

James Gillespie's Campus Subhub Limited

Annual Report and Financial Statements
For the year ended 31 March 2021



Company No. SC455364

Officers and professional advisers

Company registration number	SC455364
Registered office	8 Melville Street Edinburgh EH3 7NS
Directors	K Bradley P McGirk C Campbell N Gemmell M Templeton P McVey R Park A Bone
Company Secretary	Galliford Try Secretariat Services Limited
Bankers	Barclays Bank Plc Unit 2 10-15 Princes Street Edinburgh EH2 2AN
Auditor	Azets Audit Services Chartered Accountants Exchange Place 3 Sempie Street Edinburgh EH3 8BL

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Report of the directors

The directors submit their report and the audited financial statements for the year ended 31 March 2021.

Principal activities and business review

The Company has been established to enter into a Design, Build, Finance and Maintain ("DBFM") concession contract with the City of Edinburgh Council to design, build and finance the new James Gillespie's High School Campus in Edinburgh, together with the provision of certain facilities management services within the building. The project is fully operational and the service concession runs until July 2041.

Future developments

The directors do not anticipate any changes in the Company's activities.

Key performance indicators

The key performance of the Company is monitored from a cash perspective. The cash position at the year end is considered adequate. This is assessed on a six monthly basis by the testing of the covenants of the senior debt provider. The key indicators are the debt service cover ratio and loan life cover ratio, which are as expected.

Results and dividends

The results for the year are set out on page 9. The loss for the year amounted to £127,046 (2020: profit £246,081). The directors do not recommend payment of a dividend in respect of the year.

Directors and their interests

The directors of the Company who held office during the year and to date are as follows:

K Bradley	
P McGirk	
C Campbell	
P McVey	
R Park	
N Gemmell	
M Templeton	
A Bone	(appointed 25 May 2021)
A McCrorie	(resigned 21 March 2021)
G Sheret	(resigned 2 April 2020)
B Love	(resigned 31 December 2020)

In accordance with the Company's Articles of Association, none of its directors are required to retire.

Report of the directors (continued)

Statement of directors' responsibilities

The directors are responsible for preparing 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 period. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice, including Section 1A of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice). The financial statements are required by law to 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 judgments and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for 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.

Disclosure of information to the auditor

To the knowledge and belief of each of the persons who are directors at the time the report is approved:

- So far as each director is aware, there is no relevant information of which the Company's auditor is unaware; and
- He has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant information, and to establish that the Company's auditor is aware of the information.

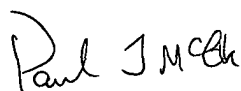
Auditor

The auditor, Azets Audit Services, is deemed to be reappointed under section 487 (2) of the Companies Act 2006.

Small companies' exemptions

The above report has been prepared in accordance with the provisions applicable to companies subject to the small companies' regime within part 15 of the Companies Act 2006.

This report has been approved by the board on 16 September 2021 and signed on its behalf by:



P McGirk
Director

Independent Auditors Report to the Members of James Gillespie's Campus Subhub Limited on the Financial Statements for the year ended 31 March 2021

Opinion

We have audited the financial statements of James Gillespie's Campus Subhub 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 the 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 Section 1A of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice applicable to Small Entities).

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 loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Small Entities; 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 audit 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.

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.

Independent Auditor's report to the members of James Gillespie's Campus Subhub Limited on the Financial Statements for the year ended 31 March 2021 (continued)

Other information (continued)

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.

Opinion 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 report of the directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the report of the directors 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 report of the directors.

We have nothing to report in respect of the following matters in relation to which 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 report of the directors and from the requirement to prepare a strategic report.

Responsibilities of the directors

As explained more fully in the statement of directors' responsibilities set out on page 4, 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.

Independent Auditor's report to the members of James Gillespie's Campus Subhub Limited on the Financial Statements for the year ended 31 March 2021 (continued)

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 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 is available on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

The extent to which the audit was considered capable of detecting irregularities including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the FRC's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the Company, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the Company that were contrary to applicable laws and regulations, including fraud.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Company through discussions with directors and other management, and from our commercial knowledge and experience of the construction sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Company, including the Companies Act 2006, taxation legislation and data protection, anti-bribery, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;

Independent Auditor's report to the members of James Gillespie's Campus Subhub Limited on the Financial Statements for the year ended 31 March 2021 (continued)

Auditor's responsibilities for the audit of the financial statements (continued)

- enquiring of management as to actual and potential litigation and claims; and
- reviewing correspondence with HMRC and the Company's legal advisors.

We assessed the susceptibility of the Company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

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, as a body, 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.

James McBride

James McBride (Senior Statutory Auditor)
For and on behalf of
Azets Audit Services, Statutory Auditor
Chartered Accountants
Exchange Place 3
Semple Street
Edinburgh
EH3 8BL

Date: 16th September 2021

Statement of Comprehensive Income for the year ended 31 March 2021

		Year ended 31 March 2021	Year ended 31 March 2020
	Note	£	£
Turnover		431,941	1,624,247
Cost of sales		<u>(308,533)</u>	<u>(1,500,837)</u>
Gross profit		123,408	123,410
Administration expenses		<u>(112,049)</u>	<u>(106,238)</u>
Operating profit		11,359	17,172
Interest payable	3	(2,020,289)	(2,091,095)
Interest receivable	3	2,291,952	2,361,552
Profit on ordinary activities before taxation		<u>283,022</u>	<u>287,629</u>
Taxation	4	<u>(410,068)</u>	<u>(41,548)</u>
Retained (loss)/profit for the year		<u>(127,046)</u>	<u>246,081</u>
Other comprehensive income		-	-
Total comprehensive income		<u>(127,046)</u>	<u>246,081</u>

All activities are continuing.

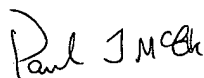
The notes form part of these financial statements.

Balance Sheet as at 31 March 2021

	Note	2021 £	2020 £
Non-current assets			
Financial asset due in more than one year	5	31,428,070	32,635,250
Current assets			
Financial asset due in less than one year	5	1,059,418	874,165
Debtors		-	52,825
Deferred tax asset due in less than one year		-	69,815
Cash and cash equivalents		1,166,730	1,026,894
		<u>2,226,148</u>	<u>2,023,699</u>
Current liabilities			
Creditors – amounts falling due within one year		(1,638,527)	(1,642,324)
Net current assets		<u>587,621</u>	<u>381,375</u>
Total assets less current liabilities		<u>32,015,691</u>	<u>33,016,625</u>
Creditors – amounts falling due after more than one year		(30,111,718)	(31,325,859)
Deferred Tax Provision	4	(340,253)	-
Net Assets		<u><u>1,563,720</u></u>	<u><u>1,690,766</u></u>
Capital and reserves			
Called-up share capital	7	100	100
Profit and loss account	8	1,563,620	1,690,666
Equity shareholders' funds		<u><u>1,563,720</u></u>	<u><u>1,690,766</u></u>

The financial statements have been prepared in accordance with the provisions relating to small companies within Part 15 of the Companies Act 2006.

The financial statements were authorised for issue by the board of directors on 16 September 2021 and signed on its behalf by:



.....
P McGirk
Director

Registered Number: SC455364

The notes form part of these financial statements.

Statement of Changes in Equity for the year ended 31 March 2021

	Called up share capital £	Profit and loss account £	Total Equity £
Balance at 1 April 2020	100	1,690,666	1,690,766
Total comprehensive income	-	(127,046)	(127,046)
Balance at 31 March 2021	<u>100</u>	<u>1,563,620</u>	<u>1,563,720</u>

Statement of Changes in Equity for the year ended 31 March 2020

	Called up share capital £	Profit and loss account £	Total Equity £
Balance at 1 April 2019	100	1,444,585	1,444,685
Total comprehensive income	-	246,081	246,081
Balance at 31 March 2020	<u>100</u>	<u>1,690,666</u>	<u>1,690,766</u>

The notes form part of these financial statements.

Notes to the Financial Statements

1 Principal accounting policies

(a) General information

The financial statements are presented in Pounds Sterling (GBP) and are rounded to the nearest whole pound. The financial statements cover the results for the year ended 31 March 2021. The continuing activities of the Company continue to be to Design, Build, Finance and Maintain the James Gillespie's school Campus for the term of the service concession arrangement.

The Company is a private company limited by shares and was incorporated in Scotland. The registered office is 8 Melville Street, Edinburgh, EH3 7NS. The Company's registered number is SC455364.

(b) Basis of preparation

These financial statements have been prepared in accordance with applicable law and United Kingdom accounting standards, including Section 1A of the Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice). The financial statements have been prepared on the historical cost basis.

The preparation of the financial statements in compliance with Section 1A of FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see note 2).

The following accounting policies have been applied:

(c) Going concern

During the year, the Company made a loss of £127,046 (2020: profit of £246,081) and at the Balance Sheet date, its assets exceeded its liabilities by £1,563,720 (2020: £1,690,766). The financial statements have been prepared on the going concern basis which assumes that the Company will continue in operational existence for the foreseeable future, being at least 12 months from the date of approval of these financial statements, for the following reasons:

- the school is operational with monthly service payments, in line with the Project agreement, now being received. These will continue over the life of the service concession until the expiry date of 15 July 2041.
- The directors have prepared and approved cash flow forecasts for the full service concession term and based on this information the directors believe the Company will be able to meet all liabilities as they fall due.

The directors have considered the impact that COVID-19 could have on the operations of the business and are satisfied that the Company will be able to trade for the 12 months following the signing of these financial statements. This is on the basis that construction has completed, the Company's sole customer is a public sector body, the annual service payment (cash being received) is per the underlying service concession arrangement, interest costs are fixed and the running costs of the Company are either fixed or are not expected to fluctuate significantly.

The directors have thus formed the view that, at the time of approving the financial statements, the Company will have adequate resources to continue in existence for the foreseeable future. Therefore, the directors consider the adoption of the going concern basis in preparing the financial statements to be appropriate.

Notes to the Financial Statements

1 Principal accounting policies (continued)

(c) Going concern (continued)

If the Company were unable to continue in operation for the foreseeable future, adjustments would have to be made to reduce the Balance Sheet values of assets to their recoverable amounts and to provide for further liabilities that might arise.

(d) Consolidation

James Gillespie's Campus Subhub Holdings Limited and James Gillespie's Campus Subhub Limited are included within the group accounts prepared by the parent undertaking, Hub South East Scotland Limited.

(e) Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

Rendering of services

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the Company will receive the consideration due under the contract;
- The stage of completion of the contract at the end of the reporting period can be measured reliably; and
- The costs incurred and the costs to complete the contract can be measured reliably.

(f) Interest

Interest and other costs of funding are charged to the Statement of Comprehensive Income.

Interest receivable on the financial asset is credited to the financial asset to the Statement of Comprehensive Income during the construction and operational phase of the project.

(g) Deferred taxation

The charge for taxation is based on the profit for the year and takes into account deferred taxation. Deferred taxation has been recognised as a liability or asset if transactions have incurred at the Balance Sheet date that give rise to an obligation to pay more tax in the future, or a right to pay less tax in the future. An asset is not recognised to the extent that the transfer of economic benefits in the future is uncertain. Deferred tax assets and liabilities recognised have not been discounted.

(h) Financial asset

Construction and related costs of building the school, excluding interest costs and other costs of funding, are being treated as a financial asset (contract debtor) under the terms of FRS 102. The financial asset will be repaid over the life of the contract as service income is received from City of Edinburgh Council.

Notes to the Financial Statements

1 Principal accounting policies (continued)

(h) Financial asset (continued)

Upon becoming operational, the income derived from the DBFM contract is allocated between the provision of the asset and the provision of the subsequent services. Upon acceptance of the constructed asset by City of Edinburgh Council, the financial asset is amortised over the life of the contract against the relevant portion of the contracted income. The proportion of the financial asset to be amortised against contracted income receivable within one year is classified as a current asset and the remainder non-current.

(i) Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

(j) Cash and Cash Equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

(k) Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans and amounts due to the immediate parent company are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

(l) Financial liabilities

A financial liability exists where there is a contractual obligation to deliver cash or another financial asset to another entity, or to exchange financial assets or financial liabilities under potentially unfavourable conditions. Finance costs and gains or losses relating to financial liabilities are charged to the Statement of Comprehensive Income. The carrying amount of the liability is increased by the finance cost and reduced by payments made in respect of that liability. Finance costs are calculated so as to produce a constant rate of charge on the outstanding liability.

(m) Financial Instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and related parties.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at the present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in the case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Notes to the Financial Statements

2 Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing the financial statements, the directors have made a judgement as to the value of profit relating to the construction stage of the project, the profit margin in respect of the operational revenue recognised during the operational phase and to the value of interest receivable on the financial asset recognised in the accounting for the service concession arrangement. Factors taken into account in reaching such decisions include the overall expected profit of the contract, the stage of completion of the contract and the relative budgeted revenue and costs associated with each contract component at the outset of the project.

The financial asset is a long term asset. The amount allocated to current assets is the expected net movement in the following year.

3 Interest payable and receivable

	2021 £	2020 £
Interest payable		
Bank loan interest payable	(1,644,567)	(1,710,300)
Interest on loans from parent undertaking	(375,722)	(380,795)
	<u>(2,020,289)</u>	<u>(2,091,095)</u>
Interest receivable		
Interest receivable on financial asset	2,291,815	2,356,890
Bank interest receivable	137	4,662
	<u>2,291,952</u>	<u>2,361,552</u>

Notes to the Financial Statements

4 Taxation

Factors affecting tax charge for the year

The current tax charge is lower than (2020: lower than) the amount calculated by applying the standard rate of UK corporation tax. The differences are explained below:

	2021 £	2020 £
Profit on ordinary activities before tax	283,022	287,629
Profit on ordinary activities multiplied by the standard rate of corporation tax in the United Kingdom of 19% (2020: 19%)	53,774	54,650
Effects of:		
Use of capital allowances	(53,774)	(54,650)
Corporation tax charge for the year	-	-
Movement in deferred tax	(410,068)	(41,548)
Tax charge for the year	(410,068)	(41,548)
<u>Deferred tax (provision)/asset</u>		
At 1 April	69,815	111,363
Movement	(410,068)	(41,548)
	(340,253)	69,815
Deferred tax (provision)/asset due in less than one year	-	69,815
Deferred tax (provision)/asset due in more than one year	(340,253)	-
	(340,253)	69,815

Factors that may affect future tax charges

The Chancellor announced in the Budget on 3 March 2021, that there would be an increase in the top rate of corporation tax to 25% for companies generated taxable profits of more than £250,000. A corporation tax rate of 19% will apply to companies generating taxable profits of less than £50,000. A marginal rate will be applied for profits between these taxable profit bandings. This change becomes effective from 1 April 2023.

Notes to the Financial Statements

5 Financial asset

	2021	2020
	£	£
Cost		
At 1 April 2020	48,541,369	46,184,479
Additions during the year:		
Net interest receivable	2,291,815	2,356,890
At 31 March 2021	50,833,184	48,541,369
Repayment		
At 1 April 2020	(15,031,954)	(11,728,568)
Annual service payment income	(3,686,572)	(3,663,997)
Operational revenue recognised	372,830	360,611
At 31 March 2021	(18,345,696)	(15,031,954)
Closing balance at 31 March 2021	32,487,488	33,509,415
Financial asset – due for amortisation within one year	1,059,418	874,165
Financial asset – due for amortisation after one year	31,428,070	32,635,250
	32,487,488	33,509,415

Variable economic and market conditions are mitigated by the hedging of income and costs through the payment mechanism agreement. Any performance deductions which may be incurred against future unitary payments are passed on to the service provider leaving no net effect in the Company.

6 Loans

The term loan facility is provided by AVIVA. The full facility is £33,704,954 has been drawn over the construction period of the school. The term loan is repayable in instalments commencing on 30 September 2016 and ending on 30 June 2040.

Interest is charged on the term loan at a fixed rate. The fixed rate is 5.4%. The loan is disclosed net of unamortised issue costs of £669,417 (2020: £719,596).

The term loan is secured by way of fixed and floating charges over the assets of the Company and security over the Company's interest in the service concession arrangement with Edinburgh City Council in favour of AVIVA (as security trustee).

The Company has previously received fixed rate subordinated loan notes from James Gillespie's Campus Subhub Holdings Limited. The loan is stated at amortised cost, using the effective interest rate method. Interest is payable at a rate of 10.87% until the final redemption date of 31 March 2038. The loan notes are unsecured, fully subordinated to the term loan and are repayable in instalments commencing on 31 March 2017 and ending on 31 March 2038.

Notes to the Financial Statements

6 Loans (continued)

The term loan and subordinated loan notes loan are repayable as follows:

	2021 £	2020 £
Less than one year	1,285,497	1,235,592
Between one and two years	1,319,561	1,264,517
Between two and five years	3,678,807	3,815,255
After 5 years	25,733,534	26,916,647
	<u>32,017,399</u>	<u>33,232,011</u>
Capital instrument charges < 1 year	(49,234)	(49,036)
Capital instrument charges > 1 year	(620,183)	(670,560)
	<u>31,347,982</u>	<u>32,512,415</u>

7 Called up share capital

	2021 £	2020 £
Allotted, issued and fully paid		
100 ordinary shares of £1 each	<u>100</u>	<u>100</u>

All issued shares rank pari passu with each other, with one vote for each share and an equal right to dividends.

8 Reserves

The profit and loss reserves includes all current and prior period retained profit and losses.

Notes to the Financial Statements

9 Related party transactions

The Company's related parties, and the extent of transactions with them during the year ended 31 March 2021 are set out below.

	Purchases from related parties	Amounts owed to related parties	Purchases from related parties	Amounts owed to related parties
	2021	2021	2020	2020
	£	£	£	£
Galliford try Investments Consultancy Services Limited	71,689	-	69,970	-
Dalmore Capital 6 GP Limited for & on behalf of PPP Equity PIP LP Limited	12,764	675	2,633	11,927
Hub South East Scotland	995	1,194	16,256	-
Galliford Try Construction Limited t/a Galliford Try Facilities Management	296,433	6,663	1,370,903	6,663
Total	<u>381,881</u>	<u>8,532</u>	<u>1,459,762</u>	<u>18,590</u>

Galliford Try Investments Limited and Galliford Try Investments Consultancy Services Limited are wholly owned subsidiaries of Galliford Try Holdings Plc, and Galliford Try Investments Limited owns a stake in Hub South East Scotland Limited (which is a joint venture) via SPACE Scotland Limited (which is a joint venture). Galliford Try Investments Consultancy Services Limited provides operational and financial concession management services to the Company.

Galliford Try Construction Limited is a wholly owned subsidiary of Galliford Try Plc. Galliford Try Facilities Management is a trading name of Galliford Try Construction Limited, providing maintenance services.

Dalmore Capital 6 GP Limited is part of the Dalmore Group which owns 17% of Space Scotland via Dormy Hub Investments LLP. It is the company nominated by the shareholder to receive through MSA fees.

During the year until 31 March 2021 the Company incurred an interest charge of £375,721 (2020: £380,795) in respect of subordinated loans totalling £3,447,675 (2020: £3,484,849) received from its immediate parent James Gillespie's Campus Subhub Holdings Limited. Of this, £186,868 (2020: £189,920) of accrued interest is due to James Gillespie's Campus Subhub Holdings Limited and this is included in creditors.

10 Immediate and ultimate parent undertaking

The Company is a wholly owned subsidiary of James Gillespie's Campus Subhub Holdings Limited which is incorporated in Great Britain and registered in Scotland. Copies of James Gillespie's Campus Subhub Holdings Limited financial statements can be obtained from 8 Melville Street, Edinburgh, EH3 7NS.

The immediate parent company of James Gillespie's Campus Subhub Holdings Limited is Hub South East Scotland Limited. The Directors consider there to be no ultimate controlling party.