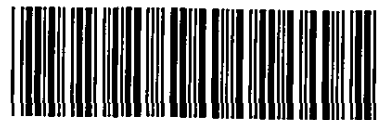


Workington (Furness) Limited
31 December 2011
No 6538359

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COMPANIES HOUSE

Company information

Company registration number :	6538359
Registered office :	Plodder Lane Edge Fold Bolton Lancashire BL4 0NN
Directors :	A J Brooks S J Cook
Secretary :	S J Cook
Bankers :	Barclays Bank plc 3 Hardman Street Manchester M3 3HF
Auditors :	Grant Thornton UK LLP Statutory Auditor Chartered Accountants 4 Hardman Square Spinningfields Manchester M3 3EB

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Report of the directors

The directors submit their report and audited financial statements of the company for the year ended 31 December 2011

Principal activity

The principal activity of the company is that of a development company

Results and dividends

The directors have conducted a review of the net realisable value of its land and development carrying values during the year and concluded that the current market value of the property is not materially different from the current value held in the accounts

The loss of the company for the year after taxation amounted to £1,098 (2010 £72,097) and has been transferred to reserves. The directors did not recommend the payment of a dividend (2010 £Nil)

Directors

The directors who served during the year, were as follows

A J Brooks
S J Cook

Financial risk management objectives and policies

The entity is exempt from disclosing financial risk management objectives and policies on the basis it meets the size criteria for a small company

Statement of directors' responsibilities

The directors are responsible for preparing the Report of the directors and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare 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 and 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 judgments and estimates that are reasonable and prudent
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements
- 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.

Statement of directors' responsibilities (continued)

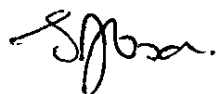
In so far as each of the directors is aware

- there is no relevant audit information of which the company's auditors are unaware, and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information

Auditors

Grant Thornton UK LLP offer themselves for reappointment as auditors in accordance with Section 485(4) of the Companies Act 2006

By order of the board



S J Cook
Secretary

4 April 2012

Report of the independent auditors to the members of Workington (Furness) Limited

We have audited the financial statements of Workington (Furness) Limited for the year ended 31 December 2011 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).

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.

Respective responsibilities of directors and auditors

As explained more fully in the Statement of directors responsibilities on pages 3 to 4, 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 (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's website at www.frc.org.uk/apb/scope/private.cfm.

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 31 December 2011 and of its loss 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 Report of the directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

Report of the independent auditors to the members of Workington (Furness) Limited

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

Grant Thornton UK LLP

Stuart Muskett
Senior Statutory Auditor
for and on behalf of Grant Thornton UK LLP
Statutory Auditor, Chartered Accountants
Manchester
4 April 2012

Profit and loss account

	Note	2011 £	2010 £
Turnover		-	-
Cost of sales		<u>-</u>	<u>(100,000)</u>
Gross loss		-	(100,000)
Administrative expenses		<u>(1,494)</u>	<u>(189)</u>
Operating loss		(1,494)	(100,189)
Interest payable		<u>-</u>	<u>-</u>
Loss on ordinary activities before taxation	2	(1,494)	(100,189)
Tax on loss on ordinary activities	4	396	28,092
Retained loss for the financial year	8	<u><u>(1,098)</u></u>	<u><u>(72,097)</u></u>

There are no recognised gains or losses other than those included in the profit and loss account above

All activities relate to continuing operations

The accompanying notes form part of these financial statements.

Balance sheet

As at 31 December 2011

	Note	2011 £	2010 £
Current assets			
Commercial developments		227,353	225,567
Debtors	5	<u>42,488</u>	<u>42,093</u>
		269,841	267,660
 Creditors - amounts falling due in less than one year	6	 (432,964)	 (429,685)
 Net current liabilities		 (163,123)	 (162,025)
 Net liabilities		 <u>(163,123)</u>	 <u>(162,025)</u>
 Capital and reserves			
Called up share capital	7	1	1
Profit and loss account	8	<u>(163,124)</u>	<u>(162,026)</u>
Shareholders' deficit	9	<u>(163,123)</u>	<u>(162,025)</u>

The financial statements were approved by the Board of Directors on 4 April 2012

Signed on behalf of the board of directors



A J Brooks, Director

Workington (Furness) Limited
Company no: 6538359

The accompanying notes form part of these financial statements.

Notes to the Financial Statements

1 Principal accounting policies

The financial statements have been prepared under the historical cost convention and in accordance with applicable Accounting Standards

The directors have reviewed the accounting policies in accordance with FRS 18 and consider them to be the most appropriate to the company's circumstances

Going concern basis

These financial statements have been prepared on a going concern basis, notwithstanding the deficiency on net assets, because of an undertaking from the parent company to provide or procure sufficient funds to ensure the company remains in operational existence for the foreseeable future

Turnover

Turnover represents the net amount receivable, excluding value added tax, for goods and services supplied to external customers. Sales of commercial developments are included in turnover on legal completion

Commercial developments

Development stocks and work in progress are stated at the lower of cost and net realisable value

2 Loss on ordinary activities before taxation

The loss on ordinary activities before taxation of the company is attributable to the company's principal activity

Loss on ordinary activities before taxation is arrived at after charging

	2011	2010
	£	£
Impairment of commercial developments	-	100,000
Auditors' remuneration	870	189

Fees paid to the company's auditors for services other than the statutory audit of the company are not disclosed since the consolidated accounts of the company's ultimate parent, Seddon Group Limited, are required to disclose non-audit fees on a consolidated basis

3 Information regarding directors and employees

The company had no employees during the year (2010: None) and none of the directors received any remuneration from the company during the year (2010: £Nil)

4 Tax on loss on ordinary activities

Taxation is based on the loss for the year and comprises

	2011 £	2010 £
UK corporation tax at a rate of 26.49% (2010: 28%) of taxable loss		
– Current year	(396)	(28,053)
– Adjustment in respect of prior year	-	(39)
	<u>(396)</u>	<u>(28,092)</u>

Factors affecting the tax credit for the year

The tax credit for the year differs from the standard rate of corporation tax in the United Kingdom of 26.49% (2010: 28%). The differences are explained as follows:

	2011 £	2010 £
Loss on ordinary activities before tax	<u>(1,494)</u>	<u>(100,189)</u>
Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 26.49% (2010: 28%)	(396)	(28,053)
Effect of Adjustment in respect of prior year	-	(39)
	<u>(396)</u>	<u>(28,092)</u>

5 Debtors

	2011 £	2010 £
Amounts owed by group companies	-	1
Corporation tax recoverable	42,488	42,092
	<u>42,488</u>	<u>42,093</u>

6 Creditors : amounts falling due in less than one year

	2011 £	2010 £
Amounts due to group companies	432,160	429,535
Accruals and deferred income	804	150
	<u>432,964</u>	<u>429,685</u>

7 Share capital

	2011 £	2010 £
Authorised		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>
Allotted and fully paid		
1 Ordinary share of £1	<u>1</u>	<u>1</u>

8 Profit and loss account

	£
At 1 January 2011	(162,026)
Loss for the financial year	(1,098)
At 31 December 2011	<u>(163,124)</u>

9 Reconciliation of movements in shareholders' deficit

	2011 £	2010 £
Loss for the financial year	(1,098)	(72,097)
Opening shareholders' deficit	<u>(162,025)</u>	<u>(89,928)</u>
Closing shareholders' deficit	<u>(163,123)</u>	<u>(162,025)</u>

10 Related party transactions

As a wholly owned subsidiary of Seddon Group Limited, the company is exempt from the requirements of FRS 8 to disclose transactions with other members of the group

11 Ultimate and immediate parent companies

The ultimate parent company is Seddon Group Limited and the immediate holding company is G & J Projects Limited, which are both registered in England and Wales

The smallest group in which the company is consolidated is Seddon Construction Limited, which is registered in England and Wales. The largest group in which the company is consolidated is Seddon Group Limited, which is also registered in England and Wales

Copies of the parent companies' financial statements are available from Companies House