

Company number 3577180

NCP East Anglia Development Limited

Report and financial statements

For the period from 31 March 2012 to 29 March 2013

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NCP East Anglia Development Limited

REPORT AND FINANCIAL STATEMENTS

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NCP East Anglia Development Limited

OFFICERS AND PROFESSIONAL ADVISERS

DIRECTORS

J L Cooper

J P Scott

COMPANY SECRETARY

A Campbell

REGISTERED OFFICE

Saffron Court

14B St Cross Street

London

EC1N 8XA

INDEPENDENT AUDITORS

PricewaterhouseCoopers LLP

Chartered Accountants and Statutory Auditors

1 Embankment Place

London

WC2N 6RH

NCP East Anglia Development Limited

DIRECTORS' REPORT

The directors present their report and the audited financial statements for NCP East Anglia Development Limited ("the Company") for the period from 31 March 2012 to 29 March 2013

PRINCIPAL ACTIVITIES

The principal activity of the Company is as a landlord of its investment properties, receiving rental income. The directors do not envisage any change in the principal activity during the forthcoming period.

RESULTS AND DIVIDENDS

The trading results are shown in the profit and loss account on page 5.

As at 29 March 2013, the Company had net assets of £46.8 million (30 March 2012: £44.3 million).

The directors do not recommend the payment of a dividend (period ended 30 March 2012: £nil).

GOING CONCERN AND FINANCIAL RESTRUCTURING

The Company is a guarantor to Group borrowings as disclosed in note 14. The Group comprises MEIF II CP Holdings 1 Limited and its subsidiaries. As a result of the ongoing difficult economic situation and trading environment, the Group was required to seek (and successfully obtained) the consent of its senior lenders and swap counterparties to a temporary deferral of its September 2011 and March 2012 financial covenant tests and certain payments that would otherwise have fallen due under the relevant facilities.

On 27 April 2012, the Group successfully completed negotiations with its shareholder, lenders and landlords, which the directors believe has placed the Group on a sustainable capital structure. The financial restructuring included a waiver of all known (or ascertainable) defaults under the Group's debt facilities. Details are provided in note 16 to these financial statements.

As part of the financial restructuring process detailed Group cash flow forecasts have been produced for a period of 18 months from the date of this report and a number of downside business case scenarios have been used as sensitivities. Based on these forecasts, the directors have concluded that preparing the financial statements on a going concern basis is appropriate.

DIRECTORS

The directors who held office throughout the period and up to the date of signing the financial statements were as follows:

J L Cooper
J P Scott

DIRECTORS' INDEMNITIES

The Company has maintained qualifying third party indemnity insurance throughout the financial period and up to the date of signing of the financial statements on behalf of its directors and officers.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

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

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

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

NCP East Anglia Development Limited

DIRECTORS' REPORT

DISCLOSURE OF INFORMATION TO AUDITORS

Each of the persons who is a director at the date of approval of this report confirms that

(1) so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and

(2) the director has taken all the steps that he/she ought to have taken as a director in order to make himself / herself aware of any relevant audit information and to establish that the Company's auditors are aware of that information. This confirmation is given and should be interpreted in accordance with the provisions of section 418 of the Companies Act 2006

This directors' report has been prepared in accordance with the special provisions within Part 15 of the Companies Act 2006 relating to small companies

Approved by the board of directors
and signed on its behalf by



J P Scott
Director
2 August 2013

NCP East Anglia Development Limited
INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
NCP EAST ANGLIA DEVELOPMENT LIMITED

We have audited the financial statements of NCP East Anglia Development Limited for the period ended 29 March 2013 which comprise the profit and loss account, the balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities set out on pages 2 and 3 the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

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

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Directors' Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 29 March 2013 and of its profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial period for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

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

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



Stephney Dallmann (Senior Statutory Auditor)
For and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
London
2 August 2013

NCP East Anglia Development Limited

PROFIT AND LOSS ACCOUNT

For the period from 31 March 2012 to 29 March 2013

	Note	31 March 2012 to 29 March 2013 £'000	26 March 2011 to 30 March 2012 £'000
TURNOVER	1	444	396
Cost of sales		(725)	(545)
OPERATING LOSS		(281)	(149)
Interest receivable and similar income	2	3,053	2,844
Interest payable and similar charges	2	(311)	(296)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	2	2,461	2,399
Tax on profit on ordinary activities	5	-	-
PROFIT FOR THE FINANCIAL PERIOD	11	2,461	2,399

There is no material difference between the profit on ordinary activities before taxation and the profit for the financial period stated above and their historical costs equivalents

There were no recognised gains or losses in either period other than the result for each period. Accordingly, no statement of total recognised gains and losses is presented

All of the activities of the Company are continuing

NCP East Anglia Development Limited

BALANCE SHEET As at 29 March 2013

Company number 3577180

	Note	29 March 2013 £'000	30 March 2012 £'000
FIXED ASSETS			
Tangible assets	6	5,334	6,059
Investments	7	2,631	2,631
		<u>7,965</u>	<u>8,690</u>
CURRENT ASSETS			
Debtors	8	43,635	40,138
CREDITORS. AMOUNTS FALLING DUE WITHIN ONE YEAR	9	<u>(4,807)</u>	<u>(4,496)</u>
NET CURRENT ASSETS		<u>38,828</u>	<u>35,642</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>46,793</u>	<u>44,332</u>
CAPITAL AND RESERVES			
Called up share capital	10	1	1
Share premium account	11	16,002	16,002
Profit and loss account	11	30,790	28,329
TOTAL SHAREHOLDERS' FUNDS	12	<u>46,793</u>	<u>44,332</u>

The financial statements on pages 5 to 12 were approved by the board of directors on 2 August 2013 and signed on its behalf by



J P Scott
Director

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS

For the period from 31 March 2012 to 29 March 2013

1. ACCOUNTING POLICIES

Basis of accounting

The following accounting policies have been applied consistently in both the current and preceding periods in dealing with items which are considered material in relation to the Company's financial statements. These financial statements are prepared on the going concern basis, under the historical cost accounting convention as modified to include the revaluation of certain fixed assets further described below and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. The principal accounting policies are set out below.

Basis of preparation - going concern

These financial statements have been prepared on a going concern basis, which assumes that the Company will be able to meet its liabilities as they fall due for the foreseeable future.

The Company acts as a guarantor in respect of Group borrowings as disclosed in note 14. The Group comprises MEIF II CP Holdings 1 Limited and its subsidiaries. As a result of the ongoing difficult economic situation and trading environment, the Group was required to seek (and successfully obtained) the consent of its senior lenders and swap counterparties to a temporary deferral of its September 2011 and March 2012 financial covenant tests and certain payments that would otherwise have fallen due under the relevant facilities.

On 27 April 2012, the Group successfully completed negotiations with its shareholder, lenders and landlords, which the directors believe has placed the Group on a sustainable capital structure. The restructuring included a waiver of all known (or ascertainable) defaults under the Group's debt facilities. Details are provided in note 16 to these financial statements.

As part of the financial restructuring process detailed Group cash flow forecasts have been produced for a period of 18 months from the date of this report and a number of downside business case scenarios have been used as sensitivities. Based on these forecasts, the directors have concluded that continuing to prepare the financial statements on a going concern basis is appropriate.

Basis of consolidation

The Company has taken advantage of the exemption granted by virtue of section 400 of the Companies Act 2006 from the requirement to prepare consolidated financial statements in the current period. The results of the Company and its subsidiary undertakings are included in the publicly available consolidated financial statements of its intermediate parent company, MEIF II CP Holdings 1 Limited, a company registered in England. Therefore, these financial statements refer to the Company only.

Cash flow statement

Under the provision of Financial Reporting Standard 1 'Cash flow statements' (revised 1996), the Company has not presented a cash flow statement, as its intermediate parent company, MEIF II CP Holdings 1 Limited, a company registered in England and Wales, prepares publicly available consolidated financial statements which include the results of the Company and contain a cash flow statement.

Turnover

The Company's turnover comprises gross rents receivable from other group companies derived from activities performed within the United Kingdom from a single class of business and is recognised on a gross accruals basis.

Fixed asset investments

Investments held as fixed asset investments are stated at cost less provision for any impairment in value. At each period end, an assessment is carried out to determine whether there is any indication of impairment. Where the recoverable amount is less than the carrying amount, a provision is made to reduce the asset to the recoverable amount with an impairment charge recognised in the profit and loss account.

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS

For the period from 31 March 2012 to 29 March 2013

1 ACCOUNTING POLICIES

Tangible fixed assets

Tangible fixed assets comprise properties in which the Company holds the beneficial ownership. Although legal title is held by fellow group companies, the risks and rewards of ownership are held by the Company.

Tangible fixed assets – Investment properties

Properties which are held on a long-term basis for capital appreciation purposes and not used as operating properties are regarded as investment properties. In accordance with Statement of Standard Accounting Practice 19 these are stated in the financial statements at directors' valuation, which is carried out by a internal surveyor on behalf of the group at the period end based on open market value.

Provisions in respect of impairment of investment properties are charged to the profit and loss account where carrying value is higher than open market value.

In accordance with Statement of Standard Accounting Practice 19, depreciation is not provided on investment properties. The properties concerned are not held for consumption but for investment, and the Directors consider that systematic annual depreciation would be inappropriate. This accounting policy is deemed necessary for the financial statements to give a true and fair view of the financial position of the Company at year end. The financial effect of the departure from the statutory accounting rules cannot reasonably be quantified as depreciation is only one of the factors reflected in the annual valuation and it cannot be separately identified or quantified.

Taxation

Current tax, including UK corporation tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes.

2 PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

	31 March 2012 to 29 March 2013 £'000	26 March 2011 to 30 March 2012 £'000
Profit on ordinary activities before taxation is stated		
After charging:		
Impairment of freehold property	725	545
Interest payable to group undertakings	311	296
After crediting:		
Rents receivable from property	444	396
Interest receivable from group undertakings	3,053	2,844

3 AUDITORS' REMUNERATION

The auditors' remuneration payable for the audit of the Company's financial statements of £2,000 (period ended 30 March 2012 £2,000) was borne by National Car Parks Limited, another company within the Group.

4 DIRECTORS' AND EMPLOYEES' EMOLUMENTS

None of the directors received any emoluments during the current and preceding periods in respect of their services to the Company. There were no employees during either period.

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS

For the period from 31 March 2012 to 29 March 2013

5 TAX ON PROFIT ON ORDINARY ACTIVITIES

The tax charge for the period was £nil (period ended 30 March 2012 £nil)

The tax assessed for the period is different from that resulting from applying the standard rate of corporation tax in the UK of 24% (period ended 30 March 2012 26%) The differences are explained below

	31 March 2012 to 29 March 2013 £'000	26 March 2011 to 30 March 2012 £'000
Profit on ordinary activities before taxation	2,461	2,399
Tax at 24% (period ended 30 March 2012 26%) thereon	(591)	(624)
Effects of Group relief not paid for Impairment on non qualifying assets	765 (174)	765 (141)
Current tax for the period	-	-

6 TANGIBLE FIXED ASSETS

	Freehold land and buildings £'000
Cost	
At 31 March 2012 and 29 March 2013	7,638
Accumulated depreciation	
At 31 March 2012	1,579
Impairment for the period	725
At 29 March 2013	2,304
Net book value	
At 29 March 2013	5,334
At 30 March 2012	6,059

Investment properties, and those elements of operating properties not dedicated to parking, were valued on an open market value basis in September 2005. Investment and operating properties are revalued annually by a suitably experienced member of the Group. For investment properties this is based upon a realistic market value. Following this review of the value of these investment properties at 29 March 2013 an impairment charge of £725,000 (2012 £545,000) has been recognised.

Included within freehold property is land with a cost of £30,000 (2012 £30,000).

The cost of fixed assets comprises

	Investment properties 29 March 2013 £'000	30 March 2012 £'000
Freehold	7,638	7,638

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS

For the period from 31 March 2012 to 29 March 2013

7 FIXED ASSET INVESTMENTS

	Shares in Group undertakings £'000
Cost and net book value	
At 31 March 2012 and 29 March 2013	2,631

Shares in group undertakings represent the cost of 100% of the ordinary shares in NCP Empire (No 4) Limited of £2,630,819 and NCP Empire No 1 Limited of £1

The directors believe that the carrying value of the investments is supported by their underlying net assets

The Company has investments in the following principal subsidiary undertakings

	Country of incorporation or principal business address	Principal activity	Class of share	Holding %
NCP Empire No 1 Limited +	England	Dormant	Ordinary	100
NCP Empire No 2 Limited	England	Property trading	Ordinary	100
NCP Empire No 3 Limited	England	Property trading	Ordinary	100
NCP Empire No 4 Limited +	England	Holding Company	Ordinary	100

+ Held directly by the Company

8 DEBTORS

	29 March 2013 £'000	30 March 2012 £'000
Amounts owed by Group undertakings	43,635	40,138

Amounts owed by Group undertakings include £36,523,000 (2012 £33,470,000) which are interest bearing at rates between 6.5% and 9.9%, with the other amounts non-interest bearing. All amounts are unsecured and repayable on demand.

9 CREDITORS. AMOUNTS FALLING DUE WITHIN ONE YEAR

	29 March 2013 £'000	30 March 2012 £'000
Amounts owed to Group undertakings	4,807	4,496

Amounts owed to Group undertakings are interest bearing at a rate of 7.0%, are unsecured and repayable on demand.

10. CALLED UP SHARE CAPITAL

	29 March 2013 £'000	30 March 2012 £'000
Authorised, allotted and fully paid: 1,000 (2012 1,000) ordinary shares of £1 each	1	1

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS

For the period from 31 March 2012 to 29 March 2013

11 RESERVES

	Share premium account £'000	Profit and loss account £'000
At 31 March 2012	16,002	28,329
Profit for the financial period	-	2,461
At 29 March 2013	16,002	30,790

12 RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	31 March 2012 to 29 March 2013 £'000	26 March 2011 to 30 March 2012 £'000
Profit for the financial period	2,461	2,399
Opening shareholders' funds	44,332	41,933
Closing shareholders' funds	46,793	44,332

13 CONTINGENT LIABILITIES

Under a group registration the Company is jointly and severally liable for value added tax due by other group companies. At 29 March 2013, this contingent liability amounted to £1.6 million (2012: £1.7 million). Contingent guarantees are disclosed in note 14.

14 FINANCIAL COMMITMENTS

Financial guarantees

Where the Company enters into arrangements to guarantee the indebtedness of other companies within its group, the Company considers these to be insurance arrangements, and accounts for them as such. In this respect, the Company treats the guarantee as a contingent liability until such time as it becomes probable that the Company will be required to make a payment under the guarantee.

Financial agreement and related debenture and cross guarantees

On 8 March 2007, the £385 million senior facilities agreement with Royal Bank of Canada ("RBC") and £44 million junior facilities agreement were replaced with a new £500 million senior facilities agreement with RBC. The facility was entered into by MEIF II CP Holdings 3 Limited, which on 19 March 2007 became an intermediate parent company of the Company. The facility allows the participating group to senior debt facility of £425 million, working capital facility of £25 million and capex facility of £50 million.

On 27 July 2007 the Company entered as a guarantor to the new £500 million senior facilities agreement with RBC.

On 22 December 2011, a new super senior revolving credit facility totalling £6 million was taken out by MEIF II CP Holdings 3 Limited, to provide working capital for the group. The facility was secured by the same charge and guarantees as the RBC senior facility.

On 9 January 2012 the Company granted legal charges on certain of its properties to RBC as further security for the facility.

As part of the Restructuring completed on 27 April 2012 and detailed in note 16, the £500 million senior facilities was reduced to a £140 million facility and the super senior facility was repaid in full and cancelled.

NCP East Anglia Development Limited

NOTES TO THE FINANCIAL STATEMENTS

For the period from 31 March 2012 to 29 March 2013

14. FINANCIAL COMMITMENTS (continued)

Tax deed guarantees

In 2002, Primepanel Limited, a fellow Group Company, entered into a tax deed with a third party, Bishopsgate Parking Limited ("Bishopsgate") The Company guaranteed Primepanel Limited's obligations under this deed

Lease and remedial works guarantees

On 8 September 2003, National Car Parks Limited ("NCPL"), a fellow Group Company, entered into two renewal lease agreements in favour of Bishopsgate and Bishopsgate Parking (No 2) Limited ("Bishopsgate No 2") in respect of leases over various premises The Company guaranteed NCPL's obligations under these agreements On 23 September 2003, the Company entered into a lease guarantee under which it is liable for the payment of the rents and other obligations of NCPL as tenant under various leases

On 17 November 2003, NCPL entered into a charge over accounts and deposit agreement in favour of Bishopsgate No 2, and a deed of covenant in respect of remedial works in favour of Bishopsgate No 2 This deed was guaranteed by a number of group companies

15. RELATED PARTY TRANSACTIONS

The Company has taken advantage of the exemption under paragraph 3(c) of Financial Reporting Standard 8 'Related party disclosures' on the grounds that it is a wholly owned subsidiary of a group headed by MEIF II CP Holdings 1 Limited, whose financial statements are publicly available

16. FINANCIAL RESTRUCTURING

On 27 April 2012, the Group completed negotiations with its shareholder, lenders and landlords, aimed at placing the group on to a sustainable capital structure

Under the Restructuring, the Group

- received an injection of new share capital of £50 million,
- received a waiver of £298 million of shareholder debt and accrued interest,
- received a waiver of £350 million comprising part of its external debt and accrued interest, and settled liabilities relating to its senior debt facility, in return for a 15% equity share in the Group,
- negotiated rent reductions and early lease surrenders with landlords, and
- incurred transaction costs of £19.6 million, comprising professional fees and lease amendment fees

Under the Restructuring, no adjustments were required to the Company's financial statements

17. ULTIMATE PARENT AND CONTROLLING PARTY

The Company's ultimate parent and controlling party is Macquarie European Infrastructure Fund II, an English limited partnership with its registered office at 3rd Floor, 10 Lefebvre Street, St Peter Port, Guernsey, GY1 2PE The parent undertaking of the largest group which includes the Company and for which consolidated financial statements are prepared is Macquarie European Infrastructure Fund II The parent undertaking of the smallest such group is MEIF II CP Holdings 1 Limited, a company incorporated in England Copies of the consolidated financial statements of MEIF II CP Holdings 1 Limited are available from Ropemaker Place, 28 Ropemaker Street, London, EC2Y 9HD

The Company's immediate parent company and controlling party is National Car Parks Group Limited, a company incorporated and registered in England