BINN GROUP

Company Information Pack

09.18.V1.20

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For amendments or changes to this document please contact:

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07715 076719
Kris.Greig@binngroup.co.uk

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Our Mission Statement:
To be Scotland's leading provider of integrated recycling and waste management services to the benefit of the local and national economy and the environment.

Our Vision

Binn Group recognises that waste management, renewable energy, and food security are industries that are central to sustainable development and secure societies. We will seek to meet this challenge in innovative ways that make good business sense whilst reducing environmental impacts and increasing regional and national self-sufficiency in these key areas.

Moving towards greener and more sustainable regional and national economies will require the careful evaluation of new technologies and services. We will innovate in the development of industries that are synergistic and integrated to help develop a new industrial ecology for the 21st century in both the Tayside and Scottish economy.

Binn Group will seek to create new development and business partnership models that recognise the inter-relationship of industry, local authorities, Government agencies and communities in defining more sustainable long term societies whilst conducting its operations to the highest standards of environmental and good business practice.

Binn Farm

Background & History of the Binn Farm Site

Binn Group is Scotland's leading independent recycling and waste management company, providing a range of waste services across Scotland to commercial, industrial and local authority clients.

Our main commercial and industrial business operations take place at Binn Ecopark, Binn Farm near Glenfarg, which is situated 8km to the south of Perth. The Ecopark is considered to be an important strategic waste management site in the region encompassing Tayside, Fife, Edinburgh, Stirling and the Falkirk area.

The land at Binn Farm sits within a topographic bowl and was considered to be an ideal location for the siting of a landfill site for the Perth and Kinross and the wider area. In 1993 planning consent was granted (Ref: 91/0650) for the development of a landfill site together with deposition of waste materials at Binn Farm. This site closed in 2014.

Since the development of the landfill site the Binn Farm site has expanded and diversified with the development and erection of a landfill gas generating station, two separate Material Reclamation Facilities (MRF), a 30,000 tonne per annum food waste anaerobic digestion facility, In-vessel and greenwaste composting facilities, a residual waste Solid Recovered Fuel (SRF) facility and waste wood processing and storage facility. Planning consent has been secured for an energy from waste plant and a 4 - turbine windfarm. Together, this has culminated in the Binn Ecopark being one of the most fully integrated resource recovery complexes in the UK, employing over 150 people and providing significant economic benefits and added value to the local economy.

Your waste is changing

Licences & Certificates

Waste Carrier Licence

CERTIFICATE OF REGISTRATION UNDER
THE CONTROL OF POLLUTION (AMENDMENT) ACT 1989
Regulation Authority

Name: SEPA - North Lanarkshire

Address: 6 Parklands Avenue
Eurocentral
Holytown
North Lanarkshire
ML1 4WQ

Tel: 01698 839000 **Fax:** 01698 738155
E-mail: registry@sepa.org.uk

The following information is herby certified by the above mentioned Regulation Authority to be information which at the date of this certificate is entered in the register which they maintain under regulation 3 of the Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991:

REGISTRATION NUMBER:	SEA/074346	Carrier Broker
Name(s) of Registered Carrier:	Binn Skips Ltd	
Business Name (if any):	Binn Skips Ltd	
Address of registered carrier's principal place of business:	Binn Farm Glenfarg Perthshire PH2 9PX	
Tel: 01577 830833	**Fax:**	
E-mail: allan@binnskips.co.uk		
Date of Registration:	05/03/2001	
Date of Expiry of Registration*:	05/03/2019	
Date of last amendment (if any) made to the carrier's entry in the register:	04/02/2016	

Signature of authorised officer of the regulation authority: C MacDonald

NOTES
You can check whether there has been any change in the information contained in this certificate by contacting the regulation authority detailed above.

*Registration will expire on this date unless-
(a) it is revoked before expiry;
(b) The carrier requests the removal of his name from the register at an earlier time;
(c) an application for renewal is made within the six months ending on the expiry date and the application is still outstanding, or is the subject of an appeal on that date;
(d) in the case of a registered partnership, if any of the partners ceases to be registered of if anyone who is not registered becomes a partner

Scottish Environment Protection Agency

Waste Management Licence (Binn Farm)

Reference Number: WML/E/220286

SCOTTISH ENVIRONMENT PROTECTION AGENCY

ENVIRONMENTAL PROTECTION ACT 1990 (AS AMENDED)
WASTE MANAGEMENT LICENSING (SCOTLAND) REGULATIONS 2011

NOTICE OF MODIFICATION OF LICENCE

Licence No:	**WML/E/220286 (As Modified)**
Modification No:	**6**
To:	**Binn Skips Limited**
Address:	**5 Atholl Crescent** **Edinburgh** **Midlothian** **EH3 8EJ**

Notice is given to Binn Skips Limited, Company Registration Number SC223118 ("the Licence Holder") that the Scottish Environment Protection Agency, being a waste regulation authority as defined in Section 30 of the Environmental Protection Act 1990 (the Act), in the exercise of its power under Section 37(1)(b) of the Act, hereby modifies the licence to which this notice refers as specified in the schedule to this notice with effect from the date of this notice.

This notice refers to the licence held by the Licence Holder under Section 35 of the Act in respect of the area of land at Binn Farm, Glenfarg, Perthshire, PH2 9PX particulars of which are contained in Waste Management Licence WML/E/220286 (As Modified) dated 23 August 2006.

Date: 19 December 2014

Authorised to sign on behalf of the
Scottish Environment Protection Agency

Under Section 43(1)(c) of the Act you may appeal against the terms of this notice to the Scottish Ministers, except where it relates to a direction given by the Scottish Ministers. Your attention is drawn to Regulations 4 to 7 of the Waste Management Licensing (Scotland) Regulations 2011 (SI2011 No.228) which set out the procedure for appealing.

Waste Management Licence (Shore Road)

Reference Number: WML/E/0000316

SCOTTISH ENVIRONMENT PROTECTION AGENCY

ENVIRONMENTAL PROTECTION ACT 1990 (AS AMENDED)
WASTE MANAGEMENT LICENSING (SCOTLAND) REGULATIONS 2011

NOTICE OF TRANSFER OF WASTE MANAGEMENT LICENCE
UNDER SECTION 40

Licence No: **WM(K)(T)/2/92(A/95) (AS MODIFIED)**

To: **Binn Skips Limited**

Address: **5 Atholl Crescent**
Edinburgh
EH3 8EJ

Notice is hereby given that the Scottish Environment Protection Agency, being a waste regulation authority in terms of section 30 of the 1990 Act, and being satisfied on the basis of the joint application dated 02 October 2015 by you and Holden Environmental Limited (the Transferor) that you are a fit and proper person, has effected a transfer of Waste Management Licence WTL/2/92 dated 28 October 1992, also known as WTL/2/92(a)7/94 rescinded and replaced by WM(K)(T)/2/92(A/95) dated 13 December 1995 (As Modified) from the Transferor to you in terms of section 40 of the 1990 Act, by endorsing (a certified true copy of the public register copy of the said Licence with your particulars.

Authorised to sign on behalf of the
Scottish Environment Protection Agency

Date: 1 April 2016

Pollution Prevention and Control Licence

Permit No: PPC/A/1138879

SCOTTISH ENVIRONMENT PROTECTION AGENCY

Pollution Prevention and Control Act 1999

Pollution Prevention and Control (Scotland) Regulations 2012 ("the Regulations")

PERMIT TO OPERATE A 'PART A' INSTALLATION

Permit Number: PPC/A/1138879

Operator: Binn Waste Management Limited

The Scottish Environment Protection Agency ("SEPA"), in accordance with the Regulations, hereby grants a permit to Binn Waste Management Limited, company registration number (SC34925) having its registered office at Binn Waste Management Limited, 5 Atholl Crescent, Edinburgh, EH3 8EJ ("the Operator") to operate an installation, more particularly described in Schedule 1 of this permit, on a site at Binn Farm, Glenfarg, Perthshire, PH2 9PX more particularly described in said Schedule 1, subject to the requirements of the Regulations and to the conditions contained in the Schedules to this Permit.

Signed.....
Authorised to sign on behalf of the
Scottish Environment Protection Agency

Date: 17 October 2016

Right of Appeal
Under Regulation 58 of the Regulations you are entitled to appeal to the Scottish Ministers against any condition or conditions of this Permit within six months of the date of this Permit, except where SEPA has granted this Permit in implementation of a direction to SEPA of the Scottish Ministers. The bringing of an appeal will not have the effect of suspending the operation of the said condition or conditions. The procedures for the making of an appeal are set out in Schedule 8 of the Regulations.

Goods Vehicle Operator's License

GOODS VEHICLE OPERATOR'S LICENCE

THIS LICENCE MUST NOT BE ALTERED OR DEFACED IN ANY WAY

Issued to:

BINN SKIPS LTD
BINN FARM
GLENFARG
PERTH
PH2 9PX

Issued by:

Office of the Traffic Commissioner
Scotland
Hillcrest House
386 Harehills Lane
Leeds
LS9 6NF
0300 123 9000
0113 249 8142
www.gov.uk

Goods Vehicle Standard National

Licence number: OM1075292
NOT TRANSFERABLE

This licence is in force from: 03/01/2008

Review date: 03/01/2018 and at five yearly intervals thereafter (see note 9)

This document is an operator's licence issued under the Goods Vehicles (Licensing of Operators) Act 1995 (the Act).

The undertakings recorded in this licence have been given by the licence holder and are considered to be material to the grant of the licence. In the case of a licence first issued before 1 January 1996, the recorded undertakings include statements of intent made by the operator.

The maximum number of motor vehicles and trailers authorised in accordance with section 6 of the Act is:

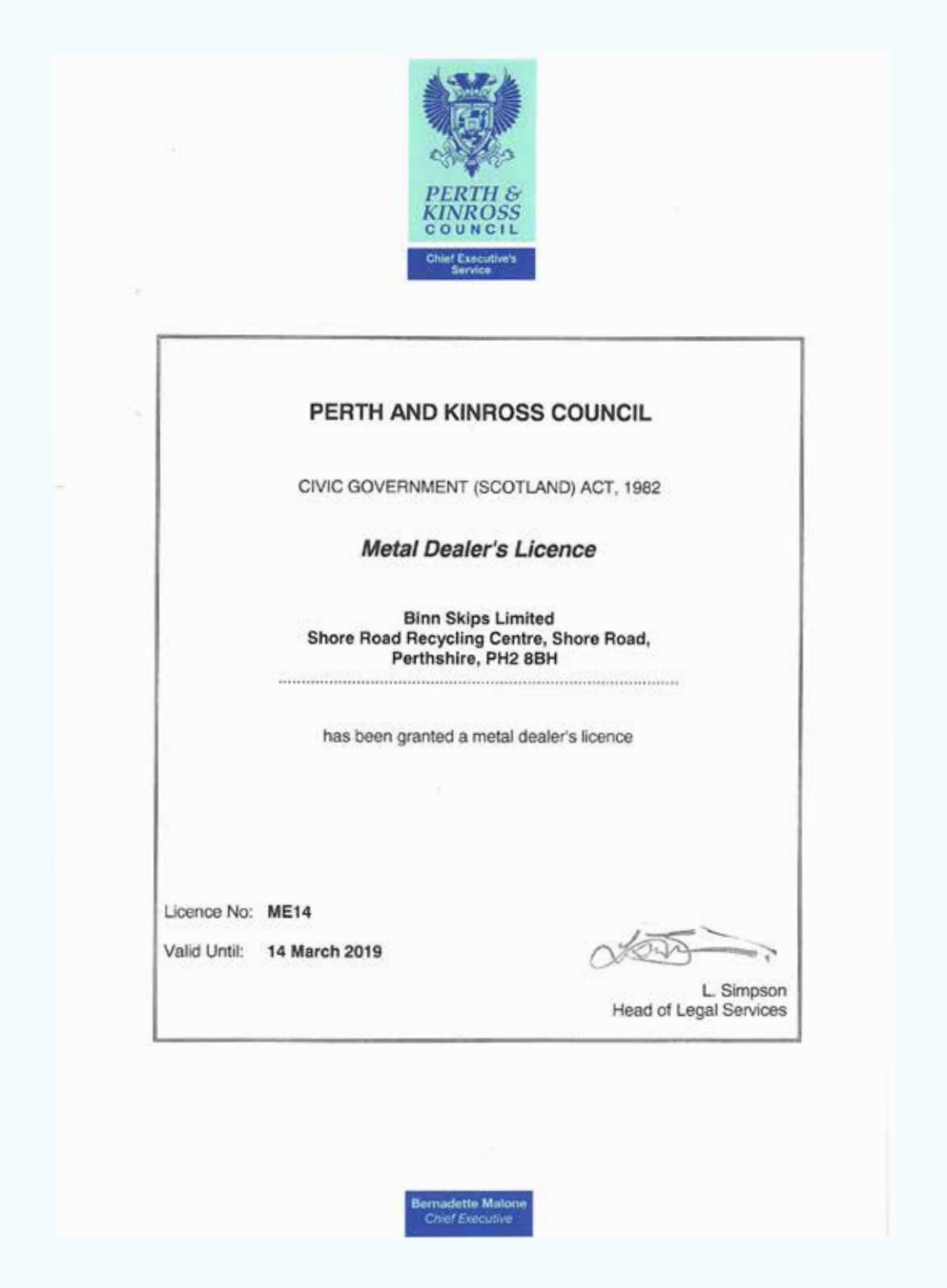
Motor vehicles	**50**
Trailers (inc semi-trailers)	**22**

☒

Traffic Commissioner

1

Metal Dealer's Licence



PERTH & KINROSS COUNCIL

Chief Executive's Service

PERTH AND KINROSS COUNCIL

CIVIC GOVERNMENT (SCOTLAND) ACT, 1982

Metal Dealer's Licence

Binn Skips Limited
Shore Road Recycling Centre, Shore Road,
Perthshire, PH2 8BH

has been granted a metal dealer's licence

Licence No: **ME14**

Valid Until: **14 March 2019**

L. Simpson
Head of Legal Services

Bernadette Malone
Chief Executive

BMRA Membership Certificate

BMRA

Binn Skips Ltd

As an ordinary member of the

British Metals Recycling Association 2018

this company is committed to:

- Maintaining high standards of commercial conduct and business ethics with other members, customers and suppliers.
- Representing the common interests of the metals recycling industry.
- Observing the highest practical standards of environmental care and protection.
- Observing the need for good practice in health and safety.
- Maintaining adequate public and employee liability insurance cover.
- Cooperating with local authorities, regulators and other public servants.

President:

S Burage

5 Ramsay Court, Hinchingbrooke Business Park, Huntingdon, Cambridgeshire PE29 6FY
01480 455249 • admin@recyclemetals.org • www.recyclemetals.org

Certificate of Registration ISO 9001

Certificate of Registration

This is to certify that the Quality Management System of:

Binn Group Limited
Binn Farm, Glenfarg, Perth, PH2 9PX, United Kingdom

applicable to:

The provision of waste management services; including collections, recovery/recycling operations and related activities

has been assessed and registered by NQA against the provisions of:

ISO 9001:2015

This registration is subject to the company maintaining a quality management system, to the above standard, which will be monitored by NQA

Managing Director

Certificate No.	25003
ISO Approval Date:	11 November 2008
Reissued:	5 September 2018
Valid Until:	5 September 2021
EAC Code:	24, 32

Page 1 of 1

The use of the UKAS Accreditation Mark indicates accreditation in respect of those activities covered by the accreditation certificate number 015 held by NQA. NQA is a trading name of NQA Certification Limited, Registration No. 09351758. Registered Office: Warwick House, Houghton Hall Park, Houghton Regis, Dunstable Bedfordshire LU5 5ZX, United Kingdom. This certificate is the property of NQA and must be returned on request.

Certificate of Registration ISO 14001

Certificate of Registration

nqa.

This is to certify that the Environmental Management System of:

Binn Group Limited
Binn Farm, Glenfarg, Perth, PH2 9PX, United Kingdom

applicable to:

The provision of waste management services; including collections, recovery/recycling operations and related activities

has been assessed and registered by NQA against the provisions of:

ISO 14001:2015

This registration is subject to the company maintaining an environmental management system, to the above standard, which will be monitored by NQA

Managing Director

Certificate No.	1834
ISO Approval Date:	11 November 2008
Reissued:	5 September 2018
Valid Until:	5 September 2021
EAC Code:	24, 32

Page 1 of 1

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Alcumus Safe Contractor Certificate

Alcumus®
SafeContractor

Certificate of Accreditation

This is to certify that

Binn Skips Ltd

has achieved SafeContractor accreditation

Date: 26th January 2018

This certificate is valid until: 26th January 2019

Certificate number: JM1567

Signed:

Martin Smith
Alcumus CEO

SSIP

SafeContractor
APPROVED

Alcumus Group, Axys House, Heol Crochendy, Parc Nantgarw, Nantgarw, Cardiff, CF15 7TW
T: 029 2026 6749 E: safecontractor@alcumusgroup.com W: www.alcumusgroup.com | www.safecontractor.com
This certificate is the property of Alcumus SafeContractor and must be returned on request

Avetta Membership Certificate

UROC Membership Certificate

Insurances

Employers, Public & Product Liability Insurance

CLARK THOMSON
CHARTERED INSURANCE BROKERS

Address	24 Whitefriar Street Perth PH1 1PP
Direct Line	01738 492081
Fax	0330 0244 928
E-mail	jmoon@clarkthomson.co.uk
Website	www.clarkthomson.co.uk

27 February 2018

TO WHOM IT MAY CONCERN

Our Reference: 19173353

Dear Sirs

The Binn Group Ltd

As Insurance Brokers to the above client we are writing to confirm that our clients hold the following policies:

Combined Liability

Insurer:	QBE Insurance (Europe) Limited
Policy Number:	Y012281QBE0114A
Period:	28 February 2018 to 27 February 2019 Both days inclusive (GMT)
Employers Liability	
Indemnity Limit:	£10,000,000 – Any One Accident
Excess:	N/A
Public Liability	
Indemnity Limit:	£10,000,000 – Any One Accident
Excess:	£2,500 – Property Damage Excess
Products Liability	
Indemnity Limit:	£10,000,000 – Any One Accident
Excess:	£2,500 – Property Damage Excess

Hired in Plant Insurance

Combined Engineering

Insurer:	Aviva Insurance Limited
Policy Number:	24945961 ENP
Period:	28 February 2018 to 27 February 2019 Both days inclusive (GMT)
Hired in Plant:	Limit of Liability £150,000
Excess:	£2,500 each and every claim

This letter is provided as a courtesy to our client as a matter of information only and confers no rights on the holder. Our duties in relation to this insurance are to our client and we accept no duty of care or responsibility to you or any other third party and any liability to you or any third party is excluded. This letter does not amend, extend or alter the coverage afforded by the policies, nor does it purport to set out all of the policies' terms, conditions and exclusions. The policy terms, conditions, limits and exclusions may alter after the date of this document or the insurance may terminate or be cancelled, and the limits shown may be reduced by paid claims. We have no obligation to advise you of any changes which may be made to the policies or to advise you of their cancellation or termination.

Signed on behalf of Clark Thomson Insurance Brokers Ltd

Yours sincerely

Jill Moon Cert CII
Commercial Team Leader

Vehicle Insurance

Certificate of Motor Insurance

MS Amlin

1. **Certificate Number** 9331299
2. **Description of Vehicle** C - Any Motor Vehicle the property of the policyholder or in their custody or control or for which they are legally responsible.
3. **Name of Policyholder** The Binn Group Ltd and/or Binn Environmental Ltd &/or Binn Farm Ltd &/or Binn Organics Ltd and/or Binn Renewable Energy Ltd &/or Binn Skips Ltd &/or Binn Waste Management Ltd
4. **Effective date of the commencement of insurance for the purposes of the Acts** 28/02/2018 00:00:01
5. **Date of expiry of insurance MIDNIGHT** 27/02/2019
6. **Person or classes of person entitled to drive as defined below**

   D - Any person who is driving with the policyholder's consent.

   Provided that the person driving holds a licence to drive the vehicle or has held and is not disqualified from holding or obtaining such a licence.
7. **Limitations to use as defined below**

   Use in connection with the policyholders business including use for hire and/or reward
   Use for social domestic and pleasure purposes only
8. **The policy does not cover**

   Carriage of passengers for hire and/or reward
   Racing, pace-setting, speed trials, motor rallies, competitions or trials
   In connection with the Motor Trade
   Towing for reward a mechanically propelled vehicle

I hereby certify that the document to which this certificate relates satisfies the requirements of the relevant law applicable in Great Britain, Northern Ireland, the Isle of Man, the Island of Guernsey, the Island of Jersey and the Island of Alderney.

Amlin UK
Amlin House, 90-96 Victoria Road
Chelmsford, Essex CM1 1QU

For and on behalf of the Underwriters subscribing to
AMLIN UK
Authorised Insurers

Country Manager, P&C Europe-UK

Advice to Third Parties
Nothing contained in this certificate affects your right as Third Party to make a claim.

NOTE: YOU SHOULD REFER TO YOUR POLICY FOR FULL DETAILS OF YOUR INSURANCE COVER

Amlin UK Limited
Amlin House, 90-96 Victoria Road
Chelmsford, Essex CM1 1QU

Tel +44 (0) 1245 396396
Fax +44 (0) 1245 396400
www.amlin.com

Amlin UK is a trading name of Amlin UK Limited. Amlin UK Limited is wholly owned by and an Appointed Representative of MS Amlin Underwriting Limited which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under reference number 204918. Amlin UK Limited is registered in England No. 2739220. Registered office: The Leadenhall Building, 122 Leadenhall Street, London EC3V 4AB.

Policies

Health and Safety Policy

BINN Group Health & Safety General Policy

The Health and Safety at Work Act 1974 imposes a statutory duty on employers to ensure, so far is as reasonably practicable, the health and safety of their employees, whilst at work. This duty also extends to others who may be affected by that work.
Employee's have a statutory duty to take care of themselves and other who may be affected by their acts or omissions.
To enable these duties to be carried out, it is our intention to ensure that responsibilities for Health & Safety matters are effectively assigned, accepted and fulfilled at all levels within Binn Group and its subsidiaries, Binn Skips Ltd, Binn Waste Management Ltd and Binn Agriculture Ltd.

1: We will, so far as it is reasonably practical, ensure that:

- Adequate resources are provided, so proper provision is made for health and safety.
- Risk assessments are carried out and periodically reviewed.
- Systems of work are provided and maintained that are safe and without risks to health.
- Arrangements for the use, handling, storage and transport of articles and substances for use at work are safe without risks to health.
- All employees are provided with such information, instruction, supervision and training as necessary to secure their safety & health at work and the safety of others who may be affected by their actions.
- Where appropriate, health surveillance will be provided for employees.
- The provision and maintenance of all plant, machinery and equipment that is safe and without risk to health.
- The working environment of all employees is safe and without risk to health and adequate provision is made with regard to the facilities and arrangements for their welfare at work.
- The place of work is safe and that there is a safe a safe access and egress throughout the site.
- Monitoring activities are undertaken to maintain agreed standards.

2: Duty of all employees while at work:

- To take reasonable care for the health and safety of themselves and of the other persons who may be affected by their acts and omissions at work and co-operate with us, in fulfilling our statutory duties.
- Not to interfere with or misuse anything in the interest of health and safety.

3: General

- This Health & Safety General Policy will be reviewed at least annually. It will be amended and updated as and when necessary. Communication of any change will be made to employees.
- There are established and maintained procedures for consultation and communication between all levels of management and employees on matters relating to health, safety and welfare.
- A more detailed list of areas of responsibilities is placed on the Organisational Policy.

Signed: **Managing Director**

Date: 01 June 2018 Revision Date: 01 June 2019

BINN GROUP LTD
Health & Safety Policy Statement

Enviromental Policy

ENVIRONMENTAL POLICY

Binn Skips is committed to continually reducing the environmental impact of its activities at Binn Farm and the surrounding area as well as the wider environment. We recognize that improving our environmental performance will be of benefit to everyone.

We appreciate that we all depend on the environment to provide all our basic needs both now and in the future and that the Earth's natural resources provide a source of economic prosperity.

Our committed to managing our local and wider impact through the implementation of our ISO 14001 environmental management systems will help us to also address contractual obligations, regulatory compliance, improve the control of our activities and minimise the potential for environmental pollution. In particular we seek to:

- minimizing adverse environmental impacts and prevent pollution
- improve our activities and keep these under review
- ensure that environmental responsibilities are understood in pursuit of this policy, legal compliance and our overall aims
- minimize energy use & water consumption
- avoid the contamination of nearby water courses
- encourage customers to become more environmentally conscious

In order to do this, Binn Skips Ltd. will;

- monitor and control our activities
- raise awareness amongst staff
- provide information for customers
- seek to reduce vehicle emissions
- work closely with S.E.P.A.
- use sustainable and local materials and expertise wherever possible

Environmental objectives shall be pursued which seek to enhance the performance of our activities and their progress shall be reported annually as part of our environmental review process.

Signed: (Managing Director)

Dated: 01/06/2018 Revision Date June 2019

Quality Policy

QUALITY POLICY

Binn Skips Ltd is committed to ensuring that our clients receive the best level of service within the waste management and skip hire industry. Our goal is the continuous improvement of our services and we will do this by implementing quality management systems, which conform to ISO 9001, and incorporate best business practice and regulatory compliance.

Our core values are key to our success and provide a framework for defining our quality objectives. These values are:

Flexibility – providing waste management options for clients, we seek to adapt and respond quickly to our client's needs

Approachability – providing our clients with friendly competent personnel who will seek to provide help and guidance in all of their waste management needs

Dependability – ensuring consistency and accuracy in all client dealings

This policy is integral to our business and improvement initiatives and as such will be communicated throughout our team and be enacted through our actions, systems and procedures. Our management review process shall ensure that the policy remains valid and that our objectives are monitored and progressed.

Signed: (Managing Director)

Dated: 01/06/2018 Revision Date June 2019

Anti-Slavery and Human Trafficking Policy

ANTI SLAVERY POLICY

This policy ensures that The Binn Group complies with section 54 of the Modern Slavery Act 2015, and sets out the responsibilities for employers and employees.

The Binn Group will publish an annual slavery and human trafficking statement. A link to this statement will be on the homepage of the website and will be signed and approved by the Managing Director.

The Managing Director is responsible for ensuring that this statement is published and reviewed on an annual basis.

The statement will explain the steps that the Binn Group has taken to ensure that slavery and trafficking are not taking place in any of its supply chains, or in any part of its own business.

The Binn Group is a private limited company (ltd) that prides itself in offering an extensive range of services which focuses on recycling, reuse, waste minimization, landfill diversion and improving our environment.

The Binn Group is committed to ensuring that all of its business operations are free from involvement with slavery or human trafficking. Consequently, we ensure suppliers operate in conjunction with the Binn Group's policies. We seek to undertake risk assessments in an attempt to highlight areas of potential risk within our supply chain, prior to contracting. Furthermore, we reserve the right to audit our supplier(s) at any point during the contractual engagement.

In instances where agency labour is used the providers are responsible for ensuring they adhere to strict eligibility to work in the UK laws as well as those legal requirements aimed at protecting workers from exploitation.

Instances of non-compliance will be addressed in a case-by-case manner and remedial action will be individually tailored to each instance where necessary. The Binn Group will only trade with those who adhere to this statement or who are undertaking the appropriate steps to become compliant.

In addition to producing the annual statement, the Binn Group is committed to:

- ensuring that slavery and human trafficking is considered and addressed in our approach to corporate social responsibility
- ensuring that any concerns about slavery or human trafficking can be raised through our whistleblowing procedure
- carrying out regular audits via Payroll to ensure that all our employees are paid at least the National Minimum Wage and have the right to work in the UK
- ensuring that all commercial agreements include an obligation on our suppliers to operate in accordance with the Modern Slavery Act 2015, and to ensure that any of their suppliers and sub-contractors also operate in accordance with the Act
- appointing a named individual to oversee the compliance with the Modern Slavery Act 2015 (this person is the Managing Director)
- identifying and addressing any areas of high risk in our supply chain
- providing training for all employees who are involved in the supply chain on issues relating to slavery and human trafficking.

Signed: (Managing Director)

Dated: June 2018 Revision Date: June 2019

01577 830833
binngroup.co.uk

Binn Group,
Binn Farm, Glenfarg,
PH2 9PX

/binn-group

/binn-group

@binnwaste

/binngroup

fraktul.com 09.18.V1.20

Binn Group is a trading name of Binn Skips Ltd. Company Number SC223118 - Registered office Binn Farm, Glenfarg, PH2 9PX