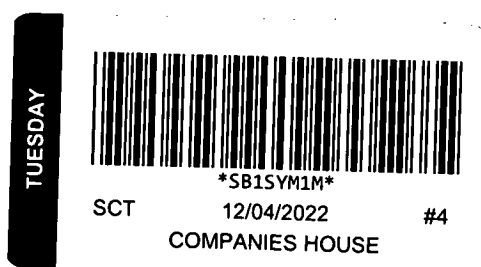




**HUB NORTH SCOTLAND (O&C) LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**YEAR ENDED 30 JUNE 2021**  
**COMPANY NUMBER: SC513475**



# **HUB NORTH SCOTLAND (O&C) LIMITED**

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# **HUB NORTH SCOTLAND (O&C) LIMITED**

## **COMPANY INFORMATION FOR THE YEAR ENDED 30 JUNE 2021**

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### **Directors**

Andrew Duck  
Nial Gemmell  
David MacDonald  
Paul McGirk  
Philip McVey  
Kirsty O'Brien

### **Registered number**

SC513475

### **Registered office**

PO Box 17452  
2 Lochside View  
Edinburgh  
EH12 1LB

### **Independent auditor**

Azets Audit Services  
Chartered Accountants  
Titanium 1  
King's Inch Place  
Renfrew  
PA4 8WF

### **Solicitors**

Harper MacLeod LLP  
Citypoint  
65 Haymarket Terrace  
Edinburgh  
EH12 5HD

### **Bankers**

Clydesdale Bank PLC  
154 – 158 Kensington High Street  
London  
W8 7RL

## **HUB NORTH SCOTLAND (O&C) LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 30 JUNE 2021**

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The directors present their report and the audited financial statements of the company for the year ended 30 June 2021.

#### **Principal activity**

The principal activity of the company is the design, construction, financing and maintenance of Campbeltown Grammar School and Oban High School.

#### **Directors**

The directors who served during the year and up to the date of signing these financial statements were:

Andrew Duck  
Nial Gemmell  
David MacDonald  
Paul McGirk  
Philip McVey  
Kirsty O'Brien

#### **Directors' Responsibilities Statement**

The directors are responsible for preparing the Directors' 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 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). 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; 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 to 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. The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

**HUB NORTH SCOTLAND (O&C) LIMITED**

**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 30 JUNE 2021**

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**Disclosure of information to the auditor**

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as the directors are aware, there is no relevant information of which the auditor is unaware; and
- the directors have taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the auditor is aware of that information.

**Post balance sheet events**

There are no significant events affecting the company since the year end.

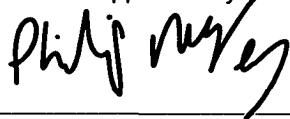
**Auditor**

The auditor, Azets Audit Services will be proposed for reappointment in accordance with Section 485 of the Companies Act 2006.

**Small companies' exemptions**

In preparing this report the directors have taken advantage of the small companies' exemptions provided by Section 415A of the Companies Act 2006.

This report was approved by the board on 6 December 2021 and signed on its behalf by:



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**Philip McVey**  
Director

## **HUB NORTH SCOTLAND (O&C) LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF HUB NORTH SCOTLAND (O&C) LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021**

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#### **Opinion**

We have audited the financial statements of Hub North Scotland (O&C) Limited (the 'company') for the year ended 30 June 2021, which comprise the Statement of Income and Retained Earnings, the Balance Sheet, 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 30 June 2021 and of its profit 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 Financial Reporting Council'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.*

#### **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.

## **HUB NORTH SCOTLAND (O&C) LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF HUB NORTH SCOTLAND (O&C) LIMITED ON THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2021**

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#### **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 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 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 Directors' Report and from the requirement to prepare a Strategic Report.

#### **Responsibilities of the directors**

As explained more fully in the Directors' Responsibilities Statement [as set out on page 2], 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 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](http://www.frc.org.uk/auditorsresponsibilities). The 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.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF HUB NORTH SCOTLAND (O&C) LIMITED ON THE FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED 30 JUNE 2021**

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

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 fraud and 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 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;
- 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.



## **HUB NORTH SCOTLAND (O&C) LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF HUB NORTH SCOTLAND (O&C) LIMITED ON THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2021**

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

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.

*Azets Audit Services*

**James McBride (Senior Statutory Auditor)**  
**for and on behalf of**  
**Azets Audit Services, Statutory Auditor**  
**Chartered Accountants**  
Titanium 1  
King's Inch Place  
Renfrew  
PA4 8WF

Date: 15 December 2021

**HUB NORTH SCOTLAND (O&C) LIMITED****STATEMENT OF INCOME AND RETAINED EARNINGS  
FOR THE YEAR ENDED 30 JUNE 2021**

		2021 £	2020 £
	Note		
Turnover	4	820,860	1,031,299
Cost of sales		(720,146)	(931,389)
Gross profit		100,714	99,910
Administrative expenses		(12,780)	(15,219)
Operating profit		87,934	84,691
Interest receivable and similar income	6	2,436,905	2,519,109
Interest payable and similar charges	7	(2,509,361)	(2,636,379)
Profit/(loss) before tax		15,478	(32,579)
Taxation	8	(1,335)	4,584
Profit/(loss) after tax		14,143	(27,995)
Profit/(loss) for the year		14,143	(27,995)
Retained earnings at the beginning of the year		(8,452)	19,543
Retained earnings at the end of the year		5,691	(8,452)

There were no recognised gains and losses for 2021 or 2020 other than those included in the Statement of Income and Retained Earnings.

The notes form part of these financial statements.

**HUB NORTH SCOTLAND (O&C) LIMITED****BALANCE SHEET  
AS AT 30 JUNE 2021**

	Note	£	2021 £	£	2020 £
<b>Non-current assets</b>					
Financial asset due after more than 1 year	9		51,607,387		53,667,085
<b>Current assets</b>					
Financial asset due within 1 year	9	1,971,884		1,925,205	
Debtors	10	693,819		1,275,853	
Cash at bank and in hand	11	943,651		1,061,530	
		3,609,354		4,262,588	
Creditors: amounts falling due within one year	12	(3,053,827)		(3,810,585)	
<b>Net current assets</b>			<b>555,527</b>		<b>452,003</b>
<b>Total assets less current liabilities</b>			<b>52,162,914</b>		<b>54,119,088</b>
Creditors: amounts falling due after more than one year	13		(52,156,223)		(54,126,540)
<b>Net assets/(liabilities)</b>			<b>6,691</b>		<b>(7,452)</b>
<b>Capital and reserves</b>					
Called up share capital			1,000		1,000
Profit and loss account			5,691		(8,452)
			<b>6,691</b>		<b>(7,452)</b>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A – Small Entities within Part 15 of the Companies Act 2006.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 6 December 2021 by:



**Philip McVey**  
Director

**Company number: SC513475**

The notes form part of these financial statements.

## HUB NORTH SCOTLAND (O&C) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2021

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#### 1. General information

The company is a private company limited by shares and is incorporated in Scotland, UK. The company's registered office and company number are disclosed on the company information page of these financial statements. The company's principal activity is as described in the Directors' Report.

The functional currency used to prepare the financial statements is GBP and they are rounded to the nearest pound.

#### 2. Accounting policies

##### 2.1 Basis of presentation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with 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).

The preparation of financial statements in compliance with 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 3).

The following principal accounting policies have been applied:

##### 2.2 Going concern

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 agreements. Based on this review and the future business prospects of the company, 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 also considered the long term impact of the Covid-19 pandemic. The company has entered into long-term contracts with both the client 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.

##### 2.3 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:

**2. Accounting policies (continued)**

**2.3 Revenue (continued)**

**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 or to be incurred to complete the contract can be measured reliably.

**2.4 Interest receivable**

Interest receivable is recognised in the Statement of Income and Retained Earnings using the effective interest method.

**2.5 Finance costs**

Finance costs are charged to the Statement of Income and Retained Earnings over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

**2.6 Taxation**

Tax is recognised in the Statement of Income and Retained Earnings, except that a charge attributable to an item of income and expenditure recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date in the UK where the company operates and generates income.

**2.7 Financial asset**

Construction and related costs of Campbeltown Grammar School and Oban High School, excluding interest costs and other costs of funding, are being treated as a financial asset under the terms of FRS 102. The financial asset will be repaid over the life of the contract as service income is received from Argyll & Bute Council.

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 Argyll & Bute 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.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of amounts recoverable, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the Balance Sheet date.

**2. Accounting policies (continued)**

**2.8 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.

**2.9 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.

**2.10 Creditors**

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

**2.11 Financial instruments**

The company enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third 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 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.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Income and Retained Earnings.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of amounts recoverable, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the Balance Sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

## HUB NORTH SCOTLAND (O&C) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2021

#### 3. Judgements in applying accounting policies and key sources of estimation uncertainty

There are assumptions included within the financial model in respect of the profit margin applied to the construction of the asset and the profit margin applied to the maintenance services provided during the operational phase. These assumptions are used to estimate the construction revenue and operational revenue with the revenue recognised being the costs incurred plus a reasonable market margin.

Interest receivable is also recognised based on a discount rate which causes the aggregate present value of all sums receivable to be equal to the fair value of the services to be provided over the service concession term. This discount rate is updated on a quarterly basis within the financial model.

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

#### 4. Turnover

All turnover arose within the United Kingdom.

	2021 £	2020 £
<b>Turnover</b>		
Passthrough income (less deductions)	216,575	431,849
Service income	604,285	599,450
	<u>820,860</u>	<u>1,031,299</u>

#### 5. Employees

The company has no employees (2020 – none). The directors did not receive any remuneration (2020 – £nil).

	2021 £	2020 £
<b>6. Interest receivable and similar income</b>		
Interest receivable on the financial asset	2,436,905	2,515,788
Bank interest	-	3,321
	<u>2,436,905</u>	<u>2,519,109</u>

**HUB NORTH SCOTLAND (O&C) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED 30 JUNE 2021**

	2021 £	2020 £
<b>7. Interest payable and similar charges</b>		
Interest on senior debt loan	1,979,588	2,066,294
Interest on subordinated debt loans from related parties	529,773	570,085
	<u>2,509,361</u>	<u>2,636,379</u>

	2021 £	2020 £
<b>8. Taxation</b>		
<b>Corporation tax</b>		
Current tax charge/(credit) for the year	1,335	(4,584)
<b>Total current tax charge on ordinary activities</b>	<u>1,335</u>	<u>(4,584)</u>

**Factors affecting the tax charge/(credit) for the year:**

The tax assessed for the year is lower than (2020: *lower than*) the standard rate of corporation tax in the UK of 19% (2020 - 19%). The differences are explained below:

	2021 £	2020 £
<b>Profit/(loss) on ordinary activities before tax</b>	<u>15,478</u>	<u>(32,579)</u>
Profit/(loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2020 - 19%)	2,941	(6,190)
<b>Effects of:</b>		
Losses brought forward and used	(1,606)	-
Losses carried forward	-	1,606
<b>Total tax charge/(credit) for the year</b>	<u>1,335</u>	<u>(4,584)</u>

**Reconciliation of corporation tax debtor**

Opening balance	(4,584)	4,584
Payment on account in the year	-	(4,584)
Tax charge/(credit) for the year	1,335	(4,584)
Closing balance	<u>(3,249)</u>	<u>(4,584)</u>

**Factors that may affect future tax charge**

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 generating 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.



**HUB NORTH SCOTLAND (O&C) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED 30 JUNE 2021**

	2021 £	2020 £
<b>9. Financial Asset</b>		
Opening balance 1 July 2020	55,592,290	57,508,852
Net interest receivable	2,436,905	2,515,788
Unitary charge income	(5,054,209)	(5,031,800)
Operational revenue recognised	604,285	599,450
<b>Closing balance 30 June 2021</b>	<b>53,579,271</b>	<b>55,592,290</b>
Financial asset due within one year	1,971,884	1,925,205
Financial asset due after more than one year	51,607,387	53,667,085
	<b>53,579,271</b>	<b>55,592,290</b>
<b>10. Debtors</b>		
Trade debtors	409,382	1,009,180
Prepayments and accrued income	8,801	2,453
Other debtors	272,387	259,636
Corporation tax debtor	3,249	4,584
	<b>693,819</b>	<b>1,275,853</b>
<b>11. Cash and cash equivalents</b>		
Cash at bank and in hand	943,651	1,061,530
	<b>943,651</b>	<b>1,061,530</b>
<b>12. Creditors: Amounts falling due within one year</b>		
Senior debt loan	1,917,666	1,888,969
Amounts owed to related parties - subordinated debt loans	52,653	143,557
Amounts owed to related parties - accrued interest	132,056	133,550
Trade creditors	736,246	1,319,278
Accruals and deferred income	110,666	196,551
VAT creditor	104,540	128,680
	<b>3,053,827</b>	<b>3,810,585</b>

**HUB NORTH SCOTLAND (O&C) LIMITED****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED 30 JUNE 2021**

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	2021 £	2020 £
<b>13. Creditors: Amounts falling due after more than one year</b>		
Senior debt loan	<b>47,030,178</b>	48,947,842
Amounts owed to related parties - subordinated debt loans	<b>5,126,045</b>	5,178,698
	<u><b>52,156,223</b></u>	<u>54,126,540</u>

**Secured creditors**

The senior debt loan represents a loan from Aviva Public Private Finance Limited which is secured by way of a fixed and floating charge over the assets of the company. The total loan facility is for £54,282,166.

The subordinated loan represents loans from entities that are shareholders of the immediate parent Hub North Scotland (O&C) Holdings Limited. The loans are repayable in half yearly instalments commencing in September 2019 with the final repayment due in March 2043. The loans are unsecured and bear interest at a rate of 10.2%.

**Creditors due after 5 years**

Creditors include amounts repayable by installment that are not wholly repayable within 5 years of £44,382,999 (2020: £46,364,319).

# HUB NORTH SCOTLAND (O&C) LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2021

### 14. Related party transactions

During the year, the entity entered into the following transactions with related parties:

	<b>Purchases 2021 £</b>	<i>Purchases 2020 £</i>	<b>Amounts outstanding 2021 £</b>	<i>Amounts outstanding 2020 £</i>
ACP: North Hub Limited (1)	123,534	126,737	-	-
Hub North Scotland Limited (2)	30,000	-	-	-
Currie & Brown UK Limited (4)	23,452	-	-	3,861
Galliford Try Building T/A Morrison Construction (3)	69,780	509,167	-	616,504
	<u>246,766</u>	<u>635,904</u>	<u>-</u>	<u>620,365</u>

Amounts outstanding include creditors and amounts accrued at the year end.

	<b>Invoiced 2021 £</b>	<i>Invoiced 2020 £</i>	<b>Debtor 2021 £</b>	<i>Debtor 2020 £</i>
Argyll and Bute Council (1)	5,270,784	5,559,955	409,382	1,011,633

	<b>Interest charge 2021 £</b>	<i>Interest charge 2020 £</i>	<b>Subordinated debt 2021 £</b>	<i>Subordinated debt 2020 £</i>
Scottish Futures Trust Investments Limited (1)	52,977	57,008	517,869	532,225
Argyll and Bute Council (1)	52,977	57,008	517,869	532,225
HCF Investments Limited (1)	105,9545	114,017	1,035,740	1,064,451
Galliford Try (North Hub) Investments Limited (5)	158,932	171,026	1,553,610	1,596,677
Currie & Brown Equitix Limited (5)	158,932	171,026	1,553,610	1,596,677
	<u>529,773</u>	<u>570,085</u>	<u>5,178,698</u>	<u>5,322,255</u>

## HUB NORTH SCOTLAND (O&C) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 JUNE 2021

#### 14. Related party transactions (continued)

	<b>Accrued Interest 2021 £</b>	<b>Accrued Interest 2020 £</b>
Scottish Futures Trust Investments Limited (1)	13,206	13,355
Argyll and Bute Council (1)	13,206	13,355
HCF Investments Limited (1)	26,411	26,710
Galliford Try (North Hub) Investments Limited (5)	39,617	40,065
Currie & Brown Equitix Limited (5)	39,616	40,065
	<u>132,056</u>	<u>133,550</u>

1. A shareholder in the immediate parent company Hub North Scotland (O&C) Holdings Limited.
2. 60% owned by ACP: North Hub Limited (1).
3. Part of the same corporate group as Galliford Try (North Hub) Investments Limited, which is a shareholder in ACP: North Hub Limited (1).
4. An entity in the same corporate group as Currie & Brown (Investments) Limited, a shareholder in Currie & Brown Equitix Limited (5).
5. A shareholder in ACP: North Hub Limited (1).

#### 15. Controlling party

The immediate parent company is Hub North Scotland (O&C) Holdings Limited. ACP: North Hub Limited is the majority shareholder of Hub North Scotland (O&C) Holdings Limited but, in the opinion of the directors, is not considered to be the controlling party. The directors consider there to be no ultimate controlling party.