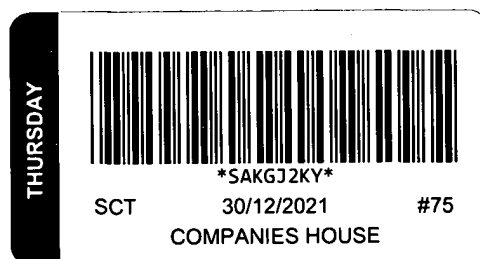


# **Greenbelt Holdings Limited**

Registered number: SC273733

## **Annual Report**

**For the year ended 31 March 2021**



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**GREENBELT HOLDINGS LIMITED**

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**COMPANY INFORMATION**

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|                            |  |
|----------------------------|--|
| <b>Directors</b>           | A Middleton<br>G More<br>C Thomson<br>J McQuillan<br>A Duthie<br>G Murray  |
| <b>Company secretary</b>   | A Cooper   |
| <b>Registered number</b>   | SC273733   |
| <b>Registered office</b>   | McCafferty House<br>99 Firhill Road<br>Glasgow<br>G20 7BE  |
| <b>Independent auditor</b> | Mazars LLP<br>Chartered Accountants & Statutory Auditor<br>Apex 2<br>97 Haymarket Terrace<br>Edinburgh<br>EH12 5HD |
| <b>Bankers</b>             | NatWest<br>1st Floor<br>8 George Street<br>Edinburgh<br>EH2 2SB  |
| <b>Solicitors</b>          | Brodies LLP<br>110 Queen Street<br>Glasgow<br>G1 3BX   |

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## **GREENBELT HOLDINGS LIMITED**

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### **GROUP STRATEGIC REPORT FOR THE YEAR ENDED 31 MARCH 2021**

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#### **Introduction**

Greenbelt Holdings Limited, ("Greenbelt") has evolved over 20 years, providing land management services, as its core activity.

Greenbelt has set out its vision to improve values in the business by:

- Building a stronger brand image to improve its reputation;
- Developing and promoting new products and services for its clients and customers;
- Setting strategic goals over the next 3 years;
- Identifying and implementing key initiatives to improve value, both for the benefits of its Homeowner customers and to ensure the Group's long term sustainable profitability.

#### **Principal activity**

The principal activity of the Company in the 12 month period to 31 March 2021 was that of a holding company, providing management services to its subsidiary companies (together the "Group"), the activities of which are noted below:

##### **Greenbelt Group Limited**

The provision of long term and sustainable management services on open space land acquired from Housebuilders, Land Promoters and Master Developers on new housing developments. This service is provided to Homeowners of the developments and is covered by levying an annual charge. In addition, the Company is also involved in landscape development, open space design and management.

##### **Greenbelt Energy Limited**

The acquisition of open space land together with an upfront payment to cover future maintenance of the land with a view to creating long-term strategic value.

##### **Greenbelt Property Limited**

Investment, development and management of land assets.

##### **Greenbelt Management UK Limited**

The provision of long term and sustainable management services on open space land acquired from Housebuilders. This service is provided to Homeowners of the developments and is covered by levying an annual charge.

##### **Greenbelt Solar Solutions Limited**

This company is not yet trading.

##### **Greenbelt Biomass Limited**

This company is not yet trading.

**GROUP STRATEGIC REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2021**

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**Business review**

The UK housebuilding and development market finished the 12 month period to 31 March 2021 in a very positive position despite the challenges brought by the Covid-19 worldwide pandemic. After the initial lockdown ended it was clear there was high and widespread demand for new homes, particularly lower density housing that offered more space within the houses as well as green spaces around them. This saw developers quickly selling out existing stock and taking orders from buyers as far as 9 months forward. The Government remains committed to supporting the construction of 300k plus new homes per annum with the continuation of a new form of the Help to Buy scheme, temporary reduced stamp duty and with a white paper on revisions to the planning process.

Over the year end the Covid-19 pandemic resulted in the disruption in the housing market and economy in general however after a 3 week shut down the Groups contractors were back on site, with agreed Covid-19 protocols in place, maintaining the open space. The Groups core business continued to operate throughout the pandemic with only a drop off in growth noted. The pandemic has not only highlighted the resilience of the business model and great team spirit but also the systems and procedures in place to allow effective remote working for large parts of the workforce.

Against this background, the Directors believe that the prospects for the Group are extremely positive. This is reflected in the growth being experienced in the number of Homes which the Group services: currently approximately 68,000 with this figure expected to grow by more than 10% in the current year. The pipeline, which is predominantly in England, has had increased Sales Team resource added during the year, evolving products and services to meet market demands, and a new Delivery Team put in place to focus on increased growth and smooth handover to operations. Greenbelt are regarded as one of the top UK land and property managers in terms of size, with the opportunity to improve revenue significantly with a favoured business model among the market client base, which includes all of the UKs major Housebuilders.

The Group has a continual improvement strategy in place for its IT systems, debt management and customer care initiatives, whilst at the same time ensuring that maintenance and management standards are improved at every level.

In the 12-month period to 31 March 21, profit before tax was £53,916 (2020 - £649,913), with a turnover of £8,988,364 (2020 - £8,725,219) and the number of Homeowner customers increased to 66,500 (2020 - 65,000). The focus remains on the core greenspace activity, with a recurring income stream, increasing to 84% of turnover from 82% in 2020. The Group has the management structure and systems in place that will allow for continued growth without increasing the overhead cost significantly.

Greenbelt has a strong understanding of the influence that a quality local environment can have on commercial and social activities as well as the opportunity to bring bio-diversity to urban green spaces. In this regard, it provides advice to the UK housebuilding and development industry, and is regularly consulted on planning policy in open space and water management design across the UK. In providing tailored, sustainable solutions for each environment, Greenbelt looks to build a good working relationship with local communities, contribute to property values by ensuring quality greenspace and proactively assists in solving local issues. The Group currently manages 4,400 acres of greenbelt land, which is a significant contributor to increasing CO2 storage and absorption.

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**GROUP STRATEGIC REPORT (CONTINUED)**  
**FOR THE YEAR ENDED 31 MARCH 2021**

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**Principal risks and uncertainties**

The Group's growth profile is closely linked to the performance of the UK housebuilding and development industry. With a limited number of other solutions available to Housebuilders for the long-term management of open space land, and the expertise provided by Greenbelt, the Group has a strong competitive position. Whilst there is always a risk of a slowdown in development industry, the Directors believe that this is unlikely, within its targeted markets of mid to south England, in the short term. In the event of a slowdown in housebuilding the Group would be able to quickly realign its cost base to address this as it would only effect growth of managed sites and not the current portfolio.

As the obligation to pay the Annual Management Charge is written into the title deeds, the Group is in a strong position to enforce recoverability of its debts when required. Resource, systems, community programmes and communications are continually improved to maximise customers satisfaction which will also serve to improve collection rates.

The United Kingdom left the European Union on 31 December 2020. This decision does not appear to have adversely affected the housebuilding industry with strong growth in housing starts and continuing Government support initiatives remaining in place. This decision has provided some potential uncertainty in the projected build rate for future housing projects and minimal manageable risks in our workforce and supply chain, with the Board focused on monitoring the situation.

There is evidence of increased inflationary pressures in many areas of the economy which is feeding through to higher rates of annual growth in the published inflation indices. This has been driven by many factors both domestic and global including disruption to supply chains, labour shortages and the very rapid economic rebound in many sectors. Whilst most economists and the Bank of England expect these inflationary pressures to be transient, and that they will not result in a wage and prices inflationary spiral, the Directors remain vigilant of these risks and possible impacts to the Group's businesses and their customers.

The Covid-19 pandemic, although still with us, has been mitigated with a significant vaccine roll out program that has allowed economic growth to recover. Our core business has proven to be resilient, and was shown to be in an area of the economy not greatly affected by restrictions related to controlling Covid-19. The Directors believe, that with the economy continuing to grow, robust systems and great team effort, the Group will be largely unaffected.

**Corporate governance statement**

The Greenbelt Holdings Board meets regularly. The Chairman will ask executives to report in detail the financial, commercial, corporate, policy and business plan aspects over the period, with opportunity to examine the various initiatives which are employed as part of the business improvement strategy. Additionally, any Director interests, employment, legislative and policy changes, risks and opportunities are tabled and discussed.

At present, delegated authority is allocated to manage any corporate interests, remuneration, audit and acquisition requirements outside the Board meeting diary with reporting required on any decisions.

A non-executive Chairman, supported by the Executive Deputy Chairman, Company Secretary and Chief Executive ensure continued good governance of the Group.

**Key performance indicators**

The Group has a focus on both financial and non-financial key performance indicators. Financial key performance indicators include recurring income, core costs, profit before tax, cash and land asset valuation. Non-financial key performance indicators include units in billing, future units under contract and legal instruction, customer care, contractor performance and service quality. Careful monitoring of these KPIs assists the Board in achieving its strategic objectives.

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**GREENBELT HOLDINGS LIMITED**

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**GROUP STRATEGIC REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2021**

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This report was approved by the board on Dec 9, 2021 and signed on its behalf.

  
Alex Middleton (Dec 9, 2021 12:10 GMT)

A Middleton  
Director

**DIRECTORS' REPORT  
FOR THE YEAR ENDED 31 MARCH 2021**

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The Directors present their report and the financial statements for the year ended 31 March 2021.

**Directors' responsibilities statement**

The Directors are responsible for preparing the Group Strategic Report, the Directors' Report and the consolidated 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), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. 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 the Group and of the profit or loss of the Group for that period.

In preparing these financial statements, the Directors are required to:

- select suitable accounting policies for the Group's financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group 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 the Group and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Directors**

The Directors who served during the year were:

A Middleton  
G More  
C Thomson  
J McQuillan  
G Murray (appointed 1 April 2020)  
A Duthie (appointed 1 April 2020)

**Matters covered in the strategic report**

As permitted by Paragraph 1A of Schedule 7 to the Large and Medium sized Companies and Groups (Accounts and Reports) Regulations 2008, certain matters which are required to be disclosed in the Director's Report have been omitted as they are included in the Strategic Report. These matters include a fair review of the Company's business, a description of the Group's principal risks and uncertainties, future developments and engagement with customers and wider stakeholder engagement.



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**GREENBELT HOLDINGS LIMITED**

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**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 MARCH 2021**

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**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 the Director is aware, there is no relevant audit information of which the Company and the Group's auditor is unaware, and
- the 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 and the Group's auditor is aware of that information.

**Auditor**

The auditor, Mazars LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

This report was approved by the board on Dec 9, 2021 and signed on its behalf.

  
Alex Middleton (Dec 9, 2021 12:10 GMT)

A Middleton  
Director

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GREENBELT HOLDINGS LIMITED**

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**Opinion**

We have audited the financial statements of Greenbelt Holdings Limited (the 'Parent Company') and its subsidiaries (the 'Group') for the year ended 31 March 2021 which comprise the Consolidated Statement of Comprehensive Income, the Consolidated and Company Statement of Financial Positions, the Consolidated and Company Statement of Changes in Equity, the Consolidated Statement of Cash Flows 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 FRS 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 2021 and of the Group's 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 Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

**Other information**

The 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.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GREENBELT HOLDINGS LIMITED**

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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 course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether 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 Strategic Report and the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Directors' Report have been prepared in accordance with applicable legal requirements.

**Matters on which we are required to report by exception**

In light of the knowledge and understanding of the Group and the Parent Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Strategic Report or the Directors' Report.

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

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

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GREENBELT HOLDINGS LIMITED**

---

**Responsibilities of Directors**

As explained more fully in the Directors' responsibilities statement set out on page 4, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless either the directors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

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.

Based on our understanding of the company and its industry, we considered that non-compliance with the following laws and regulations might have a material effect on the financial statements: employment regulation, health and safety regulation, anti-bribery, corruption and fraud, money laundering and non-compliance with implementation of government support schemes relating to COVID-19.

To help us identify instances of non-compliance with these laws and regulations, and in identifying and assessing the risks of material misstatement in respect to non-compliance, our procedures included, but were not limited to:

- Inquiring of management and, where appropriate, those charged with governance, as to whether the company is in compliance with laws and regulations, and discussing their policies and procedures regarding compliance with laws and regulations and inspecting correspondence, if any, with relevant licensing or regulatory authorities;
- Communicating identified laws and regulations throughout our engagement team and remaining alert to any indications of non-compliance throughout our audit; and
- Considering the risk of acts by the Company which were contrary to applicable laws and regulations, including fraud.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF GREENBELT HOLDINGS LIMITED**

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We also considered those laws and regulations that have a direct effect on the preparation of the financial statements, such as tax legislation, pension legislation, the Companies Act 2006.

In addition, we evaluated the Directors' and management's incentives and opportunities for fraudulent manipulation of the financial statements, including the risk of management override of controls, and determined that the principal risks related to posting manual journal entries to manipulate financial performance, management bias through judgements and assumptions in significant accounting estimates, in particular to significant one-off or unusual transactions.

Our audit procedures in relation to fraud included but were not limited to:

- Making enquiries of the Directors and management on whether they had knowledge of any actual, suspected or alleged fraud;
- Gaining an understanding of the internal controls established to mitigate risks related to fraud;
- Discussing amongst the engagement team the risks of fraud; and
- Addressing the risks of fraud through management override of controls by performing journal entry testing.

There are inherent limitations in the audit procedures described above and the primary responsibility for the prevention and detection of irregularities including fraud rests with management. As with any audit, there remained a risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal controls.

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

**Use of the audit 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.

Fiona Martin (Senior statutory auditor)

for and on behalf of

Mazars LLP  
Chartered Accountants and Statutory Auditor  
Apex 2  
97 Haymarket Terrace  
Edinburgh  
EH12 5HD

Date:

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**GREENBELT HOLDINGS LIMITED**

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**CONSOLIDATED INCOME STATEMENT  
FOR THE YEAR ENDED 31 MARCH 2021**

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|   |    | 2021<br>£        | 2020<br>£        |
|---|----|------------------|------------------|
| Revenue                                     | 4  | 8,988,364        | 8,725,219        |
| Cost of sales                               |    | (4,788,961)      | (4,733,166)      |
| <b>Gross profit</b>                         |    | <u>4,199,403</u> | <u>3,992,053</u> |
| Administrative expenses                     |    | (4,259,209)      | (3,357,481)      |
| Gain on sale of tangible fixed assets       |    | 116,389          | 76,629           |
| Other operating income                      | 5  | <u>40,932</u>    | <u>4,095</u>     |
| <b>Operating profit</b>                     | 7  | <u>97,515</u>    | <u>715,296</u>   |
| Interest receivable and similar income      | 11 | 423              | 1,619            |
| Interest payable and similar expenses       | 12 | (44,022)         | (67,002)         |
| <b>Profit before tax</b>                    |    | <u>53,916</u>    | <u>649,913</u>   |
| Tax on profit                               | 13 | (12,573)         | (81,957)         |
| <b>Profit for the financial year</b>        |    | <u>41,343</u>    | <u>567,956</u>   |
| <b>Profit for the year attributable to:</b> |    |                  |                  |
| Owners of the Parent Company                |    | <u>41,343</u>    | <u>567,956</u>   |

The notes on pages 20 to 39 form part of these financial statements.

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**GREENBELT HOLDINGS LIMITED**

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**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 MARCH 2021**

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|  | 2021<br>£ | 2020<br>£ |
|--|-----------|-----------|
| Profit for the financial year                              | 41,343    | 567,956   |
| <b>Other comprehensive income</b>                          |           |           |
| Unrealised surplus on revaluation of tangible fixed assets | 1,568,866 | 1,354,635 |
| Movement in deferred tax on revalued assets                | (292,163) | (602,749) |
| <b>Other comprehensive income for the year</b>             | 1,276,703 | 751,886   |
| <b>Total comprehensive income for the year</b>             | 1,318,046 | 1,319,842 |
| <b>Profit for the year attributable to:</b>                |           |           |
| Owners of the parent Company                               | 41,343    | 567,956   |
| <b>Total comprehensive income attributable to:</b>         |           |           |
| Owners of the parent Company                               | 1,318,046 | 1,319,842 |

The notes on pages 20 to 39 form part of these financial statements.

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 31 MARCH 2021**

|  | Note | 2021<br>£                | 2020<br>£                |
|--|------|--------------------------|--------------------------|
| <b>Fixed assets</b>  |      |                          |                          |
| Intangible fixed assets                                    | 15   | 973                      | 1,112                    |
| Tangible fixed assets                                      | 16   | 23,257,807               | 21,704,944               |
|  |      | <u>23,258,780</u>        | <u>21,706,056</u>        |
| <b>Current assets</b>                                      |      |                          |                          |
| Stocks   | 18   | 10,597                   | 14,214                   |
| Debtors  | 19   | 5,253,470                | 5,020,627                |
| Cash and cash equivalents                                  | 20   | 1,258,043                | 2,041,200                |
|  |      | <u>6,522,110</u>         | <u>7,076,041</u>         |
| Creditors: amounts falling due within one year             | 21   | (6,978,894)              | (6,966,605)              |
| <b>Net current (liabilities)/assets</b>                    |      | <u>(456,784)</u>         | <u>109,436</u>           |
| <b>Total assets less current liabilities</b>               |      | <u>22,801,996</u>        | <u>21,815,492</u>        |
| Creditors: amounts falling due in more than one year       | 22   | (1,000,000)              | (1,552,500)              |
| <b>Provisions for liabilities</b>                          |      |                          |                          |
| Deferred taxation  | 25   | (3,946,328)              | (3,654,165)              |
| Other provisions   | 26   | (1,052,329)              | (1,123,534)              |
|  |      | <u>(4,998,657)</u>       | <u>(4,777,699)</u>       |
| <b>Net assets</b>  |      | <u><u>16,803,339</u></u> | <u><u>15,485,293</u></u> |
| <b>Capital and reserves</b>                                |      |                          |                          |
| Called up share capital                                    | 27   | 1,500                    | 1,500                    |
| Revaluation reserve  | 28   | 15,280,676               | 14,032,063               |
| Capital redemption reserve                                 | 28   | 1,500                    | 1,500                    |
| Profit and loss account                                    | 28   | 1,519,663                | 1,450,230                |
| <b>Equity attributable to owners of the parent Company</b> |      | <u><u>16,803,339</u></u> | <u><u>15,485,293</u></u> |



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**GREENBELT HOLDINGS LIMITED**  
**REGISTERED NUMBER: SC273733**

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**CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)**  
**AS AT 31 MARCH 2021**

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The financial statements were approved and authorised for issue by the board and were signed on its behalf on Dec 9, 2021



Alex Middleton (Dec 9, 2021 12:10 GMT)

A Middleton  
Director


The notes on pages 20 to 39 form part of these financial statements.

COMPANY STATEMENT OF FINANCIAL POSITION  
AS AT 31 MARCH 2021

|   | Note | 2021<br>£             | 2020<br>£             |
|---|------|-----------------------|-----------------------|
| <b>Fixed assets</b>                                     |      |                       |                       |
| Intangible fixed assets                                 | 15   | 973                   | 1,112                 |
| Investments   | 17   | 1,800,002             | 1,800,002             |
|   |      | <u>1,800,975</u>      | <u>1,801,114</u>      |
| <b>Current assets</b>                                   |      |                       |                       |
| Debtors   | 19   | 1,965,672             | 1,886,128             |
| Cash and cash equivalents                               | 20   | 302,748               | 904,446               |
|   |      | <u>2,268,420</u>      | <u>2,790,574</u>      |
| Creditors: amounts falling due within one year          | 21   | (3,769,001)           | (2,759,960)           |
| <b>Net current (liabilities)/assets</b>                 |      | <u>(1,500,581)</u>    | <u>30,614</u>         |
| <b>Total assets less current liabilities</b>            |      | <u>300,394</u>        | <u>1,831,728</u>      |
| Creditors: amounts falling due after more than one year | 22   | -                     | (1,552,500)           |
| <b>Net assets</b>                                       |      | <u><u>300,394</u></u> | <u><u>279,228</u></u> |
| <b>Capital and reserves</b>                             |      |                       |                       |
| Called up share capital                                 | 27   | 1,500                 | 1,500                 |
| Capital redemption reserve                              | 28   | 1,500                 | 1,500                 |
| Profit and loss account                                 | 28   | 297,394               | 276,228               |
|   |      | <u><u>300,394</u></u> | <u><u>279,228</u></u> |

The financial statements were approved and authorised for issue by the board and were signed on its behalf on Dec 9, 2021

A Middleton  
Director

  
Alex Middleton (Dec 9, 2021 12:10 GMT)

The notes on pages 20 to 39 form part of these financial statements.

**GREENBELT HOLDINGS LIMITED**

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

|   | Called up<br>share capital<br>£ | Capital<br>redemption<br>reserve<br>£ | Revaluation<br>reserve<br>£ | Profit and<br>loss account<br>£ | Total equity<br>£ |
|---|---------------------------------|---------------------------------------|-----------------------------|---------------------------------|-------------------|
| <b>At 1 April 2019</b>                          | 1,500                           | 1,500                                 | 13,287,627                  | 874,824                         | 14,165,451        |
| <b>Comprehensive income for the year</b>        |                                 |                                       |                             |                                 |                   |
| Profit for the year                             | -                               | -                                     | -                           | 567,956                         | 567,956           |
| Surplus on revaluation of tangible fixed assets | -                               | -                                     | 1,354,635                   | -                               | 1,354,635         |
| Movement in deferred tax on revalued assets     | -                               | -                                     | (602,749)                   | -                               | (602,749)         |
| Transfer to profit and loss account             | -                               | -                                     | (7,450)                     | 7,450                           | -                 |
| <b>At 1 April 2020</b>                          | 1,500                           | 1,500                                 | 14,032,063                  | 1,450,230                       | 15,485,293        |
| <b>Comprehensive income for the year</b>        |                                 |                                       |                             |                                 |                   |
| Profit for the year                             | -                               | -                                     | -                           | 41,343                          | 41,343            |
| Surplus on revaluation of tangible fixed assets | -                               | -                                     | 1,568,866                   | -                               | 1,568,866         |
| Movement in deferred tax on revalued assets     | -                               | -                                     | (292,163)                   | -                               | (292,163)         |
| Transfer to profit and loss account             | -                               | -                                     | (28,090)                    | 28,090                          | -                 |
| <b>At 31 March 2021</b>                         | 1,500                           | 1,500                                 | 15,280,676                  | 1,519,663                       | 16,803,339        |

The notes on pages 20 to 39 form part of these financial statements.

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

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|                         | <b>Called up<br/>share capital</b> | <b>Capital<br/>redemption<br/>reserve</b> | <b>Profit and<br/>loss account</b> | <b>Total equity</b> |
|-------------------------|------------------------------------|---|------------------------------------|---------------------|
|                         | <b>£</b>                           | <b>£</b>                                  | <b>£</b>                           | <b>£</b>            |
| <b>At 1 April 2019</b>  | 1,500                              | 1,500                                     | 203,552                            | 206,552             |
| Profit for the year     | -                                  | -   | 72,676                             | 72,676              |
| <b>At 1 April 2020</b>  | 1,500                              | 1,500                                     | 276,228                            | 279,228             |
| Profit for the year     | -                                  | -   | 21,166                             | 21,166              |
| <b>At 31 March 2021</b> | 1,500                              | 1,500                                     | 297,394                            | 300,394             |

The notes on pages 20 to 39 form part of these financial statements.

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**GREENBELT HOLDINGS LIMITED**

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**CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2021**

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|   | 2021<br>£        | 2020<br>£        |
|---|------------------|------------------|
| <b>Cash flows from operating activities</b>                   |                  |                  |
| Profit for the financial year                                 | 41,343           | 567,956          |
| <b>Adjustments for:</b>                                       |                  |                  |
| Amortisation of intangible fixed assets                       | 139              | 139              |
| Depreciation of tangible fixed assets                         | 20,749           | 20,049           |
| Gain on disposal of tangible fixed assets                     | (116,389)        | (76,629)         |
| Government grants   | (37,028)         | -                |
| Interest paid   | 44,022           | 67,002           |
| Interest received   | (423)            | (1,619)          |
| Taxation charge   | 12,573           | 81,957           |
| Decrease in stocks  | 3,617            | -                |
| (Increase) in debtors   | (232,844)        | (353,325)        |
| Increase in creditors   | 112,214          | 332,930          |
| (Decrease) in provisions                                      | (71,205)         | (937)            |
| Corporation tax (paid)  | -                | (6,578)          |
| <b>Net cash generated from operating activities</b>           | <b>(223,232)</b> | <b>630,945</b>   |
| <b>Cash flows from investing activities</b>                   |                  |                  |
| Purchase of tangible fixed assets                             | (35,231)         | (8,991)          |
| Sale of tangible fixed assets                                 | 146,877          | 99,772           |
| Government grants received                                    | 37,028           | -                |
| Interest received   | 423              | 1,619            |
| <b>Net cash from investing activities</b>                     | <b>149,097</b>   | <b>92,400</b>    |
| <b>Cash flows from financing activities</b>                   |                  |                  |
| New secured loans   | 1,200,000        | -                |
| Repayment of bank loan  | (1,865,000)      | (302,500)        |
| Interest paid   | (44,022)         | (67,002)         |
| <b>Net cash used in financing activities</b>                  | <b>(709,022)</b> | <b>(369,502)</b> |
| <b>Net (decrease)/increase in cash and cash equivalents</b>   | <b>(783,157)</b> | <b>353,843</b>   |
| Cash and cash equivalents at beginning of year                | 2,041,200        | 1,687,357        |
| <b>Cash and cash equivalents at the end of year</b>           | <b>1,258,043</b> | <b>2,041,200</b> |
| <b>Cash and cash equivalents at the end of year comprise:</b> |                  |                  |
| Cash at bank and in hand                                      | 1,258,043        | 2,041,200        |

The notes on pages 20 to 39 form part of these financial statements.

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**GREENBELT HOLDINGS LIMITED**

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**CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**i. Analysis of net debt**

|                          | <b>At 1 April<br/>2020<br/>£</b> | <b>Cash flows<br/>£</b> | <b>At 31 March<br/>2021<br/>£</b> |
|--------------------------|----------------------------------|-------------------------|-----------------------------------|
| Cash at bank and in hand | 2,041,200                        | (783,157)               | 1,258,043                         |
| Debt due after 1 year    | (1,552,500)                      | 552,500                 | (1,000,000)                       |
| Debt due within 1 year   | (312,500)                        | 112,500                 | (200,000)                         |
|                          | <u>176,200</u>                   | <u>(118,157)</u>        | <u>58,043</u>                     |

The notes on pages 20 to 39 form part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**1. General information**

Greenbelt Holdings Limited is a company limited by shares and registered in Scotland under the Companies Act. The address of the registered office is given on the company information page and the nature of the Company's operations and principal activities are set out in the Strategic Report.

**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 preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires group management to exercise judgement in applying the Group's accounting policies (see note 3).

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

The following principal accounting policies have been applied:

**2.2 Basis of consolidation**

The consolidated financial statements present the results of the Company and its own subsidiaries ("the Group") as if they form a single entity. Intercompany transactions and balances between group companies are therefore eliminated in full.

The consolidated financial statements incorporate the results of business combinations using the purchase method. In the Statement of Financial Position, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair values at the acquisition date. The results of acquired operations are included in the Consolidated Statement of Comprehensive Income from the date on which control is obtained. They are deconsolidated from the date control ceases.

In accordance with the transitional exemption available in FRS 102, the group has chosen not to retrospectively apply the standard to business combinations that occurred before the date of transition to FRS 102, being 1 April 2014.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**2. Accounting policies (continued)**

**2.3 Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group 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 Group 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.

**2.4 Intangible fixed assets**

Intangible fixed assets are initially recognised at cost. After recognition, under the cost model, intangible assets are measured at cost less any accumulated amortisation and any accumulated impairment losses.

All intangible fixed assets are considered to have a finite useful life. If a reliable estimate of the useful life cannot be made, the useful life shall not exceed ten years.

The estimated useful lives range as follows:

|         |   |    |       |
|---------|---|----|-------|
| Patents | - | 20 | years |
|---------|---|----|-------|

**2.5 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.



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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**2. Accounting policies (continued)****2.5 Tangible fixed assets (continued)**

Land is not depreciated. Depreciation on other assets 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   | - 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 profit or loss.

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.

**2.6 Revaluation of tangible fixed assets**

Land is carried at fair value less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are undertaken with sufficient regularity to ensure the carrying amount does not differ materially from that which would be determined using fair value at the Statement of Financial Position date.

Fair values are determined from market based evidence normally undertaken by professionally qualified valuers.

Revaluation gains and losses are recognised in the Consolidated Statement of Comprehensive Income unless losses exceed the previously recognised gains or reflect a clear consumption of economic benefits, in which case the excess losses are recognised in profit or loss.

**2.7 Valuation of investments**

Investments in subsidiaries are measured at cost less accumulated impairment.

**2.8 Stocks**

Stocks, which represents land held for development, are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell.

At each reporting date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in the Consolidated Statement of Comprehensive Income.

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**2. Accounting policies (continued)****2.9 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.

**2.10 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.

In the Consolidated Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the Group's cash management.

**2.11 Financial instruments**

The Group only enters into basic financial instrument 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 ordinary shares.

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

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

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

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

**2.12 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 2021**

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**2. Accounting policies (continued)**

**2.13 Government grants**

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

Grants of a revenue nature are recognised in the Consolidated Income Statement in the same period as the related expenditure.

**2.14 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.

**2.15 Operating leases: the Group as lessee**

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

**2.16 Pensions**

**Defined contribution pension plan**

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

The contributions are recognised as an expense in the Consolidated 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 Group in independently administered funds.

**2.17 Interest income**

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

**2.18 Borrowing costs**

All borrowing costs are recognised in the Statement of Comprehensive Income in the year in which they are incurred.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**2. Accounting policies (continued)**

**2.19 Provisions for liabilities**

Provisions are made where an event has taken place that gives the Group 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 Group 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.

**2.20 Current and deferred taxation**

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss 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 and the Group operate and generate 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;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met; and
- Where they relate to timing differences in respect of interests in subsidiaries, associates, branches and joint ventures and the Group can control the reversal of the timing differences and such reversal is not considered probable in the foreseeable future.

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.

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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

In the application of the Group's accounting policies, which are described in note 2, the Directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

Land is carried at fair value at each reporting date. Details regarding the carrying value of the land and the valuation basis are provided in note 16.

A provision is made for maintenance costs. This comprises an estimation of the future costs that the Group expects to meet on specific land management projects.

Debtors are provided for where objective evidence of the need for impairment exists.

**4. Turnover**

An analysis of turnover by class of business is as follows:

|                          | 2021<br>£        | 2020<br>£        |
|--------------------------|------------------|------------------|
| Land management services | 9,025,864        | 8,650,469        |
| Land development         | (37,500)         | 74,750           |
|                          | <u>8,988,364</u> | <u>8,725,219</u> |

Analysis of turnover by country of destination:

|                | 2021<br>£        | 2020<br>£        |
|----------------|------------------|------------------|
| United Kingdom | <u>8,988,364</u> | <u>8,725,219</u> |

**5. Other operating income**

|                              | 2021<br>£     | 2020<br>£    |
|------------------------------|---------------|--------------|
| Net rents receivable         | 3,904         | 4,095        |
| Government grants receivable | 37,028        | -            |
|                              | <u>40,932</u> | <u>4,095</u> |

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### 6. Gain on sale of tangible fixed assets

|   | 2021<br>£ | 2020<br>£ |
|---|-----------|-----------|
| Net profit from sale of tangible fixed assets | 116,389   | 76,629    |

The net profit from sale of tangible fixed assets amounting to £116,389 (2020 - £76,629) related to land sales made in a subsidiary undertakings, Greenbelt Energy Limited and Greenbelt Group Limited.

### 7. Operating profit

The operating profit is stated after charging:

|   | 2021<br>£ | 2020<br>£ |
|---|-----------|-----------|
| Depreciation of tangible fixed assets   | 20,747    | 20,049    |
| Amortisation of intangible fixed assets | 139       | 139       |
| Operating lease rentals                 | 269,501   | 221,215   |

### 8. Auditor's remuneration

Fees payable to the Group's auditor for the audit of the Group's annual financial statements totalled £ (2020 - ).

### 9. Employees

|                                     | 2021<br>£ | 2020<br>£ |
|-------------------------------------|-----------|-----------|
| Wages and salaries                  | 2,313,382 | 1,758,735 |
| Social security costs               | 269,387   | 208,540   |
| Cost of defined contribution scheme | 116,890   | 93,196    |
|                                     | 2,699,659 | 2,060,471 |

The average monthly number of employees, including directors, during the year was 50 (2020 - 50).

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### 10. Directors' remuneration

|   | 2021<br>£      | 2020<br>£      |
|---|----------------|----------------|
| Directors' emoluments   | 684,982        | 411,970        |
| Company contributions to defined contribution pension schemes | 34,080         | 20,088         |
|   | <u>719,062</u> | <u>432,058</u> |

During the year retirement benefits were accruing to 5 Directors (2020 - 3) in respect of defined contribution pension schemes.

The highest paid Director received remuneration of £189,278 (2020 - £177,617).

The value of the company's contributions paid to a defined contribution pension scheme in respect of the highest paid Director amounted to £9,600 (2020 - £8,652).

### 11. Interest receivable and similar income

|                           | 2021<br>£  | 2020<br>£    |
|---------------------------|------------|--------------|
| Other interest receivable | <u>423</u> | <u>1,619</u> |

### 12. Interest payable and similar expenses

|                            | 2021<br>£     | 2020<br>£     |
|----------------------------|---------------|---------------|
| Bank loan interest payable | 41,552        | 63,982        |
| Other interest payable     | <u>2,470</u>  | <u>3,020</u>  |
|                            | <u>44,022</u> | <u>67,002</u> |

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### 13. Taxation

|  | 2021<br>£     | 2020<br>£     |
|--|---------------|---------------|
| <b>Corporation tax</b>                           |               |               |
| Current tax on profits for the year              | 12,658        | -             |
| Adjustments in respect of previous periods       | (85)          | 85            |
| <b>Total current tax</b>                         | <b>12,573</b> | <b>85</b>     |
| <b>Deferred tax</b>                              |               |               |
| Origination and reversal of timing differences   | -             | 81,872        |
| <b>Taxation on profit on ordinary activities</b> | <b>12,573</b> | <b>81,957</b> |

#### Factors affecting tax charge for the year

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

|  | 2021<br>£     | 2020<br>£     |
|--|---------------|---------------|
| Profit on ordinary activities before tax   | 53,916        | 649,913       |
| Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2020 - 19%) | 10,244        | 123,483       |
| <b>Effects of:</b>   |               |               |
| Expenses not deductible for tax purposes   | 6,039         | 11,527        |
| Capital allowances for year in excess of depreciation  | (52)          | (4,996)       |
| Additional reduction for R&D expenditure   | -             | (14,180)      |
| Adjustment to tax in respect to prior periods  | (85)          | (85)          |
| Other differences leading to a decrease in the tax charge  | (435)         | (15,018)      |
| Deferred tax not recognised  | (3,138)       | (18,774)      |
| <b>Total tax charge for the year</b>   | <b>12,573</b> | <b>81,957</b> |

#### Factors that may affect future tax charges

The UK Government announced in the 2021 budget that from 1 April 2023, the rate of corporation tax in the United Kingdom will increase from 19% to 25%. Companies with profits of £50,000 or less will continue to be taxed at 19%, which is a new small profits rate. Where taxable profits are between £50,000 and £250,000, the higher 25% will apply but with a marginal relief applying as profits increase.



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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**14. Parent company profit for the year**

The Company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own Statement of Comprehensive Income in these financial statements. The profit after tax of the parent Company for the year was £21,166 (2020 - £72,676).

**15. Intangible fixed assets****Group and Company**

|                       | <b>Patents<br/>£</b> |
|-----------------------|----------------------|
| <b>Cost</b>           |                      |
| At 1 April 2020       | 2,779                |
| At 31 March 2021      | <u>2,779</u>         |
| <b>Amortisation</b>   |                      |
| At 1 April 2020       | 1,667                |
| Charge for the year   | 139                  |
| At 31 March 2021      | <u>1,806</u>         |
| <b>Net book value</b> |                      |
| At 31 March 2021      | <u>973</u>           |
| At 31 March 2020      | <u>1,112</u>         |

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**
**16. Tangible fixed assets****Group**

|                            | Land<br>£  | Fixtures &<br>fittings<br>£ | Computer<br>equipment<br>£ | Property<br>Improvements<br>£ | Total<br>£ |
|----------------------------|------------|-----------------------------|----------------------------|-------------------------------|------------|
| <b>Cost or valuation</b>   |            |                             |                            |                               |            |
| At 1 April 2020 (restated) | 21,687,741 | 75,619                      | 191,069                    | 40,276                        | 21,994,705 |
| Additions                  | -          | 302                         | 34,929                     | -                             | 35,231     |
| Disposals                  | (30,487)   | (19,713)                    | (38,611)                   | -                             | (88,811)   |
| Revaluations               | 1,568,866  | -                           | -                          | -                             | 1,568,866  |
| At 31 March 2021           | 23,226,120 | 56,208                      | 187,387                    | 40,276                        | 23,509,991 |
| <b>Depreciation</b>        |            |                             |                            |                               |            |
| At 1 April 2020 (restated) | -          | 74,216                      | 181,606                    | 33,939                        | 289,761    |
| Charge for the year        | -          | 730                         | 17,846                     | 2,171                         | 20,747     |
| Disposals                  | -          | (19,713)                    | (38,611)                   | -                             | (58,324)   |
| At 31 March 2021           | -          | 55,233                      | 160,841                    | 36,110                        | 252,184    |
| <b>Net book value</b>      |            |                             |                            |                               |            |
| At 31 March 2021           | 23,226,120 | 975                         | 26,546                     | 4,166                         | 23,257,807 |
| At 31 March 2020           | 21,687,741 | 1,403                       | 9,463                      | 6,337                         | 21,704,944 |

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 of £1,568,866 (2020 - £1,354,635) to £23,221,766 (2020 - £21,683,387).

If the land had not been included at valuation it would have been included under the historical cost convention at a value of £1,577,637 (2020 - £1,589,686).

Group opening cost and depreciation balances as at 1 April 2020 have been restated in the table above from prior year financial statements to realign the allocation and amend the descriptions of classes of tangible fixed assets to correspond with classifications and descriptions within the underlying subsidiary disclosures. There is no change to the overall total opening cost, depreciation or net book value.

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### 17. Fixed asset investments

#### Company

|                       | Investments<br>in subsidiary<br>companies<br>£ |
|-----------------------|--|
| <b>Cost</b>           |  |
| At 1 April 2020       | 3,478,273                                      |
| At 31 March 2021      | <u>3,478,273</u>                               |
| <b>Impairment</b>     |  |
| At 1 April 2020       | 1,678,271                                      |
| At 31 March 2021      | <u>1,678,271</u>                               |
| <b>Net book value</b> |  |
| At 31 March 2021      | <u><u>1,800,002</u></u>                        |
| At 31 March 2020      | <u><u>1,800,002</u></u>                        |

#### Subsidiary undertakings

The following were subsidiary undertakings of the Company:

| Name                              | Registered office | Class of<br>shares | Holding |
|-----------------------------------|-------------------|--------------------|---------|
| Greenbelt Group Limited           | Scotland          | Ordinary           | 100     |
| Greenbelt Property Limited        | Scotland          | Ordinary           | 100     |
| Greenbelt Energy Limited          | Scotland          | Ordinary           | 100     |
| Greenbelt Management UK Limited   | England           | Ordinary           | 100     |
| Greenbelt Solar Solutions Limited | England           | Ordinary           | 100     |
| Greenbelt Biomass Limited         | England           | Ordinary           | 100     |

The principal activity of Greenbelt Group Limited and Greenbelt Management UK Limited is the management and repair of land and the conservation and enhancement of the landscape. The principal activity of Greenbelt Property Limited is the investment, development and management of land assets. The principal activity of Greenbelt Energy Limited is the acquisition of open space land with a view to creative long-term strategic value. Greenbelt Solutions Limited and Greenbelt Biomass Limited are dormant.

# NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

## 18. Stocks

|                  | Group<br>2021<br>£ | Group<br>2020<br>£ |
|------------------|--------------------|--------------------|
| Development land | 10,597             | 14,214             |

## 19. Debtors

|  | Group<br>2021<br>£ | Group<br>2020<br>£ | Company<br>2021<br>£ | Company<br>2020<br>£ |
|--|--------------------|--------------------|----------------------|----------------------|
| Trade debtors                                | 4,697,697          | 4,616,148          | -                    | 13,217               |
| Amounts owed by group undertakings (Note 31) | -                  | -                  | 1,895,439            | 1,870,571            |
| Other debtors                                | 64,316             | 30,189             | 64,129               | -                    |
| Prepayments and accrued income               | 491,457            | 374,290            | 6,104                | 2,340                |
|  | <u>5,253,470</u>   | <u>5,020,627</u>   | <u>1,965,672</u>     | <u>1,886,128</u>     |

## 20. Cash and cash equivalents

|                          | Group<br>2021<br>£ | Group<br>2020<br>£ | Company<br>2021<br>£ | Company<br>2020<br>£ |
|--------------------------|--------------------|--------------------|----------------------|----------------------|
| Cash at bank and in hand | 1,258,043          | 2,041,200          | 302,748              | 904,446              |

## 21. Creditors: Amounts falling due within one year

|  | Group<br>2021<br>£ | Group<br>2020<br>£ | Company<br>2021<br>£ | Company<br>2020<br>£ |
|--|--------------------|--------------------|----------------------|----------------------|
| Bank loan (Note 23)                          | 200,000            | 312,500            | -                    | 312,500              |
| Trade creditors                              | 1,215,222          | 1,490,223          | 18,555               | 14,394               |
| Amounts owed to group undertakings (Note 31) | -                  | -                  | 3,661,191            | 2,352,060            |
| Corporation tax                              | 12,573             | -                  | -                    | -                    |
| Other taxation and social security           | 1,111,274          | 937,564            | 22,777               | 20,159               |
| Other creditors                              | 19,832             | 41,318             | 5,149                | 26,665               |
| Accruals and deferred income                 | 4,419,993          | 4,185,000          | 61,329               | 34,182               |
|  | <u>6,978,894</u>   | <u>6,966,605</u>   | <u>3,769,001</u>     | <u>2,759,960</u>     |

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**GREENBELT HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**22. Creditors: Amounts falling due after more than one year**

|                      | <b>Group<br/>2021<br/>£</b> | <b>Group<br/>2020<br/>£</b> | <b>Company<br/>2021<br/>£</b> | <b>Company<br/>2020<br/>£</b> |
|----------------------|-----------------------------|-----------------------------|-------------------------------|-------------------------------|
| Bank loans (Note 23) | <u>1,000,000</u>            | <u>1,552,500</u>            | <u>-</u>                      | <u>1,552,500</u>              |

**23. Bank loan**

The ageing of the bank loan at the reporting date is as follows:

|  | <b>Group<br/>2021<br/>£</b> | <b>Group<br/>2020<br/>£</b> | <b>Company<br/>2021<br/>£</b> | <b>Company<br/>2020<br/>£</b> |
|--|-----------------------------|-----------------------------|-------------------------------|-------------------------------|
| <b>Amounts falling due within one year</b>         |                             |                             |                               |                               |
| Bank loan  | 200,000                     | 312,500                     | -                             | 312,500                       |
| <b>Amounts falling due 1-2 years</b>               |                             |                             |                               |                               |
| Bank loan  | 240,000                     | 1,552,500                   | -                             | 1,552,500                     |
| <b>Amounts falling due 2-5 years</b>               |                             |                             |                               |                               |
| Bank loans   | 720,000                     | -                           | -                             | -                             |
| <b>Amounts falling due after more than 5 years</b> |                             |                             |                               |                               |
| Bank loans   | 40,000                      | -                           | -                             | -                             |
|  | <u>1,200,000</u>            | <u>1,865,000</u>            | <u>-</u>                      | <u>1,865,000</u>              |

In the year bank loan borrowings of £1,200,000 was drawn down from a Coronavirus Business Interruption Loan Scheme with National Westminster Bank Plc. The loan is repayable in monthly instalments of £20,000. Interest on the loan is charged at a fixed rate of 2.59%

The loan facility is secured by an intercompany guarantee of up to £3,125,000 with Greenbelt Holdings Limited, Greenbelt Group Limited, Greenbelt Property Limited, Greenbelt Energy Limited, and Greenbelt Management UK Limited. The security is supported by specific freehold and standard securities over certain areas of land held by the Group and, debentures, bonds and floating charges over the Group.

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**GREENBELT HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**24. Financial instruments**

|  | <b>Group<br/>2021<br/>£</b> | <b>Group<br/>2020<br/>£</b> | <b>Company<br/>2021<br/>£</b> | <b>Company<br/>2020<br/>£</b> |
|--|-----------------------------|-----------------------------|-------------------------------|-------------------------------|
| <b>Financial assets</b>  |                             |                             |                               |                               |
| Financial assets measured at amortised cost  | 1,258,043                   | 2,041,200                   | 302,748                       | 904,446                       |
| Financial assets that are debt instruments<br>measured at amortised cost                   | 5,055,350                   | 4,875,624                   | 1,959,568                     | 1,886,128                     |
| Financial assets that are equity instruments<br>measured at amortised cost less impairment | -                           | -                           | 1,800,002                     | 1,800,002                     |
|  | <u>6,313,393</u>            | <u>6,916,824</u>            | <u>4,062,318</u>              | <u>4,590,576</u>              |
| <b>Financial liabilities</b>   |                             |                             |                               |                               |
| Financial liabilities measured at<br>amortised cost  | <u>(2,932,473)</u>          | <u>(3,809,322)</u>          | <u>(3,746,224)</u>            | <u>(4,292,301)</u>            |

Financial assets measured at amortised cost comprise cash at bank and in hand.

Financial assets that are debt instruments measured at amortised cost comprise trade and other debtors and amounts owed by group undertakings.

Financial assets that are equity instruments measured at cost less impairment comprise investments in subsidiaries.

Financial liabilities measured at amortised cost comprise bank loans, trade creditors, amounts owed to group undertakings, accruals and other creditors.

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**25. Deferred taxation****Group**

|  | 2021<br>£          | 2020<br>£          |
|--|--------------------|--------------------|
| At beginning of year                   | (3,654,165)        | (2,969,544)        |
| Movement to profit or loss             | -                  | (81,872)           |
| Movement to other comprehensive income | (292,163)          | (602,749)          |
| <b>At end of year</b>                  | <b>(3,946,328)</b> | <b>(3,654,165)</b> |

The provision for deferred taxation, which is calculated based on a tax rate of 19% (2020 - 19%), is made up as follows:

|   | Group<br>2021<br>£ | Group<br>2020<br>£ |
|---|--------------------|--------------------|
| On revaluation of tangible fixed assets | (3,946,328)        | (3,654,165)        |

The recently announced changes to the corporation tax rates as disclosed in note 13 of the financial statements had not been enacted or substantively enacted as at 31 March 2021. The deferred tax balance included in the financial statements is therefore calculated based on a tax rate of 19% (2020 - 19%).

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

**26. Provisions**

**Group**

|   | Capital<br>replacement<br>provision<br>£ | Maintenance<br>provision<br>£ | Establish-<br>ment<br>provision<br>£ | Total<br>£       |
|---|--|-------------------------------|--------------------------------------|------------------|
| At 1 April 2020                                 | 192,235                                  | 758,000                       | 173,299                              | 1,123,534        |
| Charged to Statement of Comprehensive<br>Income | 11,370                                   | 210,000                       | -                                    | 221,370          |
| Released in year                                | -  | (215,000)                     | (77,575)                             | (292,575)        |
| <b>At 31 March 2021</b>                         | <b>203,605</b>                           | <b>753,000</b>                | <b>95,724</b>                        | <b>1,052,329</b> |

**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 Group expects to meet on specific land management projects.

**Establishment provision**

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

**27. Share capital**

|  | 2021<br>£ | 2020<br>£ |
|--|-----------|-----------|
| <b>Authorised</b>  |           |           |
| 1,000,000 (2020 - 1,000,000) Ordinary shares of £1.00 each | 1,000,000 | 1,000,000 |
| <b>Allotted, called up and fully paid</b>                  |           |           |
| 1,500 (2020 - 1,500) Ordinary shares of £1.00 each         | 1,500     | 1,500     |

Ordinary shares rank pari passu for participation in profits and assets. Each ordinary share is entitled to one vote on all matters upon which ordinary shares are entitled to vote.



## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### 28. Reserves

#### Revaluation reserve

The revaluation reserve represents surplus on revaluation of land net of deferred tax.

#### Capital redemption reserve

The capital redemption reserve represents share capital purchased by the Company and subsequently cancelled.

#### Profit & loss account

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

### 29. Pension commitments

The Group operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the Group in an independently administered fund. The pension cost charge represents contributions payable by the Group to the fund and amounted to £116,890 (2020 - £93,196). Contributions totalling £18,963 (2020 - £14,765) were payable to the fund at the reporting date.

### 30. Commitments under operating leases

At 31 March 2021 the Group and the Company had future minimum lease payments due under non-cancellable operating leases for each of the following periods:

|  | Group<br>2021<br>£ | Group<br>2020<br>£ | Company<br>2021<br>£        | Company<br>2020<br>£        |
|--|--------------------|--------------------|-----------------------------|-----------------------------|
| <b>Other</b>                                 |                    |                    |                             |                             |
| Not later than 1 year                        | 105,358            | 93,182             | -                           | 9,080                       |
| Later than 1 year and not later than 5 years | 124,232            | 57,902             | -                           | -                           |
|  | <u>229,590</u>     | <u>151,084</u>     | <u>-</u>                    | <u>9,080</u>                |
|  |                    |                    | <b>Group<br/>2021<br/>£</b> | <b>Group<br/>2020<br/>£</b> |
| <b>Land and buildings</b>                    |                    |                    |                             |                             |
| Not later than 1 year                        |                    |                    | 39,911                      | 31,037                      |
| Later than 1 year and not later than 5 years |                    |                    | -                           | 18,022                      |
|  |                    |                    | <u>39,911</u>               | <u>49,059</u>               |

### 31. Related party transactions

The Company has taken advantage of the exemption granted by FRS 102 not to disclose transactions with its wholly owned subsidiary undertakings.

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**GREENBELT HOLDINGS LIMITED**

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**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2021**

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**32. Controlling party**

At the year end, the ultimate controlling party of the Company is A Middleton, the sole shareholder of Greenbelt Holdings Limited.