

Greenbelt Group Limited

Registered number: SC192378

Filleted financial statements

For the year ended 31 March 2017



STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2017

	Note	2017 £	2016 £
Fixed assets			
Tangible fixed assets	4	16,532,903	14,935,462
Current assets			
Debtors: amounts falling due within one year	5	5,003,030	4,264,399
Cash at bank and in hand	6	712,885	755,549
		<u>5,715,915</u>	<u>5,019,948</u>
Creditors: amounts falling due within one year	7	<u>(6,049,436)</u>	<u>(4,866,494)</u>
Net current (liabilities)/assets		<u>(333,521)</u>	<u>153,454</u>
Total assets less current liabilities		<u>16,199,382</u>	<u>15,088,916</u>
Creditors: amounts falling due after more than one year	8	-	(1,053,579)
Provisions for liabilities			
Deferred tax	9	(2,344,763)	(2,349,456)
Provisions	10	<u>(411,799)</u>	<u>(399,714)</u>
		<u>(2,756,562)</u>	<u>(2,749,170)</u>
Net assets		<u><u>13,442,820</u></u>	<u><u>11,286,167</u></u>
Capital and reserves			
Called up share capital	11	10	10
Revaluation reserve	12	13,175,679	11,703,806
Capital redemption reserve	12	6	6
Profit and loss account	12	267,125	(417,655)
		<u>13,442,820</u>	<u>11,286,167</u>


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 FRS102 Section 1A - small entities.

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

The company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

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

G More
 Director

 8/12/2017

GREENBELT GROUP LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2017**

	Called up share capital	Capital redemption reserve	Revaluation reserve	Profit and loss account	Total equity
	£	£	£	£	£
At 1 April 2015	10	6	10,686,288	(1,300,409)	9,385,895
Profit for the year	-	-	-	881,954	881,954
Surplus on revaluation of tangible fixed assets	-	-	923,816	-	923,816
Deferred tax movements	-	-	94,502	-	94,502
Transfer to/(from) profit and loss account	-	-	(800)	800	-
At 1 April 2016	10	6	11,703,806	(417,655)	11,286,167
Profit for the year	-	-	-	648,398	648,398
Surplus on revaluation of tangible fixed assets	-	-	1,636,434	-	1,636,434
Deferred tax movements	-	-	(128,179)	-	(128,179)
Transfer to/(from) profit and loss account	-	-	(36,382)	36,382	-
At 31 March 2017	10	6	13,175,679	267,125	13,442,820

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

1. General information

Greenbelt Group Limited is a company limited by shares registered in Scotland. The company's registered office and principal place of business is McCafferty House, 99 Firhill Road, Glasgow, G20 7BE.

2. Accounting policies

2.1 Basis of preparation 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 Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

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

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the company accounting policies.

The following principal accounting policies have been applied:

2.2 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.

2.3 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

The company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

2. Accounting policies (continued)

2.3 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Land	- not depreciated
Fixtures, fittings & motor vehicles	- 25% straight line
Computer equipment	- 33 - 50% straight line
Property improvements	- 20% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of Comprehensive Income.

2.4 Revaluation of tangible fixed assets

Tangible fixed assets comprises land which is stated at valuation. Revaluation gains and losses are recognised in the Statement of Comprehensive Income.

Land is not depreciated.

2.5 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.

2.6 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.

2.7 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 debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

2.8 Creditors

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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

2. Accounting policies (continued)

2.9 Finance costs

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.

2.10 Operating leases: the company as lessee

Rentals paid under operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term.

2.11 Pensions

Defined contribution pension plan

The company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payment obligations.

The contributions are recognised as an expense in the Statement of Comprehensive Income when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of Financial Position. The assets of the plan are held separately from the company in independently administered funds.

2.12 Interest income

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

2.13 Provisions for liabilities

Provisions are made where an event has taken place that gives the company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the Statement of Comprehensive Income in the year that the company becomes aware of the obligation, and are measured at the best estimate at the Statement of Financial Position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the Statement of Financial Position.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017

2. Accounting policies (continued)

2.14 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except that a charge attributable to an item of income and expense 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 reporting date in the countries where the company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Statement of Financial Position date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

2.15 Exceptional items

Exceptional items are transactions that fall within the ordinary activities of the company but are presented separately due to their size or incidence.

3. Employees

The average monthly number of employees, including the directors, during the year was as follows:

	2017 No.	2016 No.
Administration	40	37

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

4. Tangible fixed assets

	Land £	Fixture, fittings & motor vehicles £	Computer equipment £	Property improve- ments £	Total £
Cost or valuation					
At 1 April 2016	14,923,765	81,702	177,813	61,995	15,245,275
Additions	-	119	8,465	-	8,584
Disposals	(36,382)	-	(1,312)	-	(37,694)
Revaluations	1,636,434	-	-	-	1,636,434
At 31 March 2017	<u>16,523,817</u>	<u>81,821</u>	<u>184,966</u>	<u>61,995</u>	<u>16,852,599</u>
Depreciation					
At 1 April 2016	-	79,950	167,917	61,946	309,813
Charge owned for the period	-	1,626	9,520	49	11,195
Disposals	-	-	(1,312)	-	(1,312)
At 31 March 2017	<u>-</u>	<u>81,576</u>	<u>176,125</u>	<u>61,995</u>	<u>319,696</u>
Net book value					
At 31 March 2017	<u>16,523,817</u>	<u>245</u>	<u>8,841</u>	<u>-</u>	<u>16,532,903</u>
At 31 March 2016	<u>14,923,765</u>	<u>1,752</u>	<u>9,896</u>	<u>49</u>	<u>14,935,462</u>

Land has been revalued in the year by the directors on an existing use basis following the principles of a third party valuation performed by GVA James Barr in July 2015. The revaluation has resulted in an increase in land value of £1,636,434 (2016 - £923,816) to £16,523,817 (2016 - £14,923,765).

If the land had not been included at valuation it would have been included under the historical cost convention at a value of £742,639 (2016 - £742,639).

5. Debtors

	2017 £	2016 £
Trade debtors	3,684,780	3,892,926
Amounts owed by group undertakings (note 15)	1,108,674	257,528
Prepayments and accrued income	209,576	113,945
	<u>5,003,030</u>	<u>4,264,399</u>

GREENBELT GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

6. Cash and cash equivalents

	2017 £	2016 £
Cash at bank and in hand	712,885	755,549

7. Creditors: Amounts falling due within one year

	2017 £	2016 £
Trade creditors	1,477,266	1,256,520
Amounts owed to group undertakings (note 15)	780,033	-
Corporation tax	87	-
Other taxation and social security	696,947	602,372
Other creditors	8,178	6,977
Accruals and deferred income	3,086,925	3,000,625
	<u>6,049,436</u>	<u>4,866,494</u>

8. Creditors: Amounts falling due after more than one year

	2017 £	2016 £
Amounts owed to group undertakings (note 15)	-	1,053,579

9. Deferred taxation

	2017 £	2016 £
At beginning of year	(2,349,456)	(2,572,802)
Movement to profit or loss	132,872	128,844
Movement to other comprehensive income	(128,179)	94,502
At end of year	<u>(2,344,763)</u>	<u>(2,349,456)</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017

9. Deferred taxation (continued)

The provision for deferred taxation, which is based on a tax rate of 17% (2016 - 18%), is made up as follows:

	2017 £	2016 £
On revaluation of tangible fixed assets	(2,606,479)	(2,478,300)
Tax losses carried forward	261,716	128,844
	<u>(2,344,763)</u>	<u>(2,349,456)</u>

10. Provisions

	Capital replacement provision £	Maintenance provision £	Establishment provision £	Total £
At 1 April 2016	113,479	106,000	180,235	399,714
Charged to statement of comprehensive income	21,521	22,000	-	43,521
Utilised in year	-	(29,000)	(2,436)	(31,436)
At 31 March 2017	<u>135,000</u>	<u>99,000</u>	<u>177,799</u>	<u>411,799</u>

Capital replacement provision

The capital replacement provision comprises future estimated costs in relation to structural repairs where there exists an obligation for these works to be carried out.

Maintenance provision

The maintenance provision comprises an estimation of the future costs that the company expects to meet on specific land management projects.

Establishment provision

The establishment provision comprises future estimated costs that the company has an obligation to meet on a number of greenspace sites.

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

11. Share capital

	2017 £	2016 £
Shares classified as equity		
Allotted, called up and fully paid		
10 Ordinary shares of £1 each	10	10

12. Reserves**Revaluation reserve**

The revaluation reserve represents the surplus on the revaluation of land.

Capital redemption reserve

The capital redemption reserve represents amounts set aside on redemption of shares.

Profit & loss account

The profit and loss account includes all current and prior periods' retained profits and losses.

13. Contingent liabilities

As part of the group banking facility, the company is party to an unlimited inter-company guarantee with Greenbelt Holdings Limited, Greenbelt Property Limited, Greenbelt Energy Limited, Greenbelt Management UK Limited, Greenbelt Works Limited and Greenbelt Solar Solutions Limited. Greenbelt Holdings Limited is the company's parent undertaking with the other companies noted being fellow subsidiary undertakings. The bank also holds a bond and floating charge over the assets of the company and specific standard securities over certain areas of land.

14. Pension commitments

The company makes payments to a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £50,162 (2016 - £40,803). Contributions totalling £8,178 (2016 - £6,977) were payable to the fund at the reporting date.

15. Related party transactions

As a wholly owned subsidiary undertaking of Greenbelt Holdings Limited, the company has taken advantage of the exemption granted by FRS 102 not to disclose transactions with its parent undertaking or other wholly owned fellow subsidiary undertakings.

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**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

16. Ultimate parent undertaking and controlling party

The company's immediate and ultimate parent undertaking is Greenbelt Holdings Limited, a company registered in Scotland, which is the smallest and largest group of companies for which group financial statements are prepared. Copies of the financial statements of Greenbelt Holdings Limited are available to the public from Companies House, Edinburgh Quay 2, 139 Fountainbridge, Edinburgh, EH3 9FF.

In the opinion of the directors, the ultimate controlling party of the company is the directors of Greenbelt Holdings Limited.

17. Auditor's information

An unqualified audit report was signed by Fiona Martin (Senior Statutory Auditor) for and on behalf of Mazars LLP, Chartered Accountants and Statutory Auditor.