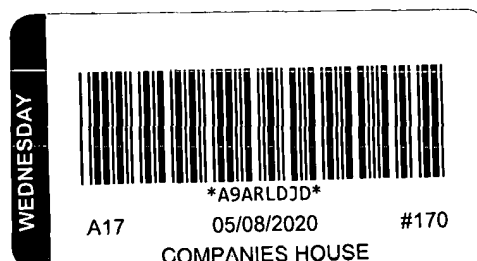


Registration number: 04801068

# Priorgate Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2020



# **Priorgate Limited**

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## **Priorgate Limited**

### **Company Information**

<b>Directors</b>	R Little R J Marshall A Ritchie
<b>Company secretary</b>	Semperian Secretariat Services Limited
<b>Registered office</b>	Third Floor Broad Quay House Prince Street Bristol BS1 4DJ
<b>Independent Auditors</b>	PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors 2 Glass Wharf Bristol BS2 0FR

## **Priorgate Limited**

### **Strategic Report for the Year Ended 31 March 2020**

The directors present their strategic report for the year ended 31 March 2020.

#### **Principal activity**

The company was formed as a special purpose vehicle to provide two serviced schools to Sheffield City Council, under a Private Finance Initiative ('PFI') contract, for the period to July 2030. The project met the target date for education services to commence in April 2005.

#### **Results and review of business**

The profit for the year is set out in the profit and loss account on page 9. The directors consider the performance of the company during the year and the financial position at the end of the year, to be in line with the long term expected performance of the project, and its prospects for the future to be satisfactory.


#### **Principal risks and uncertainties**

The company has taken on the activity, as detailed above, and is risk averse in its trading relationships with its customer, funders and sub-contractors as determined by the terms of their respective detailed PFI contracts. In extreme circumstances, the company could be exposed to subcontractor failure to perform their obligations. The Board monitors the financial stability of its subcontractor and has contingency plans in place to ensure the continuity of service provision to its client, should the subcontractor become unable to perform its obligations. The financial risks and the measures taken to mitigate them are as detailed in the Directors' report.

#### **Key performance indicators ('KPIs')**

The company's operations are managed under the supervision of its shareholders and funders and are largely determined by the detailed terms of the PFI contract which stipulates key performance criteria on operational activities as managed by the sub-contractor. For this reason, the company's directors believe that further operational key performance indicators for the company are not necessary or appropriate for an understanding of the performance or position of the business. In addition the directors monitor compliance with debt covenant ratios as specified in the senior loan agreement, in particular the Debt Service Cover Ratio, and no non-compliance has been noted.

Approved by the Board on 30.7.2020 and signed on its behalf by:



R Little  
Director

## **Priorgate Limited**

### **Directors' Report for the Year Ended 31 March 2020**

**Registration number: 04801068**

The directors present their report and the audited financial statements for the year ended 31 March 2020.

#### **Future developments**

No significant changes are expected to the company's activities, as set out in the Strategic Report, in the foreseeable future.

#### **Dividends**

A dividend of £138,962 (£13.90 per ordinary share) was paid during the year (2019: £294,863, £29.49 per ordinary share).

#### **Financial risk management**

The company has exposures to a variety of financial risks which are managed with the purpose of minimising any potential adverse effect on the company's performance. The directors have policies for managing each of these risks and they are summarised below:

##### ***Interest rate risk***

The senior debt interest has been fixed through the use of fixed funding rates, plus a margin, as set out in note 13.

##### ***Inflation risk***

The company's project revenue and most of its costs were linked to inflation at the inception of the project, resulting in the project being largely insensitive to inflation.

##### ***Liquidity risk***

The company adopts a prudent approach to liquidity management by endeavouring to maintain sufficient cash and liquid resources to meet its obligations as they fall due.

##### ***Credit risk***

The company receives the majority of its revenue from Sheffield City Council and is not exposed to significant credit risk. Cash investments are with institutions of a suitable credit quality.

##### ***Major maintenance replacement risk***

The company is responsible for managing the ongoing major maintenance replacement of the building and relevant equipment, but the risks associated with this activity are largely borne by the subcontractor.

##### ***Coronavirus (COVID-19) impact on the financial statements***

The COVID-19 outbreak has developed rapidly in 2020, with a significant number of infections. Measures taken to contain the virus have affected economic activity and include limiting the movement of people and the temporary closure of businesses and schools.

The company is working with its client, Sheffield City Council, and its subcontractors, to ensure minimal interruption to contracted service provision during this period of disruption. This work is being carried out in conjunction with subcontractors, who are ensuring that the safety of their staff is maintained.

## **Priorgate Limited**

### **Directors' Report for the Year Ended 31 March 2020 (continued)**

On 20 March 2020 the Cabinet Office issued a notice (Procurement Policy Note 02/20: Supplier relief due to coronavirus (COVID-19)) that all supplier payments will be maintained as per their individual contracts. Guidance was also issued on 2 April 2020 by the Infrastructure and Projects Authority (IPA Guidance) specifically relating to PFI contracts. The IPA guidance is consistent with PPN 02/20. On 6 June 2020 the Cabinet Office issued a further notice (Procurement Policy Note 04/20: Recovery and Transition from COVID-19) which supports transition from the current measures to a steady state. The company will continue to receive the monthly unitary payment and will pay its suppliers in a timely manner. PPN 02/20 stipulated that suppliers will continue to be paid the contractual amounts due, regardless of service interruptions until at least the end of June 2020. This has been followed by PPN 04/20 which requires an open and pragmatic partnership to maintain supplier cash flows. Thus, securing contractual revenues for the immediate future.

The revenue of the company is linked to the availability of the facility and services delivered in that facility. Availability is not materially adversely impacted by the current measures limiting the movement of people, and service provision is subject to working arrangements that have been agreed with the client.

The company does not employ any staff directly. The main operating costs are agreed, under contract, with the subcontractors and therefore will not be impacted by factors arising due to the coronavirus outbreak. As the majority of costs are contractual, no other measures to control costs are deemed necessary. The timing of lifecycle and major maintenance works is being reviewed as the situation develops.

The company produces regular financial model updates that forecast the company cashflows to the end of the concession period. This financial model indicates that the company will be able to meet its financing covenant ratios and that no additional funding will be required in the next 12 months. The directors therefore consider the COVID-19 outbreak will have no impact on the ability of the company to continue as a going concern. However, the Directors are monitoring usual movements in short and long term economic indicators that may impact the valuation of assets and liabilities, and may therefore have an impact on the financial statements.

#### ***Brexit risk***

The directors have assessed the impact, on the company, arising from the uncertainty attached to the terms of the United Kingdom's withdrawal from the European Union. At this stage the impact cannot be fully understood, and political and economic commentators differ in their assessment of the potential severity of the risks associated with each potential outcome.

As the company operates solely in the United Kingdom the directors do not expect the company will be directly impacted by changes to future trading arrangements, with the EU and the rest of the world, however the directors continue to monitor any potential impact arising from the wider financial markets and the company's supply chain.

#### **Directors of the company**

The directors of the company who were in office during the year and up to the date of signing the financial statements were as follows:

R Little

R J Marshall

A Kershaw (resigned 14 June 2019)

A Ritchie (appointed 14 June 2019)

## Priorgate Limited

### Directors' Report for the Year Ended 31 March 2020 (continued)

#### Statement of directors' responsibilities

The directors are responsible for preparing the Annual Report and the Financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law).

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing the 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;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements; 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 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 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.

#### Directors' confirmations

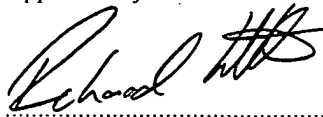
In the case of each director in office at the date the Directors' Report is approved:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

#### Reappointment of auditors

The independent auditors, PricewaterhouseCoopers LLP, Chartered Accountants and Statutory Auditors, have signified their willingness to continue in office.

Approved by the Board on 30.7.2020 and signed on its behalf by:



R Little  
Director

## **Priorgate Limited**

### **Independent Auditors' Report to the members of Priorgate Limited**

#### **Report on the audit of the financial statements**

##### **Opinion**

In our opinion, Priorgate Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the Balance Sheet as at 31 March 2020; the Profit and Loss Account, the Statement of Comprehensive Income, the Statement of Changes in Equity for the year then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

##### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### *Independence*

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

##### **Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which 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.

However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern.

##### **Reporting on other information**

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



## **Priorgate Limited**

### **Independent Auditors' Report to the members of Priorgate Limited (continued)**

#### **Reporting on other information (continued)**

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 an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of 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 based on these responsibilities.

With respect to the Strategic Report and Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (UK) require us also to report certain opinions and matters as described below.

#### *Strategic Report and Directors' Report*

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic Report and Directors' Report for the year ended 31 March 2020 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic Report and Directors' Report.

#### **Responsibilities for the financial statements and the audit**

##### *Responsibilities of the directors for the financial statements*

As explained more fully in the Statement of directors' responsibilities, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they 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.

##### *Auditors' 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 auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

##### *Use of this report*

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

## **Priorgate Limited**

### **Independent Auditors' Report to the members of Priorgate Limited (continued)**

#### **Other required reporting**

##### **Companies Act 2006 exception reporting**

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.



Nick Muzzlewhite (Senior Statutory Auditor)  
For and on behalf of PricewaterhouseCoopers LLP  
Chartered Accountants and Statutory Auditors  
Bristol  
Date: 31 July 2020

## Priorgate Limited

### Profit and Loss Account for the Year Ended 31 March 2020

	Note	2020 £ 000	2019 £ 000
<b>Turnover</b>	4	2,515	2,322
Cost of sales		<u>(2,199)</u>	<u>(1,984)</u>
<b>Gross profit</b>		316	338
Administrative expenses		<u>(128)</u>	<u>(125)</u>
<b>Operating profit</b>	5	188	213
Interest receivable and similar income	6	1,361	1,421
Interest payable and similar charges	7	<u>(1,032)</u>	<u>(1,099)</u>
<b>Profit before taxation</b>		517	535
Tax on profit	8	<u>(98)</u>	<u>(102)</u>
<b>Profit for the financial year</b>		<u><u>419</u></u>	<u><u>433</u></u>

The above results were derived from continuing operations.

### Statement of Comprehensive Income for the Year Ended 31 March 2020

	Note	2020 £ 000	2019 £ 000
<b>Profit for the financial year</b>		<u>419</u>	<u>433</u>
<b>Other comprehensive income:</b>			
Change in value of hedging instrument	17	(318)	(299)
Reclassifications to profit and loss	17	495	541
Deferred tax arising on unrealised movements on cash flow hedges	8	<u>13</u>	<u>(41)</u>
<b>Other comprehensive income (Expense)/Income for the year, net of tax</b>		<u>190</u>	<u>201</u>
<b>Total comprehensive income for the year</b>		<u><u>609</u></u>	<u><u>634</u></u>

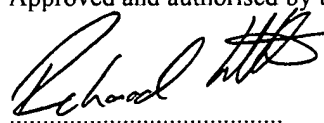
The notes on pages 12 to 22 form an integral part of these financial statements.

# Priorgate Limited

## Balance Sheet as at 31 March 2020

	Note	2020 £ 000	2019 £ 000
<b>Current assets</b>			
Debtors: Amounts falling due after more than one year	9	16,314	17,352
Debtors: Amounts falling due within one year	11	1,447	1,349
Cash at bank and in hand		<u>2,196</u>	<u>2,113</u>
		19,957	20,814
<b>Creditors: Amounts falling due within one year</b>	12	<u>(2,103)</u>	<u>(1,865)</u>
<b>Total assets less current liabilities</b>		17,854	18,949
<b>Creditors: Amounts falling due after more than one year</b>	12	<u>(17,773)</u>	<u>(19,338)</u>
<b>Net assets/(liabilities)</b>		<u>81</u>	<u>(389)</u>
<b>Capital and reserves</b>			
Called up share capital	14	10	10
Cash flow hedge reserve		(1,745)	(1,935)
Profit and loss account		<u>1,816</u>	<u>1,536</u>
<b>Total equity</b>		<u>81</u>	<u>(389)</u>

Approved and authorised by the Board on ...30.7.2020... and signed on its behalf by:



R Little  
Director

The notes on pages 12 to 22 form an integral part of these financial statements.

# Priorgate Limited

## Statement of Changes in Equity for the Year Ended 31 March 2020

	Note	Called up Share capital £ 000	Cash flow hedge reserve £ 000	Profit and loss account £ 000	Total equity £ 000
At 1 April 2018		10	(2,136)	1,398	(728)
Profit for the financial year		-	-	433	433
Other comprehensive income		-	201	-	201
Total comprehensive income		-	201	433	634
Dividends	15	-	-	(295)	(295)
At 31 March 2019		10	(1,935)	1,536	(389)

	Note	Called up Share capital £ 000	Cash flow hedge reserve £ 000	Profit and loss account £ 000	Total equity £ 000
At 1 April 2019		10	(1,935)	1,536	(389)
Profit for the financial year		-	-	419	419
Other comprehensive income		-	190	-	190
Total comprehensive income		-	190	419	609
Dividends	15	-	-	(139)	(139)
At 31 March 2020		10	(1,745)	1,816	81

The notes on pages 12 to 22 form an integral part of these financial statements.

# **Priorgate Limited**

## **Notes to the Financial Statements for the Year Ended 31 March 2020**

### **1 General information**

The company was formed as a special purpose vehicle to provide two serviced schools to Sheffield City Council, under a Private Finance Initiative ('PFI') contract, for the period to July 2030. The project met the target date for education services to commence in April 2005.

The company is a private company limited by shares and is incorporated and domiciled in England.

The address of its registered office is:

Third Floor  
Broad Quay House  
Prince Street  
Bristol  
BS1 4DJ

The company's functional and presentation currency is the pound sterling.

### **2 Accounting policies**

#### **Summary of significant accounting policies and key accounting estimates**

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

#### **Basis of Preparation**

These financial statements are prepared on a going concern basis, under the historical cost convention, as modified by the recognition of certain financial assets and liabilities measured at fair value.

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 3.

#### **Revenue recognition**

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the company and value added taxes.

The company recognises income when it has fully fulfilled its contractual obligations. The company includes sales and purchase transactions related to variations under the original contract where the benefits and risks are retained by the company, within the financial statements as turnover and cost of sales.

Where appropriate, income received under the PFI contract in respect of services provided during the operational phase of the contract is deferred to future periods in order to match those elements of income with the costs to which they relate. The turnover and cost of sales are recorded in the profit and loss account in the period in which the relevant costs are incurred.

Transactions to which the company does not have access to all the significant benefits and risks are excluded from the financial statements.

## **Priorgate Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2020 (continued)**

#### **2 Accounting policies (continued)**

##### **Finance debtor and interest receivable**

The company has elected to take the exemption under FRS 102 paragraph 35.10 (i) to continue to apply its previous accounting treatment in respect of Service Concession Arrangements entered into prior to the date of transition to FRS 102. This has resulted in the measurement of the finance debtor being different from that which would have resulted had the requirements of FRS 102 Section 34 been fully adopted. The costs incurred in constructing the assets have been treated as a finance debtor. This treatment arose from applying the guidance within previous UK GAAP which indicated that the project's principal agreements transfer substantially all the risks and rewards relating to the property to the customer.

The finance debtor represents the costs arising on the construction of the assets including initial tender costs. During asset construction, finance debtor interest income is recognised on an accruals basis and is capitalised within the finance debtor receivable. Once the project reached its operational phase and was accepted by the customer a constant proportion of the planned net revenue arising from the project was allocated to remunerate the finance debtor. Imputed interest receivable is allocated to the finance debtor using a property specific rate to generate a constant rate of return over the life of the contract. Over the course of the contract term the finance debtor is expected to be fully repaid.

##### **Tax**

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

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 taxable income.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date, where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date.

Deferred tax is measured at the tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis. Deferred tax assets are only recognised when it is considered more likely than not that there will be suitable taxable profits from which the future reversal of underlying timing differences can be deducted.

##### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value. Cash balances are held in bank accounts which are subject to controls, exercised by the providers of the company's long term debt facilities, under the terms of its facility agreements.

##### **Financial Instruments**

The company has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

##### **(i) Financial assets**

Basic financial assets, including trade and other receivables, finance debtors, cash and bank balances, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

## **Priorgate Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2020 (continued)**

#### **2 Accounting policies (continued)**

Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

#### ***(ii) Financial liabilities***

Basic financial liabilities, including trade and other payables, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

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

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

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

Financial liabilities are derecognised when the liability is extinguished, that is when the contractual obligation is discharged, cancelled or expires.

#### ***(iii) Offsetting***

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally 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.

#### ***(iv) Derivatives and Hedging arrangements***

Derivatives, which may include interest rate swaps and RPI swaps, are not basic financial instruments.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured at their fair value. Changes in the fair value of derivatives are recognised in profit or loss in finance costs or income as appropriate, unless they are included in hedging arrangements.



## **Priorgate Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2020 (continued)**

#### **2 Accounting policies (continued)**

The company applies hedge accounting for transactions entered into to manage the cash flow exposures of borrowings. Interest rate swaps are held to manage the interest rate exposures and are designated as cash flow hedges of floating rate borrowings.

Changes in the fair values of derivatives designated as cash flow hedges, and which are effective, are recognised directly in equity. Any ineffectiveness in the hedging relationship (being the excess of the cumulative change in fair value of the hedging instrument since inception of the hedge over the cumulative change in the fair value of the hedged item since inception of the hedge) is recognised in the profit and loss account.

The gain or loss recognised in other comprehensive income is reclassified to the profit and loss account in the same period in which the hedged transaction is recognised in the profit and loss account or when the hedge relationship ends. Hedge accounting is discontinued when the hedging instrument expires, no longer meets the hedging criteria, the forecast transaction is no longer highly probable, the hedged debt instrument is derecognised or the hedging instrument is terminated.

#### **Called up share capital**

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

#### **Dividends**

Final dividends and other distributions to the company's shareholders are recognised as a liability in the financial statements in the period in which the dividends and other distributions are approved by the company's shareholders. Interim dividends are recognised when paid. These amounts are recognised in the statement of changes in equity

#### **Exemptions for qualifying entities under FRS 102**

FRS 102 allows a qualifying entity certain disclosure exemptions. The exemptions which the company has taken are:

- (i) the requirement to prepare a statement of cash flows;
- (ii) certain financial instrument disclosures providing equivalent disclosures are included in the consolidated financial statements of the group in which the entity is consolidated;
- (iii) the requirement to disclose related party transactions, with the members of the same group, that are wholly owned.

#### **3 Critical accounting judgements and estimation uncertainty**

Judgements, estimates and associated assumptions are based upon historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements about carrying values of assets and liabilities that are not readily available from other sources.

The judgements, estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to the accounting estimates made are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of revision and future periods if the revision affects both current and future periods. Actual results may subsequently differ from these estimates.

Certain critical accounting judgements and estimates as applicable, adopted by management, in applying the company's accounting policies are described below:

## Priorgate Limited

### Notes to the Financial Statements for the Year Ended 31 March 2020 (continued)

#### 3 Critical accounting judgements and estimation uncertainty (continued)

##### Judgements

###### Treatment of derivatives

The directors have adopted a policy of cash flow hedge accounting for derivative financial instruments and have assessed that the company's interest rate swaps meet the criteria for hedge accounting under FRS 102. This allows unrealised gains and losses to be deferred in a cash flow hedge reserve and only recognised through the profit and loss account at the same time as the hedged cash flows.

##### Estimates

###### Finance debtor and turnover recognition

The accounting for service concession contracts and finance debtors requires estimation of service margins (being forecast of contract income less estimates of operating and major maintenance replacement costs), finance debtor interest rates and associated amortisation profile which are based on the forecast results of the PFI contracts over the respective concession length. See notes 9 and 11 for the carrying value of the finance debtor and note 12 for amounts of turnover deferred to future periods.

###### Impairment of debtors

Management makes an estimate of the likely recoverable value of trade and other debtors by considering factors including the current credit rating, the ageing profile and the historical experience of the respective debtor. See notes 9 and 11 for the carrying value of the debtors.

###### Measurement of derivatives

Derivative financial instruments are recognised at fair value. The measurement of fair value is based on estimates of future market interest and inflation rates and will therefore be subject to change. The company has used a third party expert to assist with valuing such instruments.

###### Taxation

The assessment of the tax charge may include uncertain tax positions where the tax treatment has not yet been agreed with the taxation authorities. Management make an estimate of the taxation charge for the period and the value of balances, with reference to legislation, discussions with taxation authorities, advice from taxation advisors, and the determination of similar taxation cases.

Deferred tax is recognised at tax rates that are expected to be applicable when the timing differences reverse, to the extent that such rates have been substantially enacted.

#### 4 Turnover

The company has been engaged solely in continuing activities in a single class of business within the United Kingdom.

## Priorgate Limited

### Notes to the Financial Statements for the Year Ended 31 March 2020 (continued)

#### 5 Operating profit

The company had no employees, other than the directors, during the year (2019: none). The emoluments of the directors are paid by the controlling parties. The directors' services to this company and to a number of fellow group companies are primarily of a non-executive nature and their emoluments are deemed to be wholly attributable to the controlling parties. The controlling parties charged £20,000 (2019: £20,000) to the company in respect of these services.

The audit fee in respect of the company was £9,337 for the year (2019: £8,919). These include costs of £1,149 (2019: £1,116) for the audit of Priorgate Holdings Limited, which are not passed on.

#### 6 Interest receivable and similar income

	2020 £ 000	2019 £ 000
Imputed interest receivable on finance debtor	1,338	1,407
Interest income on bank deposits	23	14
	<u>1,361</u>	<u>1,421</u>

#### 7 Interest payable and similar charges

	2020 £ 000	2019 £ 000
Interest on bank borrowings	243	257
Interest rate swap costs	495	541
Other finance costs	8	7
Interest payable on loans from group undertakings	286	294
	<u>1,032</u>	<u>1,099</u>

#### 8 Tax on profit

##### (a) Tax expense included in profit or loss

	2020 £ 000	2019 £ 000
<b>Current taxation</b>		
UK corporation tax	98	102
Tax on profit	<u>98</u>	<u>102</u>

# Priorgate Limited

## Notes to the Financial Statements for the Year Ended 31 March 2020 (continued)

### 8 Tax on profit (continued)

#### (b) Tax relating to items recognised in other comprehensive income or equity

	2020 £ 000	2019 £ 000
<b>Deferred tax</b>		
Arising from origination and reversal of timing differences	34	41
Arising from changes in tax rates and laws	(47)	-
Credit to other comprehensive income	(13)	41

#### (c) Reconciliation of tax charge

The tax on profit for the year is the same as the standard rate of corporation tax in the UK (2019: the same as the standard rate of corporation tax in the UK) of 19% (2019: 19%).

The differences are reconciled below:

	2020 £ 000	2019 £ 000
Profit before taxation	517	535
Corporation tax at standard rate	98	102
Total tax charge	98	102

#### (d) Tax rate changes

In the Spring Budget 2020, the Government announced that from 1 April 2020 the corporation tax rate would remain at 19% (rather than reducing to 17%, as previously enacted). This new law was substantively enacted on 17 March 2020. As the proposal to keep the rate at 19% had been substantively enacted at the balance sheet date, its effects are included in these financial statements, with the 19% rate therefore applied to all tax balance sheet items.

### 9 Debtors: Amounts falling due after more than one year

	2020 £ 000	2019 £ 000
Finance debtor	15,905	16,956
Deferred tax assets	409	396
	16,314	17,352

### 10 Deferred tax asset

	Deferred tax £ 000
At 1 April 2019	396
Charge to other comprehensive income	13
At 31 March 2020	409

## Priorgate Limited

### Notes to the Financial Statements for the Year Ended 31 March 2020 (continued)

#### 10 Deferred tax asset (continued)

The deferred tax asset consists of the following assets:

	2020 £ 000	2019 £ 000
Fair value of financial instruments	409	396

#### 11 Debtors: Amounts falling due within one year

	2020 £ 000	2019 £ 000
Finance debtor	1,051	960
Prepayments and accrued income	396	389
	<u>1,447</u>	<u>1,349</u>

#### 12 Creditors

	Note	2020 £ 000	2019 £ 000
<b>Amounts falling due within one year</b>			
Senior debt	13	1,042	962
Subordinated debt	13	58	80
Trade creditors		117	113
Amounts owed to group undertakings		118	113
Other creditors including taxation and social security		153	129
Accruals and deferred income		615	439
Group relief		-	29
		<u>2,103</u>	<u>1,865</u>
<b>Amounts falling due after more than one year</b>			
Senior debt	13	10,546	11,588
Subordinated debt	13	2,008	2,055
Accruals and deferred income		3,065	3,364
Derivative financial instruments	17	2,154	2,331
		<u>17,773</u>	<u>19,338</u>

#### 13 Loans and borrowings

	2020 £ 000	2019 £ 000
<b>Loans and borrowings falling due within one year</b>		
Senior debt	1,042	962
Subordinated debt	58	80
	<u>1,100</u>	<u>1,042</u>

## Priorgate Limited

### Notes to the Financial Statements for the Year Ended 31 March 2020 (continued)

#### 13 Loans and borrowings (continued)

	2020 £ 000	2019 £ 000
<b>Loans and borrowings falling due between one and five years</b>		
Senior debt	5,035	4,685
Subordinated debt	548	250
	<u>5,583</u>	<u>4,935</u>
	2020 £ 000	2019 £ 000
<b>Loans and borrowings falling due after more than five years</b>		
Senior debt	5,511	6,903
Subordinated debt	1,460	1,805
	<u>6,971</u>	<u>8,708</u>

The senior debt is repayable in semi-annual instalments, by August 2028, with principal repayments having commenced in March 2006. The senior debt is secured by way of a first fixed and floating charge over the finance debtor asset. The only derivative financial instrument held is the interest rate swap which converts the variable interest rate, linked to LIBOR, to a fixed rate of 5.3225% (plus margin of 1%). The fair value of this class of derivative financial instruments at 31 March 2020 is (£2,154,372) (2019: (£2,331,067)).

The subordinated loan note repayments commenced in March 2006. The repayment of the subordinated loan notes was accelerated in the year ended 31 March 2011 by the payment of £250,000 of the outstanding principal. A payment of £69,000 was made in the year ended 31 March 2020. Total payments of £102,000 are due and payable in the year ended 31 March 2021. These loan notes are subordinated to the right of payment of senior debt providers with an interest rate fixed at 13.29% per annum.

All other amounts owed to or owed by group undertakings are interest free, unsecured and repayable on demand.

## Priorgate Limited

### Notes to the Financial Statements for the Year Ended 31 March 2020 (continued)

#### 14 Called up share capital

##### Allotted, called up and fully paid shares

	2020		2019
	No. 000	£ 000	No. 000      £ 000
Ordinary shares of £1 each	<u>10</u>	<u>10</u>	<u>10      10</u>

#### 15 Dividends

	2020 £ 000	2019 £ 000
Dividends paid of £13.90 (2019: £29.49) per ordinary share	<u>139</u>	<u>295</u>

#### 16 Related party transactions

As a wholly owned subsidiary of Semperian PPP Investment Partners Holdings Limited, the company has taken advantage of the exemption under FRS 102 - paragraph 33.1A of the requirement to disclose transactions between it and other group companies.

#### 17. Financial instruments

##### Fair value of derivatives used for hedging in the Balance Sheet

	2020 £ 000	2019 £ 000
Creditors: Amounts falling due after more than one year - Fair value of swaps	<u>(2,154)</u>	<u>(2,331)</u>
Net Fair value of swaps in the Balance Sheet	<u>(2,154)</u>	<u>(2,331)</u>

##### Movement in Fair value of derivatives used for hedging

	2020 £ 000	2019 £ 000
Recognised through Other Comprehensive Income	<u>177</u>	<u>242</u>
	<u>177</u>	<u>242</u>

The company has considered the amendments to FRS 102 that provide certain reliefs in connection with interest rate benchmark reform. These are mandatory for periods commencing on or after 1 January 2020 but have been early adopted by the company. Below are details of the significant interest rate benchmarks to which the entity's hedging relationships are exposed. The company is monitoring the FRC's phase two plans in respect of interest rate benchmark reform.

## **Priorgate Limited**

### **Notes to the Financial Statements for the Year Ended 31 March 2020 (continued)**

#### **17 Financial instruments (continued)**

The company has entered into an interest rate swap to receive interest at LIBOR and pay interest at a fixed 5.3225% (plus a margin of 1%). The swap is based on the current notional principal amount of £10,400,000, which reduces in line with the principal amount of the company's sterling Senior loan facilities, and matures in 2028 on the same date as the Senior loans.

The instrument is used to hedge the company's exposure to interest rate movements on the Senior loan facility. The fair value of the interest rate swap is (£2,154,372) (2019: (£2,331,067)).

Cash flows on both the loan and the interest rate swaps are paid quarterly until 2028. During 2020, a hedging loss of £318,584 (2019: £298,652 loss) was recognised in other comprehensive income for changes in the fair value of the interest rate swap and £495,279 (2019: £540,987) was reclassified from the hedge reserve to profit and loss within interest payable.

The interest rate swaps are measured at fair value which is determined using valuation techniques that utilise observable inputs. The key inputs used in valuing the derivatives are forward interest rates.

#### **18 Parent and ultimate parent undertaking**

The company's immediate parent is Priorgate Holdings Limited, incorporated in England and Wales.

The ultimate parent and controlling party is Semperian PPP Investment Partners Holdings Limited, incorporated in Jersey. The smallest group and largest group to consolidate these financial statements is Semperian PPP Investment Partners Holdings Limited. These financial statements are available upon request from the Company Secretary at Third Floor, Broad Quay House, Prince Street, Bristol, BS1 4DJ.