

Registered Number: SC192142



RAVENS CRAIG LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2012

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FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st DECEMBER 2012

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DIRECTORS AND PROFESSIONAL ADVISERS

Directors:

J McManus
P Brooks
A R Pickford
D McLeod
J A McQuade
J C Morris
N Davies
N W Davies
R J Evans

Secretary:

Brodie's Secretarial Services Limited

Registered Office:

15 Atholl Crescent
Edinburgh
Midlothian
EH3 8HA

Registered Number:

SC192142
Scotland

Trading Address:

Cartwright Way
Forest Business Park
Bardon Hill
Leicestershire
LE67 1UB

Auditors:

Grant Thornton UK LLP
95 Bothwell Street
Glasgow
G2 7JZ

DIRECTORS' REPORT

The Directors present their annual report, together with the audited financial statements for the year ended 31st December 2012.

Principal Activities

The Company's main activity during the year was land development.

Review of business

The Directors consider the period's results to be satisfactory given current trading conditions. The loss for the year amounted to £838k (2011: £844k), which was transferred to reserves.

Going Concern

Funding for the company's activities is provided by way of loans from each of the joint venture partners. The nature of the joint venture agreement is such that repayment of the loans will only be made when the company has generated sufficient funds through the sale of land. The joint venture partners have considered the Company's whole-scheme forecasts and funding requirements, and the principal risks and uncertainties which may impact on the performance of the Company together with their mitigation.

After making these enquiries, the joint venture partners have a reasonable expectation that the development and disposal of all available land will generate a profit and, as a consequence, the Company will continue in operational existence for the foreseeable future. Accordingly, the financial statements have been prepared on a going concern basis.

Directors

The Directors who served during the year were as follows:

J McManus
D McLeod
P Brooks
A R Pickford
N Davies

J A McQuade
J C Morris
R J Evans
N W Davies

None of the Directors have any beneficial interest in the company.

Supplier payment policy

The Company's policy with regard to the payment of suppliers is to advise suppliers when placing orders of the Company's payment terms, or alternatively, to agree payment terms prior to order. It is policy to pay in accordance with agreed arrangements that, within the industry, include the evaluation by surveyors of the value of work completed and retentions for remedial works.

The Company's trade creditor days for the year were 23 working days (2011: 20 days) based on the ratio of the Company's trade creditors at the end of the year to the amounts invoiced during the year.

DIRECTORS' REPORT (continued)

Auditor

As auditors are now deemed, under section 487 (2) of the Companies Act 2006, to be reappointed automatically, Grant Thornton UK LLP, having expressed their willingness, will continue as our auditors.

Small Company provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

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 year. Under that law the directors have elected to prepare 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 judgments 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.

In so far as the directors are 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 Company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

ON BEHALF OF THE BOARD



R J Evans
Director
23rd September 2013

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF RAVENS CRAIG LIMITED

We have audited the financial statements of Ravenscraig Limited for the year ended 31 December 2012 which comprise the profit and loss account, 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 auditor

As explained more fully in the Directors' Responsibilities Statement set out on page 5, 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 2012 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 Directors' Report for the financial year 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Directors' Report.



Lorraine Macphail
Senior Statutory Auditor
for and on behalf of Grant Thornton UK LLP
Statutory Auditor, Chartered Accountants
Glasgow
25th September 2013

RAVENS CRAIG LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31st DECEMBER 2012

	Notes	2012 £000	2011 £000
Turnover	2	-	-
Cost of Sales		-	-
Gross profit		-	-
Other operating income		9	1
Other operating charges		(333)	(323)
Administration expenses		(36)	(51)
Operating loss	3	(360)	(373)
Net finance charge	4	(478)	(471)
Loss on ordinary activities before taxation		(838)	(844)
Taxation	5	-	-
Retained loss for the financial year		(838)	(844)

All activities relate to continuing operations.

The Company has no recognised gains and losses in either year other than the losses above and therefore no separate statement of total recognised gains and losses has been presented.

The accompanying accounting policies and notes form part of this profit and loss account.

RAVENS CRAIG LIMITED

BALANCE SHEET AS AT 31st DECEMBER 2012

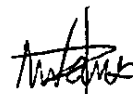
	Notes	2012 £000	2011 £000
Tangible fixed assets	6	9	13
		9	13
Current assets			
Stock and work in progress	7	44,603	44,268
Debtors:			
Amounts falling due within one year	8	14	36
Bank balances and cash		2,049	2,152
		46,666	46,456
Creditors:			
Amounts falling due within one year	9	(3,041)	(2,974)
Net current assets		43,625	43,482
Total assets less current liabilities		43,634	43,495
Creditors:			
Amounts falling due after more than one year	10	(51,236)	(50,259)
Net liabilities		(7,602)	(6,764)
Capital and reserves			
Called up share capital	11	-	-
Reserves	12	(7,602)	(6,764)
Equity shareholders' deficit		(7,602)	(6,764)

These financial statements have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

The financial statements were approved by the Board on 19th September 2013 and were signed on its behalf by:



R J Evans



N W Davies

The Company's registration number is SC192142

The accompanying accounting policies and notes form part of this balance sheet.

NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom.

The principle accounting policies of the Company which, have been applied consistently, with the exception of changes in accounting policy caused by the adoption of new accounting standards, are set out below.

Basis of accounting

The financial statements are prepared under the historical cost convention.

Turnover

Turnover is the total amount receivable by the company for development land sold excluding VAT. Income from the sale of development land is recognised when the transaction is complete.

Stocks and work in progress

Stocks, including land held for development, are valued at the lower of cost and net realisable value.

Development work in progress is valued at the lower of cost and net realisable value less progress payments received and receivable.

Depreciation

Depreciation is provided on fixed assets on the straight line basis on historical cost over their useful estimated life of 4 and 5 years.

Financial instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument those financial instruments are classes as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

NOTES TO THE FINANCIAL STATEMENTS (continued)

Government grants

Government grants in respect of site development expenditure are netted off against work in progress and are credited to the profit and loss account when work in progress is released to cost of sales.

Cashflow statement

The Directors have taken advantage of the exemption in Financial Reporting Standard Number 1 (revised 1996) from including a cash flow statement on the grounds that the Company is small.

Trade payables

Trade payables on normal interest terms are not interest bearing and are stated at their nominal value.

Deferred taxation

Deferred taxation is provided in full on timing differences that result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallize based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in financial statements. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered, deferred tax is measured on a non - discounted basis.

2. TURNOVER

	<u>2012</u> <u>£000</u>	<u>2011</u> <u>£000</u>
Serviced land sales	-	-
	<u>-</u>	<u>-</u>

3. OPERATING LOSS

	<u>2012</u> <u>£000</u>	<u>2011</u> <u>£000</u>
Operating loss is stated after charging:		
Auditors remuneration	10	14
Depreciation	4	6
	<u>14</u>	<u>20</u>

Remuneration of the Company's auditors during 2012 for the provision of non - audit services to the Company was £2,200 (2011: £2,650).

The Directors of the Company have not been remunerated in the year.

NOTES TO THE FINANCIAL STATEMENTS (continued)

4. NET FINANCE CHARGE

	<u>2012</u>	<u>2011</u>
	<u>£000</u>	<u>£000</u>
Interest payable on loans from related parties	(527)	(510)
Interest receivable	49	39
	<u>(478)</u>	<u>(471)</u>

5. TAXATION

	<u>2012</u>	<u>2011</u>
	<u>£000</u>	<u>£000</u>
Current tax		
UK Corporation Tax on profits for the period	-	-
Adjustments in respect of previous periods	-	-
	<u>-</u>	<u>-</u>
Total current tax	<u>-</u>	<u>-</u>
Deferred tax		
Origination and reversal of timing differences	-	-
Adjustments in respect of previous periods	-	-
	<u>-</u>	<u>-</u>
Total deferred tax	<u>-</u>	<u>-</u>
Tax on profit on ordinary activities	<u>-</u>	<u>-</u>
Factors affecting the tax charge for the period		
Loss on ordinary activities before taxation	(838)	(844)
	<u>(838)</u>	<u>(844)</u>
Loss on ordinary activities at standard UK corporation tax rate of 24.50% (2010: 26.49%)	(205)	(224)
Losses carried forward	205	218
Depreciation in excess of capital allowances	1	1
Expenses not deductible for tax purposes	-	2
Other short term timing differences	(1)	3
	<u>-</u>	<u>-</u>
Current tax payable	<u>-</u>	<u>-</u>

The cumulative tax losses are £7,568,219 (2011: £6,732,560).

This deferred tax asset has not been recognised.

NOTES TO THE FINANCIAL STATEMENTS (continued)

6. TANGIBLE FIXED ASSETS

	<u>Vehicles Plant and Equipment</u>	<u>Total</u>
Costs	£000	£000
At 1st January 2012	30	30
Additions	-	-
Disposals	-	-
At 31st December 2012	<u>30</u>	<u>30</u>
Depreciation		
At 1st January 2012	17	17
Provided in the year	4	4
Disposals	-	-
At 31st December 2012	<u>21</u>	<u>21</u>
Net Book Value		
At 31st December 2012	<u>9</u>	<u>9</u>
At 31st December 2011	<u>13</u>	<u>13</u>

7. STOCKS AND WORK IN PROGRESS

	<u>2012 £000</u>	<u>2011 £000</u>
Land	19,729	19,729
Work in progress	24,874	24,539
	<u>44,603</u>	<u>44,268</u>

8. DEBTORS

	<u>2012 £000</u>	<u>2011 £000</u>
Amounts falling due within one year:		
Trade Debtors	-	2
Other debtors	9	28
Prepayments and accrued income	5	6
	<u>14</u>	<u>36</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)

9. CREDITORS: AMOUNTS FALLING DUE
WITHIN ONE YEAR

	<u>2012</u> <u>£000</u>	<u>2011</u> <u>£000</u>
Trade creditors	75	28
Accruals and deferred income	2,966	2,946
	<u>3,041</u>	<u>2,974</u>

10. CREDITORS: AMOUNTS FALLING DUE
AFTER ONE YEAR

	<u>2012</u> <u>£000</u>	<u>2011</u> <u>£000</u>
Amounts owed to related parties	51,236	50,259
	<u>51,236</u>	<u>50,259</u>

11. CALLED UP SHARE CAPITAL

There was no change in share capital during the period

	<u>Authorised</u> <u>(£ and No.)</u>	<u>Allotted, Called Up</u> <u>and Fully Paid</u> <u>(£ and No.)</u>
As at 31st December 2012		
Ordinary shares of £1 each	<u>300</u>	<u>300</u>
As at 31st December 2011		
Ordinary shares of £1 each	<u>300</u>	<u>300</u>

12. PROFIT AND LOSS ACCOUNT RESERVE

	<u>Profit and</u> <u>Loss Account</u> <u>£000</u>
At 1st January 2012	(6,764)
Loss for year	(838)
At 31st December 2012	<u>(7,602)</u>

NOTES TO THE FINANCIAL STATEMENTS (continued)

13. RELATED PARTY TRANSACTIONS

During the year, Ravenscraig Limited was advanced £350k (2011: Repaid £204k) by Wilson Bowden Limited. In addition to the advance, interest of £269k became due to Wilson Bowden Limited in the year. At the year end, the balance owing to Wilson Bowden Limited was £15,615k (2011: £14,994k). Wilson Bowden Limited is a 100% owned subsidiary of Barratt Developments plc. As such Wilson Bowden Limited is a related party of Ravenscraig Limited by virtue of Barratt Developments plc's 33.33% shareholding in the company.

The nature of the relationship between Wilson Bowden Limited and Ravenscraig Limited is one of agency whereby Wilson Bowden Limited act on behalf of Ravenscraig Limited.

During the year, Ravenscraig Limited was advanced £50k (2011: £363k) by Tata Steel UK Limited (formerly Corus UK Limited). At the year end, the balance owing to Tata Steel UK Limited was £19,762k (2011: £19,712k). Tata Steel UK Limited is a related party of Ravenscraig Limited by virtue of its 33.33% shareholding in the company.

During the year, Ravenscraig Limited was advanced £50k (2011: £900k) by Scottish Enterprise Lanarkshire Limited. Interest of £258k became due to Scottish Enterprise Lanarkshire Limited in the year. At the year end, the balance owing to Scottish Enterprise Lanarkshire Limited was £15,861k (2011: £15,553k). Scottish Enterprise Lanarkshire Limited is a related party of Ravenscraig Limited by virtue of its 33.33% shareholding in the company.

14. CONTINGENT LIABILITY

Scottish Enterprise Lanarkshire have an entitlement to recharge Ravenscraig Limited for outstanding works carried out by Scottish Enterprise on the Ravenscraig site. At the year end, the potential recharge totalled £934,108. The forecasts in place for the first phase of the development do not anticipate that the costs of these outstanding works will be recoverable in the foreseeable future, though under the terms of the Master Agreement between the parties recovery may be possible on future phases.

15. CAPITAL COMMITMENTS

At the year end, the company did not have any capital commitments.