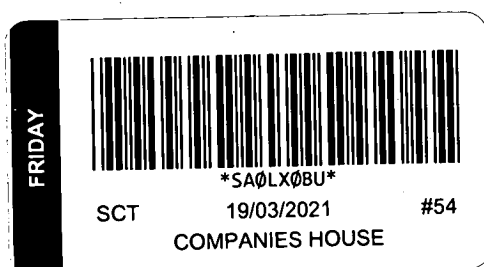


# WCHS DBFM Holdco Limited

Annual Report and financial statements  
For the year ended 30 September 2020



Company No. SC535579

## Officers and professional advisers

<b>Company registration number</b>	SC535579
<b>Registered office</b>	PO Box 17452 2 Lochside View Edinburgh EH12 1LB
<b>Directors</b>	K Bradley A McCrorie P McGirk C Campbell M Templeton P McVey R Park L Simmons N Gemmell
<b>Company Secretary</b>	Galliford Try Secretariat Services Limited
<b>Bankers</b>	Barclays Bank plc PALL MALL 2 Leicestershire LE87 2BB
<b>Auditor</b>	Azets Audit Services Chartered Accountants Exchange Place 3 Semple 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 ending on 30 September 2020.

### Business review and principal activities

The Company has been established as a non-trading holding company for the investment in WCHS DBFMCo Limited. WCHS DBFMCo Limited (DBFMCo) has entered a Design, Build, Finance and Maintain ('DBFM') concession contract with West Lothian Council (the 'Authority'). The DBFM contract involves the design, build and financing of the new West Calder High School together with the provision of certain facilities management services within the building. The Project Agreement between WCHS DBFMCo Limited and West Lothian Council was signed on 14 December 2016.

As part of this contract, DBFMCo has entered into a fixed-price sub-contract with Galliford Try Construction Limited t/a Morrison Construction (previously known as Galliford Try Building Limited) to design and build the facility. The construction of the school was completed in June 2018.

DBFMCo has also entered a sub-contract with Galliford Try Construction Limited t/a Galliford Try Facilities Management (previously known as Galliford Try Building Limited) for the provision of facilities management services within the building.

The DBFM project is being financed by a combination of senior and subordinated debt. Senior debt facilities of £29m, provided by Nord/LB and £3m of subordinated debt provided by equity shareholders funded the construction of the school.

The school was handed over to West Lothian Council in June 2018 and the operating term of the DBFM contract is 25 years from the completion of the school. Monthly service payments from West Lothian Council commenced from the date of Practical Completion when the building became available. The construction and other related costs are being treated as an asset which will be repaid over the life of the contract.

The directors have considered the impact that COVID-19 could have on the operations of the Company and its subsidiary and are satisfied that the subsidiary will be able to continue for 12 months following the signing of these financial statements. This is on the basis that construction of the project has completed, WCHS DBFMCo Limited's sole customer is a public sector body backed by the Scottish Government, the Annual Service Payment is per the underlying service concession arrangement, interest costs are fixed and the running costs of WCHS DBFMCo Limited are either fixed or are not expected to fluctuate significantly.

The Company is being used to hold an investment in WCHS DBFMCo Limited and the subordinated debt in respect of the West Calder High School project and this debt will not be repaid in the 12 months from the signing of the financial statements and thus the directors confirm that they view the Company as a going concern.

### Results

The Statement of Comprehensive Income for the year is set out on page 9. During the year the Company performed in line with expectation and reported a profit of £nil (2019: £nil).

## Report of the directors (continued)

### Directors

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

K Bradley  
A McCrorie  
P McGirk  
P McVey  
R Park  
C Campbell  
L Simmons  
N Gemmell  
M Templeton  
G Sheret (resigned 2 April 2020)

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

### 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 year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice). 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 confirm that they have complied with the above requirements in preparing the financial statements.

The directors are responsible for keeping proper accounting records that 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.

## Report of the directors (continued)

### 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.

### Post balance sheet events

There have been no significant events affecting the Company since the year end.

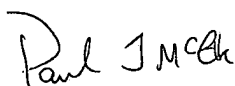
### Auditor

On 7 September 2020 Group Audit Services Limited trading as Scott Moncrieff Audit Services changed its name to Azets Audit Services Limited. The name they practice under is Azets Audit Services and accordingly they have signed their report in their new name. The auditor, Azets Audit Services, will be proposed for reappointment in accordance with Section 485 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 was approved by the Board on 10 March 2021 and signed on its behalf by:



**P McGirk**  
**Director**

# Independent Auditor's Report to the Members of WCHS DBFM Holdco Limited

## Opinion

We have audited the financial statements of WCHS DBFM Holdco Limited ('the Company') for the year ended 30 September 2020, which comprise the Statement of Comprehensive Income, the Balance Sheet, the Statement of Changes in Equity, and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 30 September 2020 and of its results 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 United Kingdom, 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 audit opinion.

## Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

## Independent Auditor's Report to the Members of WCHS DBFM Holdco Limited (continued)

### Other information

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### 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' exemptions in preparing the Report of the directors and from the requirement to prepare a Strategic Report.



## Independent Auditor's Report to the Members of WCHS DBFM Holdco Limited (continued)

### Responsibilities of the directors

As explained more fully in the Statement of directors' responsibilities 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.

### 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 for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). The 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, 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**  
Exchange Place 3  
Semple Street  
Edinburgh  
EH3 8BL

Date: 10 March 2021

## Statement of Comprehensive Income for the year ended 30 September 2020

		Year ended 30 September 2020	Year ended 30 September 2019
	Note	£	£
Administration expenses		-	-
<b>Operating profit</b>	3	-	-
Interest payable	4	(311,861)	(314,240)
Interest receivable	4	311,861	314,240
<b>Profit on ordinary activities before taxation</b>		-	-
Taxation	5	-	-
<b>Retained profit for the year</b>		-	-
<b>Other comprehensive income</b>		-	-
<b>Total comprehensive income</b>		-	-

All activities are continuing.

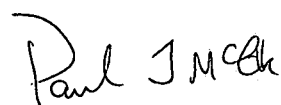
The notes form part of these financial statements.

## Balance sheet as at 30 September 2020

	Note	2020 £	2019 £
<b>Fixed Assets</b>			
Investments	6	100	100
<b>Current assets</b>			
Debtors – amounts falling due after more than one year	7	2,914,120	2,951,010
Debtors – amounts falling due within one year	7	209,440	205,851
		<u>3,123,560</u>	<u>3,156,861</u>
<b>Current liabilities</b>			
Creditors – amounts falling due within one year	8	<u>(209,440)</u>	<u>(205,851)</u>
<b>Net current assets</b>		2,914,120	2,951,010
<b>Total assets less current liabilities</b>		<u>2,914,220</u>	<u>2,951,110</u>
Creditors – amounts falling due after more than one year	9	<u>(2,914,120)</u>	<u>(2,951,010)</u>
<b>Net assets</b>		<u>100</u>	<u>100</u>
<b>Capital and reserves</b>			
Called-up share capital	10	100	100
Profit and loss reserve	11	-	-
<b>Equity shareholders' funds</b>		<u>100</u>	<u>100</u>

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

The financial statements were authorised for issued by the board of directors on 10 March 2021 and are signed on its behalf by:



**P McGirk**  
Director

**Registered Number: SC535579**

The notes form part of these financial statements.

## Statement of Changes in Equity for the year ended 30 September 2020

	<b>Called up share capital</b>	<b>Profit and loss account</b>	<b>Total Equity</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Balance at 1 October 2019	100	-	100
Profit for the year	-	-	-
Balance at 30 September 2020	<u>100</u>	<u>-</u>	<u>100</u>

## Statement of Changes in Equity for the year ended 30 September 2019

	<b>Called up share capital</b>	<b>Profit and loss account</b>	<b>Total Equity</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Balance at 1 October 2018	100	-	100
Profit for the year	-	-	-
Balance at 30 September 2019	<u>100</u>	<u>-</u>	<u>100</u>

## 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 30 September 2020. The continuing activities of the Company are as a holding company for the subordinated debt in WCHS DBFMCo Limited.

The Company is a private limited company which is limited by shares. The Company was incorporated in Scotland. The registered office is:

PO Box 17452  
2 Lochside View  
Edinburgh  
EH12 1LB

The Company's registered number is SC535579.

#### (b) Basis of preparation

These financial statements have been prepared in accordance with applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 – 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice), and with the Companies Act 2006. The financial statements have been prepared on the historical cost basis.

The preparation of the 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 2).

A summary of the more important accounting policies is set out below.

#### (c) Going concern

The Company is being used to hold an investment in WCHS DBFMCo Limited and the subordinated debt in respect of the West Calder High School project and this debt will not be repaid in the 12 months from the signing of the financial statements and thus the directors confirm that they view the Company as a going concern.

The directors have considered the impact that COVID-19 could have on the operations of its subsidiary and are satisfied that the subsidiary will be able to continue for 12 months following the signing of these financial statements. This is on the basis that construction of the project has completed, WCHS DBFMCo Limited's sole customer is a public sector body backed by the Scottish Government, the Annual Service Payment is per the underlying service concession arrangement, interest costs are fixed and the running costs of WCHS DBFMCo Limited are either fixed or are not expected to fluctuate significantly.

#### (d) Consolidation

Consolidated accounts have not been prepared as the Company has taken the exemption available to small groups.

#### (e) Statement of Cash Flows

A Statement of Cash Flows has not been prepared as the Company has taken the exemption available to small companies.

## Notes to the financial statements

### 1 Principal accounting policies (continued)

**(f) Interest payable**

Finance costs are charged to the Statement of Comprehensive Income 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.

**(g) Interest Receivable**

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

**(h) Investments**

The investment in the subsidiary undertaking is stated at cost. The carrying value of the investment is reviewed annually by the directors to determine whether there has been any impairment.

**(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) Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

**(k) 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. 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.

**(l) 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

The directors are satisfied that accounting policies are appropriate and consistently applied. There are no accounting estimates.

### 3 Operating profit

None of the directors received any remuneration as directors from the Company during the period. The Company has no directly employed personnel. All administrative expenses are paid by the Company's subsidiary, WCHS DBFMCo Limited. The audit fee of £1,360 (2019: £1,300) and non-audit fee in respect of tax services and iXBRL tagging of £630 (2019: £630) is borne by the subsidiary undertaking.

### 4 Interest receivable and payable

	2020 £	2019 £
<b>Interest receivable</b>		
Interest receivable from subsidiary undertaking	<u>311,861</u>	<u>314,240</u>
<b>Interest payable</b>		
Interest payable in respect of subordinated debt	<u>(311,861)</u>	<u>(314,240)</u>

### 5 Taxation

The results for the year do not give rise to a tax charge (2019: £nil).

## Notes to the financial statements

### 6 Investments

#### Shareholding in group undertakings £

At 1 October 2019 and 30 September 2020

100

The Company has invested £100 in the share capital of WCHS DBFMCo Limited, a company incorporated in Scotland which has entered into a DBFM contract with West Lothian. The investment comprises 100 ordinary shares of £1 each. The shares held in WCHS DBFMCo Limited have been pledged to Nord LB, as security trustee under the senior financing documents of the DBFM contract.

Details of this investment are in the table below.

Name	Shareholding	Year end	Equity	Profit for the
			shareholders' funds	year to
			£	30 September 2020
		30 September		£
WCHS DBFMCo Limited	100%	2020	(2,656,235)	35,755

Other comprehensive income for the period was (£261,508) (2019: (£2,857,455)) to give total comprehensive income for the year of (£225,753) (2019: (£2,837,794)).

The registered office of WCHS DBFMCo Limited is PO Box 17452, 2 Lochside View, Edinburgh, EH12 1LB.



## Notes to the financial statements

### 7 Debtors

	2020 £	2019 £
<b>Amounts falling due after more than one year</b>		
Subordinated loan notes from subsidiary undertaking	<u>2,914,120</u>	<u>2,951,010</u>
<b>Amounts falling due within one year</b>		
Subordinated loan notes from subsidiary undertaking	53,934	48,687
Accrued subordinated debt interest	<u>155,506</u>	<u>157,164</u>
	<u>209,440</u>	<u>205,851</u>

The loans are stated at amortised cost, using the effective interest rate method. Interest is receivable at a rate of 10.45%. The loan notes are unsecured and are repayable in instalments commencing on 30 September 2018 and ending on 31 March 2043.

### 8 Creditors: amounts falling due within 1 year

	2020 £	2019 £
Subordinated loan notes from related parties	53,934	48,687
Accrued subordinated debt interest	<u>155,506</u>	<u>157,164</u>
	<u>209,440</u>	<u>205,851</u>

### 9 Creditors: amounts falling greater than 1 year

	2020 £	2019 £
<b>Amounts falling due after more than one year</b>		
Subordinated loan notes from related parties	<u>2,914,120</u>	<u>2,951,010</u>

The loans are stated at amortised cost, using the effective interest rate method. Interest is payable a rate of 10.45%. The loan notes are unsecured and are repayable in instalments commencing on 30 September 2018 and ending on 31 March 2043.

Nord LB hold fixed and floating charges over the Company and its assets in respect of funds lent by Nord LB to the Company's subsidiary, WCHS DBFMCo Limited.

The repayment profile of the liabilities shown above is as follows:

	2019 £	2019 £
In less than one year	53,934	48,687
Between one and two years	40,745	36,890
Between two and five years	149,451	135,293
Greater than five years	<u>2,723,924</u>	<u>2,778,827</u>
	<u>2,968,054</u>	<u>2,999,697</u>

## Notes to the financial statements

### 10 Called up share capital

	2020	2019
	£	£
<b>Allotted, issued and fully paid</b>		
100 ordinary shares of £1 each	<u>100</u>	<u>100</u>

The share capital of 100 ordinary shares at a nominal value of £100 was split across 3 share classes: 10 Class A Shares (Scottish Futures Trust Investments Limited), 30 Class B Shares (20 shares belonging to HCF Investment Limited and 10 shares belonging to West Lothian Council) and 60 Class C Shares (Space Scotland Limited).

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

### 11 Reserves

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

### 12 Related party transactions

During the year the Company charged interest of £311,861 (2019: £314,240) in respect of subordinated debt loans provided to its subsidiary WCHS DBFMCo Limited. Of this interest, £155,506 (2019: £157,164) was accrued and receivable at the year end. A loan balance of £2,968,054 (2019: £2,999,697) is outstanding at the year end.

Loan interest of £31,186 (2019: £31,424), £31,186 (2019: £31,424), £155,307 (2019: £156,492) and £94,182 (2019: £94,900) payable to Scottish Futures Trust Investments Limited, West Lothian Council, Galliford Try Investments Limited and PPDI Assetco Limited respectively. Of this interest £15,550 (2019: £15,717), £15,550 (2019: £15,717), £77,442 (2019: £78,267) and £46,964 (2019: £47,463) was accrued and payable to Scottish Futures Trust Investments Limited, West Lothian Council, Galliford Try Investments and PPDI Assetco respectively at the year end.

As at 30 September 2020 £296,805 (2019: £299,970) remains payable to Scottish Futures Trust Investments Limited, £296,805 (2019: £299,970) remains payable to West Lothian Council, £1,478,092 (2019: £1,493,849) remains payable to Galliford Try Investments Limited and £896,352 (2019: £905,908) remains payable to PPDI Assetco Limited in respect of the subordinated debt loans.

### 13 Ultimate controlling party

The Directors consider there to be no ultimate controlling party.