

---

**RENOVA DEVELOPMENTS LIMITED**

---

**DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2022**

WEDNESDAY



\*AB9MK86W\*

A09

03/08/2022

#46

COMPANIES HOUSE

---

**RENOVA DEVELOPMENTS LIMITED**

---

**COMPANY INFORMATION**

---

**DIRECTORS**

H Claxton  
S Beaumont  
A Muir  
J Ashurst  
A Nasir

**COMPANY SECRETARY**

Fulcrum Infrastructure Group Services Limited

**REGISTERED NUMBER**

5095455

**REGISTERED OFFICE**

105 Piccadilly  
London  
W1J 7NJ

**INDEPENDENT AUDITOR**

Goodman Jones LLP  
29-30 Fitzroy Square  
London  
W1T 6LQ

---

**RENOVA DEVELOPMENTS LIMITED**

---

**CONTENTS**

---

	Page
<b>Directors' report</b>	1 - 2
<b>Independent auditor's report</b>	3 - 6
<b>Statement of comprehensive income</b>	7
<b>Statement of financial position</b>	8
<b>Statement of changes in equity</b>	9 - 10
<b>Notes to the financial statements</b>	11 - 24

---

## RENOVA DEVELOPMENTS LIMITED

---

### DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2022

---

The directors present their report and the financial statements for the year ended 31 March 2022.

#### DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). Under Company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards 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 responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### PRINCIPAL ACTIVITY

The group carries on the business of developing and managing property projects and provides associated services for the NHS Local Improvement Finance Trust ("LIFT") programme in North West England.

The directors have assessed the impact of Covid-19 and do not believe there is a risk to going concern, this is covered further in Note 1.2.

#### RESULTS AND DIVIDENDS

The profit for the year, after taxation, amounted to £914,469 (2021 - £1,152,400).

Dividends of £1,823,449 (2021: £893,034) were paid during the year.

#### DIRECTORS

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

H Claxton  
S Beaumont  
O Hannan (resigned 6 May 2022)  
A Muir (appointed 25 October 2021)  
J Ashurst  
J Andrews (resigned 25 October 2021)  
A Nasir (appointed 6 May 2022)

---

**RENOVA DEVELOPMENTS LIMITED**

---

**DIRECTORS' REPORT  
FOR THE YEAR ENDED 31 MARCH 2022**

---

**QUALIFYING THIRD PARTY INDEMNITY PROVISIONS**

The directors of Renova Developments Limited have qualifying third party indemnity provisions put in place.

**DISCLOSURE OF INFORMATION TO AUDITOR**

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

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

**AUDITOR**

Under section 487(2) of the Companies Act 2006, Goodman Jones LLP will be deemed to have been reappointed as auditor 28 days after these financial statements were sent to members or 28 days after the latest date prescribed for filing the accounts with the registrar, whichever is earlier.

In preparing this report, the directors have taken advantage of the small companies exemptions provided by the Companies Act 2006.

This report was approved by the board on 29-07-22 and signed on its behalf by

*Sarah Beaumont*

**S Beaumont**  
Director

---

## RENOVA DEVELOPMENTS LIMITED

---

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF RENOVA DEVELOPMENTS LIMITED

---

#### OPINION

We have audited the financial statements of Renova Developments Limited ("the Company") for the year ended 31 March 2022 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and 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 31 March 2022 and of its profit 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 UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report:

---

## RENOVA DEVELOPMENTS LIMITED

---

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF RENOVA DEVELOPMENTS LIMITED

---

#### 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.

#### OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' report has been prepared in accordance with applicable legal requirements.

#### MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Director's report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the Directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the Directors' report and from the requirement to prepare a Strategic report.

---

## RENOVA DEVELOPMENTS LIMITED

---

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF RENOVA DEVELOPMENTS LIMITED

---

#### RESPONSIBILITIES OF DIRECTORS

As explained more fully in the Directors' responsibilities statement, 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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements

Irregularities, including fraud, are instances of non compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the company and industry, we identified that the principal risks of non-compliance with laws and regulations related to industry sector regulations and unethical and prohibited business practices, and we considered the extent to which noncompliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006 and UK Tax Legislation. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls). Appropriate audit procedures in response to these risks were carried out. These procedures included:

- Discussions with management, including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Reading minutes of meetings of those charged with governance;
- Obtaining and reading correspondence from legal and regulatory bodies including HMRC;
- Identifying and testing journal entries;
- Challenging assumptions and judgements made by management in their significant accounting estimates.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members; and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.



---

## RENOVA DEVELOPMENTS LIMITED

---

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF RENOVA DEVELOPMENTS LIMITED

---

A further description of our responsibilities for the audit of the financial statements is located at the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This 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 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.

*Goodman Jones LLP*

Paul Bailey (Senior Statutory Auditor)  
For and on behalf of Goodman Jones LLP, Statutory Auditor  
London

29-07-22

Goodman Jones LLP is a limited liability partnership registered in England and Wales (with registered number OC313156).

**RENOVA DEVELOPMENTS LIMITED**

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 MARCH 2022**

	Note	2022 £	2021 £
Turnover	2	1,251,882	1,463,886
Cost of sales		(55,438)	(91,980)
<b>Gross profit</b>		<u>1,196,444</u>	<u>1,371,906</u>
Administrative expenses		(1,312,756)	(1,123,635)
<b>Operating (loss)/profit</b>		<u>(116,312)</u>	<u>248,271</u>
Income from fixed assets investments		1,034,949	893,034
Interest receivable and similar income	6	414,003	430,709
Interest payable and expenses	7	(414,002)	(430,971)
<b>Profit before taxation</b>		<u>918,638</u>	<u>1,141,043</u>
Tax on profit	8	(4,169)	11,357
<b>Profit for the financial year</b>		<u><u>914,469</u></u>	<u><u>1,152,400</u></u>
 <b>Total comprehensive income for the year</b>		 <u><u>914,469</u></u>	 <u><u>1,152,400</u></u>

The notes on pages 11 to 24 form part of these financial statements.

All amounts above relate to continuing activities.

**RENOVA DEVELOPMENTS LIMITED**  
**REGISTERED NUMBER: 5095455**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2022**

	Note	2022 £	2021 £
<b>Fixed assets</b>			
Investments	11	5,375,549	5,528,201
		<u>5,375,549</u>	<u>5,528,201</u>
<b>Current assets</b>			
Debtors	12	491,442	979,848
Cash at bank and in hand	13	683,766	1,061,765
		<u>1,175,208</u>	<u>2,041,613</u>
Creditors: amounts falling due within one year	14	(480,527)	(437,952)
<b>Net current assets</b>		<u>694,681</u>	<u>1,603,661</u>
<b>Total assets less current liabilities</b>		<u>6,070,230</u>	<u>7,131,862</u>
Creditors: amounts falling due after more than one year	15	(3,378,519)	(3,531,171)
<b>Net assets</b>		<u><u>2,691,711</u></u>	<u><u>3,600,691</u></u>
<b>Capital and reserves</b>			
Called up share capital	19	15,000	15,000
Share premium account		135,000	135,000
Profit and loss account		2,541,711	3,450,691
		<u><u>2,691,711</u></u>	<u><u>3,600,691</u></u>

The Company's financial statements have been prepared in accordance with the 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

*Sarah Beaumont*

**S Beaumont**

Director

29-07-22

The notes on pages 11 to 24 form part of these financial statements.

---

RENOVA DEVELOPMENTS LIMITED

---

STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 MARCH 2022

---

	Called up share capital	Share premium account	Profit and loss account	Total equity
	£	£	£	£
At 1 April 2021	15,000	135,000	3,450,691	3,600,691
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	914,469	914,469
<b>Total comprehensive income /(loss) for the year</b>	-	-	914,469	914,469
Dividends: Equity capital (Note 9)	-	-	(1,823,449)	(1,823,449)
<b>Total transactions with owners</b>	-	-	(1,823,449)	(1,823,449)
<b>At 31 March 2022</b>	15,000	135,000	2,541,711	2,691,711

**RENOVA DEVELOPMENTS LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 MARCH 2021**

	Called up share capital £	Share premium account £	Profit and loss account £	Total equity £
At 1 April 2020	15,000	135,000	3,191,325	3,341,325
<b>Comprehensive income for the year</b>				
Profit for the year	-	-	1,152,400	1,152,400
<b>Total comprehensive income /(loss) for the year</b>	-	-	1,152,400	1,152,400
Dividends: Equity capital (Note 9)	-	-	(893,034)	(893,034)
<b>Total transactions with owners</b>	-	-	(893,034)	(893,034)
<b>At 31 March 2021</b>	15,000	135,000	3,450,691	3,600,691

The notes on pages 11 to 24 form part of these financial statements.

---

## RENOVA DEVELOPMENTS LIMITED

---

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

---

#### 1. ACCOUNTING POLICIES

##### 1.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

Renova Developments Limited is a private company, limited by shares, registered and domiciled in the UK (England and Wales). The financial statements have been prepared under the historical costs convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and Companies Act 2006.

The financial statements are presented in pounds sterling which is the company's functional currency and rounded to the nearest pound. The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the companies accounting policies. There was no significant judgement or estimates in relation to the reporting for the current or prior reporting period.

The following principal accounting policies have been applied:

##### 1.2 GOING CONCERN

At the Statement of financial position date, the Company had net assets of £2,691,711 (2021: £3,600,691) and the projects being undertaken by the group are secured under long term finance hence the directors are satisfied that the group will continue to operate within the agreed facilities and have therefore prepared the financial statements on a going concern basis.

The pandemic (Covid-19) has had no significant impact on the business, profitability or cash flows to date. As income from subsidiaries is guaranteed through the 25 or 30 year Lease Plus Agreements and the directors do not believe that there is any material risk to income or cashflows. After considering these matters, the directors consider it appropriate to continue to adopt the going concern basis in preparing the financial statements.

##### 1.3 PARENT COMPANY DISCLOSURE EXEMPTIONS

In preparing the financial statements of the Company, advantage has been taken of the following disclosure exemption available in FRS102, as a result of the company being a small entity:

- No cash flow statement has been presented for the parent company.

##### 1.4 BASIS OF CONSOLIDATION

The financial statements contain information about the company as an individual undertaking and do not contain consolidated financial information as the parent of the group. The company is exempt under Section 398 of the Companies Act 2006 from the requirement to prepare consolidated financial statements as the group it heads qualifies as a small group.

##### 1.5 TURNOVER

Turnover comprises revenue recognised by the Company in respect of goods and services supplied during the year, exclusive of Value Added Tax and trade discounts.

---

## RENOVA DEVELOPMENTS LIMITED

---

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

---

#### 1. ACCOUNTING POLICIES (CONTINUED)

##### 1.6 CURRENT AND DEFERRED TAXATION

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 or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date.

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

- 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 is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date. Deferred tax balances are not discounted.

##### 1.7 OPERATING LEASES: LESSEE

Rentals paid under operating leases are charged to the profit or loss on a straight line basis over the period of the lease.

##### 1.8 TANGIBLE FIXED ASSETS AND DEPRECIATION POLICY

Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. The expected useful lives are based on the following:

Fixtures & fittings	10% straight line
Computer equipment	33.33% straight line

##### 1.9 VALUATION OF INVESTMENTS

Investments in subsidiaries are measured at cost less accumulated impairment. Where merger relief is applicable, the cost of the investment in a subsidiary undertaking is measured at the nominal value of the shares issued together with the fair value of any additional consideration paid.

##### 1.10 BORROWINGS

Interest costs are expensed using the effective interest rate method. The effective interest method is a method of calculating the amortised costs of a debt instrument and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral

---

## RENOVA DEVELOPMENTS LIMITED

---

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

---

#### 1. ACCOUNTING POLICIES (CONTINUED)

part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or where appropriate, a shorter period, to the net carrying amount on initial recognition. Arrangement fees are netted off against the carrying value of the loan facility and charged to the profit or loss over the term of the debt.

##### 1.11 DIVIDENDS

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting. Dividends on shares recognised as liabilities are recognised as expenses and classified within interest payable.

#### 2. TURNOVER

	2022 £	2021 £
Income	1,251,882	1,463,886
<b>Total turnover</b>	<b>1,251,882</b>	<b>1,463,886</b>

All turnover arose within the United Kingdom.

#### 3. AUDITOR'S REMUNERATION

	2022 £	2021 £
Fees payable to the Company's auditor and its associates for the audit of the Company's annual accounts	27,300	26,000
	<b>27,300</b>	<b>26,000</b>

#### 4. EMPLOYEES

Staff costs, including directors' remuneration, were as follows:

	2022 £	2021 £
Directors fees	15,849	15,858
	<b>15,849</b>	<b>15,858</b>

The average number of directors during the year was 5 (2021: 5).



**RENOVA DEVELOPMENTS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

**5. DIRECTORS' REMUNERATION**

	2022 £	2021 £
Directors' emoluments	15,849	15,858
	<u>15,849</u>	<u>15,858</u>

The above remuneration represents the key management personnel remuneration of the group.

**6. INTEREST RECEIVABLE**

	2022 £	2021 £
Interest receivable from group companies	414,003	430,709
	<u>414,003</u>	<u>430,709</u>

**7. INTEREST PAYABLE**

	2022 £	2021 £
On loans from participating interests	165,601	172,283
On loans from group undertakings	248,401	258,425
Other interest payable	-	263
	<u>414,002</u>	<u>430,971</u>

**8. TAXATION**

	2022 £	2021 £
<b>Analysis of tax charge in the year</b>		
Current tax on profits for the year	-	15,314
Adjustments in respect of previous periods	4,169	(26,671)
<b>Total current tax</b>	<u>4,169</u>	<u>(11,357)</u>
 <b>Tax on profit on ordinary activities</b>	 <u>4,169</u>	 <u>(11,357)</u>

---

RENOVA DEVELOPMENTS LIMITED

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

---

8. TAXATION (CONTINUED)

FACTORS AFFECTING TAX CHARGE FOR THE YEAR

The tax assessed for the year is lower than (2021 - the same as) the standard rate of corporation tax in the UK of 19% (2021 - 19%). The differences are explained below:

	2022 £	2021 £
Profit on ordinary activities before tax	918,638	1,141,043
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2021 - 19%)	174,541	216,798
<b>EFFECTS OF:</b>		
Capital allowances for year in excess of depreciation	(270)	(352)
Utilisation of tax losses	11,370	(16,140)
Adjustments to tax charge in respect of prior periods	4,169	(26,671)
Dividends from UK companies	(196,640)	(169,677)
Group relief	10,999	(15,315)
<b>TOTAL TAX CHARGE FOR THE YEAR</b>	<b>4,169</b>	<b>(11,357)</b>

FACTORS THAT MAY AFFECT FUTURE TAX CHARGES

The Finance Bill 2021 published on 11 March 2021 increases the main rate of corporation tax to 25% effective from 1 April 2023, which has been now enacted and reflected in the deferred tax balances at the reporting date.

9. DIVIDENDS

	2022 £	2021 £
Dividends paid - £12.16 per share (2021: £6 per share)	1,823,449	893,034
	<b>1,823,449</b>	<b>893,034</b>

**RENOVA DEVELOPMENTS LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

**10. TANGIBLE FIXED ASSETS**

	Fixtures & fittings £	Computer equipment £	Total £
<b>Cost or valuation</b>			
At 1 April 2021	156,817	102,434	259,251
<b>At 31 March 2022</b>	<u>156,817</u>	<u>102,434</u>	<u>259,251</u>
<b>Depreciation</b>			
At 1 April 2021	156,817	102,434	259,251
Charge owned for the period	-	-	-
<b>As 31 March 2022</b>	<u>156,817</u>	<u>102,434</u>	<u>259,251</u>
<b>Net Book Value</b>			
At 31 March 2022	-	-	-
At 31 March 2021	<u>-</u>	<u>-</u>	<u>-</u>

**11. FIXED ASSET INVESTMENTS**

	Investments in subsidiary companies £	Loans to subsidiaries £	Total £
<b>COST OR VALUATION</b>			
At 1 April 2021	1,997,029	3,531,172	5,528,201
Disposals	-	(152,652)	(152,652)
<b>At 31 March 2022</b>	<u>1,997,029</u>	<u>3,378,520</u>	<u>5,375,549</u>
<b>NET BOOK VALUE</b>			
At 31 March 2022	<u>1,997,029</u>	<u>3,378,520</u>	<u>5,375,549</u>
At 31 March 2021	<u>1,997,029</u>	<u>3,531,172</u>	<u>5,528,201</u>

# RENOVA DEVELOPMENTS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

### 11. FIXED ASSET INVESTMENTS (CONTINUED)

#### SUBSIDIARY UNDERTAKINGS

The following were subsidiary undertakings of the Company:

Name	Class of shares	Holding	Principal activity
Partners 4 LIFT (BidCostco 1) Limited	Ordinary shares held indirectly	100 %	100% Property development and management
Partners 4 LIFT (Bid Cost Holdco 1) Limited	Ordinary shares	100 %	100% Holding company
Partners 4 LIFT (Fundco 1) Limited	Ordinary shares held indirectly	100 %	100% Property development and management
Partners 4 LIFT (Fundco 2) Limited	Ordinary shares held indirectly	100 %	100% Property development and management
Partners 4 LIFT (Fundco 3a) Limited	Ordinary shares held indirectly	100 %	100% Property development and management
Partners 4 LIFT F4 Limited	Ordinary shares held indirectly	100 %	100% Property development and management
Partners 4 LIFT F5 Limited	Ordinary shares held indirectly	100 %	100% Property development and management
Partners 4 LIFT F6 Limited	Ordinary shares held indirectly	100 %	100% Property development and management
Partners 4 LIFT (Holdco 1) Limited	Ordinary shares	100 %	100% Holding company
Partners 4 LIFT (Holdco 2) Limited	Ordinary shares	100 %	100% Holding company
Partners 4 LIFT (Holdco 3a) Limited	Ordinary shares	100 %	100% Holding company
Partners 4 LIFT H4 Limited	Ordinary shares	100 %	100% Holding company
Partners 4 LIFT H5 Limited	Ordinary shares	100 %	100% Holding company
Partners 4 LIFT H6 Limited	Ordinary shares	100 %	100% Holding company

All of the listed subsidiaries above have the same registered address as the Company.

The aggregate of the share capital and reserves as at 31 March 2022 and of the profit or loss for the year ended on that date for the subsidiary undertakings were as follows:

	Aggregate of share capital and reserves £	Profit/(loss) after tax £
Partners 4 LIFT (BidCostco 1) Limited	-	-
Partners 4 LIFT (Bid Cost Holdco 1) Limited	2	-
Partners 4 LIFT (Fundco 1) Limited	3,076,745	82,798
Partners 4 LIFT (Fundco 2) Limited	508,313	286,349
Partners 4 LIFT (Fundco 3a) Limited	1,139,287	200,314
Partners 4 LIFT F4 Limited	(876,173)	(115,572)

---

RENOVA DEVELOPMENTS LIMITED

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

---

11. FIXED ASSET INVESTMENTS (CONTINUED)

Partners 4 LIFT F5 Limited	(1,977,960)	164,522
Partners 4 LIFT F6 Limited	2,127,753	135,380
Partners 4 LIFT (Holdco 1) Limited	502,907	-
Partners 4 LIFT (Holdco 2) Limited	764,830	533,900
Partners 4 LIFT (Holdco 3a) Limited	679,287	180,000
Partners 4 LIFT H4 Limited	50,000	100,000
Partners 4 LIFT H5 Limited	1	-
Partners 4 LIFT H6 Limited	1	221,049
	<u>5,994,993</u>	<u>1,788,740</u>

---

RENOVA DEVELOPMENTS LIMITED

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

---

12. DEBTORS

	2022 £	2021 £
Trade debtors	-	30,323
Amounts owed by group undertakings	278,732	661,850
Other debtors	-	23,045
Prepayments and accrued income	212,710	264,630
	<u>491,442</u>	<u>979,848</u>

13. CASH AND CASH EQUIVALENTS

	2022 £	2021 £
Cash at bank and in hand	683,766	1,061,765
	<u>683,766</u>	<u>1,061,765</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022 £	2021 £
Trade creditors	166,012	(1)
Taxation and social security	20,912	92,304
Accruals and deferred income	293,603	345,649
	<u>480,527</u>	<u>437,952</u>

15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2022 £	2021 £
Amounts owed to group undertaking	2,027,111	2,118,702
Amounts owed to participating interests	1,351,408	1,412,469
	<u>3,378,519</u>	<u>3,531,171</u>

---

RENOVA DEVELOPMENTS LIMITED

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

---

16. LOANS

Analysis of the maturity of loans is given below:

	2022 £	2021 £
<b>AMOUNTS FALLING DUE AFTER MORE THAN 5 YEARS</b>		
Amounts owed to group undertakings	2,027,111	2,118,702
Amounts owed to participating interests	1,351,408	1,412,469
	<u>3,378,519</u>	<u>3,531,171</u>
	<u>3,378,519</u>	<u>3,531,171</u>

Creditors include amounts not wholly repayable within 5 years as follows:

	2022 £	2021 £
Repayable other than by instalments	3,378,519	3,531,171
	<u>3,378,519</u>	<u>3,531,171</u>

Loans from group entities and participating interests bear interest at various fixed rates, payable every six months. No principal is due to be repaid within the next 12 months.

---

## RENOVA DEVELOPMENTS LIMITED

---

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

---

#### 17. FINANCIAL INSTRUMENTS

##### 19.1 Financial instruments by category

The information set out below provides information about how the company determines fair values of various financial assets and financial liabilities. This provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable:

Level 1 - fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2 - fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and

Level 3 - fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The Group considers that the fair value of cash and cash equivalents, loans, trade and other receivables, and trade and other payables are not materially different to their carrying value.

The financial instruments may be analysed as follows:

	2022 £	2021 £
<b>FINANCIAL ASSETS</b>		
Financial assets measured at amortised cost	4,595,456	5,607,158
	<u>4,595,456</u>	<u>5,607,158</u>
<b>FINANCIAL LIABILITIES</b>		
Financial liabilities measured at amortised cost	(3,915,150)	(3,942,567)
	<u>(3,915,150)</u>	<u>(3,942,567)</u>

Financial assets measured at amortised cost comprises cash at bank, trade debtors, other debtors and amounts owned by group undertakings.

Financial liabilities measured at amortised cost comprises trade creditors, other creditors, loans and overdrafts and amounts owed to group and participating undertakings.



---

RENOVA DEVELOPMENTS LIMITED

---

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

---

18. RESERVES

	2022 £	2021 £
Amount subscribed for share capital in excess of nominal value	135,000	135,000
	<u>135,000</u>	<u>135,000</u>

19. SHARE CAPITAL

	2022 £	2021 £
<b>ALLOTTED, CALLED UP AND FULLY PAID</b>		
30,000 Ordinary Class A shares of £0.10 each	3,000	3,000
30,000 Ordinary Class B shares of £0.10 each	3,000	3,000
90,000 Ordinary Class C shares of £0.10 each	9,000	9,000
	<u>15,000</u>	<u>15,000</u>

All classes of share rank pari passu.

---

**RENOVA DEVELOPMENTS LIMITED**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

---

**20. RELATED PARTY TRANSACTIONS**

The company has taken advantage of the exemption provided in FRS102 not to disclose transactions with companies within the group of which it is a member, where these transactions occur between entities which are 100% owned members of that group.

	<b>Income / (expense) 2022</b>	<b>Income / (expense) 2021</b>	<b>Debtor / (creditor) as at 31 March 2022</b>	<b>Debtor / (creditor) as at 31 March 2021</b>
<b>Management fees and other trading income/ (expense)</b>				
Fulcrum Infrastructure Management Limited, a related party with the same ultimate parent undertaking	(64,534)	(6,618)	-	-
Fulcrum Infrastructure Group Services Limited, a related party with the same ultimate parent undertaking	(1,007,788)	(1,078,218)	-	(80,483)
<b>Loans</b>				
Community Health Partnerships Limited, a shareholder in Renova Developments Limited	-	-	(1,351,408)	(1,412,469)
Fulcrum Infrastructure Group Limited, a parent company	-	-	(2,027,111)	(2,118,702)
<b>Interest payable and accrued interest</b>			<b>Payable and included within Accruals at 31 March 2022</b>	<b>Payable and included within Accruals at 31 March 2021</b>
Community Health Partnerships Limited, a shareholder in Renova Developments Limited	(165,601)	(172,283)	(82,009)	(85,278)
Fulcrum Infrastructure Group Limited, a parent company	(248,401)	(258,425)	(123,017)	(127,920)

---

**RENOVA DEVELOPMENTS LIMITED**

---

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

---

**21. ULTIMATE PARENT UNDERTAKING**

The company is 60% owned by Fulcrum Infrastructure Group Limited, a company incorporated in England and Wales.

The company is ultimately 60% owned by Meridiam Infrastructure Finance s.a.r.l, a company based in Luxembourg. However, as a result of the shareholders' agreement of the company there is no effective control by any individual shareholder.