over the duration of the facilities.

17 Loans and overdrafts (Continued)

Loans from related parties consist of subordinated loans of £2,709,000 (2020: £2,993,000), of which £1,934,000 (2020: £2,304,000) is repayable after more than five years, and mezzanine loans of £2,285,000 (2020: £2,414,000), of which £1,515,000 (2020: £1,711,000) is repayable after more than five years.

The subordinated loan notes carry a coupon of 12% and are repayable in pre-determined semi-annual instalments commencing on 31 March 2005 and ending on 31 December 2032. The loans are unsecured.

The mezzanine loan notes carry a coupon of LIBOR plus 4.75% and are repayable in pre-determined semi-annual instalments commencing on 31 December 2008 and ending on 31 December 2032. The aforementioned swaps on the Mezzanine Debt Facility means the effective interest paid on the two tranches of this loan are 10.36% and 9.39% per annum. The loan is unsecured.

18 Deferred taxation

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

Balances:	Liabilities 2021 £000	Liabilities 2020 £000	Assets 2021 £000	Assets 2020 £000
Accelerated capital allowances	3,088	-	-	(2,876)
Cash flow hedge reserve	(2,926)	-	-	3,236
	162	-	-	360

Movements in the year:	2021 £000
Asset at 1 April 2020	(360)
Charge to profit or loss	212
Charge to other comprehensive income	310
Liability at 31 March 2021	162

19 Share capital

	2021 £000	2020 £000
1 (2020: 1) Ordinary share of £1 each	-	-

20 Related party transactions

Transactions with related parties

The company has taken advantage of the exemption provided in FRS 102 not to disclose transactions with companies within the group of which it is a member, where these transactions occur between entities which are 100% owned members of that group.

During the year the company entered into the following transactions with related parties:

Name of related party	Nature of relationship
Community Health Partnerships Limited	Shareholder in GRT Nottingham LIFT Company Limited
Nottingham City Council	Shareholder in GRT Nottingham LIFT Company Limited
Primary Plus Holdings Limited	Shareholder in GRT Nottingham LIFT Company Limited

	Description of transaction	Income		Payments	
		2021	2020	2021	2020
		£000	£000	£000	£000
Community Health Partnerships Limited	Provision of services/ loan interest	9,478	7,707	632	183
Nottingham City Council	Provision of services/ loan interest	1,312	984	172	20
Primary Plus Holdings Limited	Loan interest	-	-	1,207	305

Balances with related parties

	Amounts owed by related parties		Amounts owed to related parties	
	2021	2020	2021	2020
	£000	£000	£000	£000
Community Health Partnerships Limited	-	-	1,901	2,193
Nottingham City Council	218	-	200	216
Primary Plus Holdings Limited	-	-	2,996	3,244

21 Ultimate controlling party

The company is a wholly owned subsidiary of GRT Nottingham LIFT Midco (No.1) Limited, which is in turn a wholly owned subsidiary of GRT Nottingham LIFT Company Limited. Both are registered in England and Wales. GRT Nottingham LIFT Company Limited is owned by Primary Plus Holdings Limited (60%), Nottingham City Council (4%) and Community Health Partnerships Limited (36%), which are all registered in England and Wales.

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

22 Prior period adjustment

Reconciliation of changes in equity

	1 April 2019 £000	31 March 2020 £000
Adjustments to prior year		
Service remuneration	(165)	2,608
Equity as previously reported	(7,564)	(5,943)
Equity as adjusted	(7,729)	(3,335)
Analysis of the effect upon equity		
Hedging reserve	703	-
Profit and loss reserves	(868)	2,608
	(165)	2,608

Reconciliation of changes in profit for the previous financial period

	2020 £000
Adjustments to prior year	
Service remuneration	414
Profit as previously reported	647
Profit as adjusted	1,061

22 Prior period adjustment **(Continued)**

Notes to reconciliation

Adjustments to prior periods

An error was identified in respect of the calculation of the service concession arrangement residual value, and, consequently, the margin for calculating the service remuneration. On adoption of FRS 102 in 2014, the Directors adopted a policy of reducing the estimated residual value(s) by the service margin so as to adopt a prudent position in respect of revenues, and profits, recognised during the concession period. However, this resulted in a material understatement of the fair value of revenues generated to date. As such, the Directors' best estimate of the residual values has been fully reflected in the financial statements, which has resulted in a higher margin being calculated and, consequently, additional service remuneration, and additional finance asset interest, being recognised. An adjustment has been processed to correct the historic position.