

COMPANY REGISTRATION NUMBER. 338492

KIRBY MACLEAN LIMITED

**ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2012**

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KIRBY MACLEAN LIMITED

**ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2012**

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KIRBY MACLEAN LIMITED
OFFICERS AND PROFESSIONAL ADVISERS

Directors

W O Aitchison MRICS	(appointed 12 October 2012)
A J Fegbeutel	(appointed 12 October 2012)
D J Greenspan BA ACA	(resigned 26 October 2012)
S J Waite FRICS MCIOB	
R V Walker BSc FRICS	(appointed 12 October 2012 and resigned 24 May 2013)

Secretary

D J Greenspan BA ACA	(resigned 12 October 2012)
G W Mutch	(appointed 12 October 2012)

Registered Office

Roman House
13/27 Grant Road
Croydon
Surrey
CR9 6BU

Auditor

Deloitte LLP
Chartered Accountants and Statutory Auditor
London

Bankers

Barclays
1 Churchill Place
London
E14 5HP

KIRBY MACLEAN LIMITED

DIRECTORS' REPORT

The Directors present their annual report on the affairs of the Company, together with the financial statements and auditor's report for the year ended 31 December 2012. This Directors' Report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption.

Principal activities and business review

The Company acts as an agent of Mansell Construction Services Limited in its principal activities of building contracting, partnership housing and manufactured joinery. The transactions in respect of the activities performed by Kirby MacLean Limited in its capacity as agent are dealt with in the financial statements of Mansell Construction Services Limited. The Directors expect there to be no changes in the activities or prospects of the Company.

Results and future prospects

The Company has not traded on its own account during the current or prior year and has made neither a profit nor a loss, nor any other recognised gain or loss, and accordingly no profit and loss account or statement of total recognised gains and losses is presented within the financial statements. The financial statements for the year ended 31 December 2012 are set out on pages 5 to 7.

Directors

The Directors of the Company, who served during the year and up to the date of this report, were

W O Aitchison MRICS	(appointed 12 October 2012)
A J Fegbeutel	(appointed 12 October 2012)
D J Greenspan BA ACA	(resigned 26 October 2012)
S J Waite FRICS MCIOB	
R V Walker BSc FRICS	(appointed 12 October 2012 and resigned 24 May 2013)

Directors' indemnities

The Directors are covered under a qualifying third party group indemnity provision provided by the Company's ultimate parent company.

Financial instruments

The Company's activities do not expose it to price risk, liquidity risk or cash flow risk. The Company's financial assets are amounts owed by Balfour Beatty Group undertakings, for which the credit risk is limited. The Company has not used financial instruments to change its exposure to any of the above risks.

Going Concern

Having made appropriate enquiries, the Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future and, for this reason, have continued to adopt the going concern basis in preparing the financial statements.

KIRBY MACLEAN LIMITED
DIRECTORS' REPORT (CONTINUED)

Statement of Directors' responsibilities

The Directors are responsible for preparing the annual 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 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 as at the end of the financial year and of the result 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,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements, 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,
- 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.

The Directors 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.

Disclosure of information to the auditor

Each of the Directors at the date of approval of this report confirms that

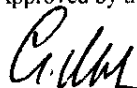
- so far as the Director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the Director has taken all the steps that he ought to have taken as a Director to make himself aware of any relevant audit information and to establish that the Company's auditor is 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.

Auditor

Deloitte LLP has indicated its willingness to continue as auditor to the Company and, in accordance with Section 487 of the Companies Act 2006, it will be deemed to be re-appointed unless the deemed re-appointment is prevented by the members under Section 488 of the Companies Act 2006.

Approved by the Board and signed on its behalf by



G W Mutch
Company Secretary

28 June 2013

Registered Office
Roman House
13/27 Grant Road
Croydon
Surrey CR9 6BU

Registered in England
Number 338492

KIRBY MACLEAN LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF KIRBY MACLEAN LIMITED

We have audited the financial statements of Kirby MacLean Limited for the year ended 31 December 2012 which comprise the Balance Sheet and the related notes 1 to 8. 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, 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.

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 annual 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 31 December 2012 and of the Company's result 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 take advantage of the small companies exemption in preparing the Directors' report



Makhan Chahal (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditor
London, United Kingdom

28 June 2013

KIRBY MACLEAN LIMITED
BALANCE SHEET AS AT 31 DECEMBER 2012

	Notes	2012 £'000	2011 £'000
Current assets			
Debtors Amounts falling due within one year	4	477	477
Net assets		<u>477</u>	<u>477</u>
Capital and reserves			
Called-up share capital	5	71	71
Profit and loss account	6	406	406
Shareholders' funds		<u>477</u>	<u>477</u>

The Company has made neither a profit nor a loss, nor any other recognised gain or loss. Consequently, no profit and loss account or statement of total recognised gains and losses is presented. No reconciliation of movements in shareholders' funds is presented as there were no such movements.

The financial statements of Kirby MacLean Limited (registration number 338492) were approved by the Board of Directors on 28 June 2013 and signed on its behalf by



A J Fegbeutel
Director

KIRBY MACLEAN LIMITED
NOTES TO THE FINANCIAL STATEMENTS

1. Accounting policies

The financial statements have been prepared under the historical cost convention and in accordance with applicable United Kingdom Accounting Standards. This policy has been applied consistently throughout the year and the preceding year. The financial statements have been prepared on a going concern basis as discussed in the Directors' report on page 2.

In accordance with the provisions of Financial Reporting Standard 1 "Cash Flow Statements", the Company has not prepared a cash flow statement because its ultimate parent undertaking, Balfour Beatty plc, prepares consolidated financial statements, including a consolidated cash flow statement, which include the Company and are publicly available.

2. Trading results

All transactions were entered into as agent of Mansell Construction Services Limited in whose financial statements such transactions were recorded. The Company has not traded on its own account during the year or the preceding year and accordingly has made neither a profit nor a loss, nor any other recognised gain or loss. No profit and loss account or statement of total recognised gains or losses is therefore presented. The Company has no recognised gains or losses in either year. The auditor's remuneration for the audit of the Company's accounts was £1,100 (2011: £1,100) and has been borne by Mansell Construction Services Limited in both years.

3. Employees and Directors

The Company has no employees and therefore has incurred no employment or pension costs for the year and the preceding year. The five Directors (2011: two) received no remuneration for their services to the Company during the year (2011: £nil).

4. Debtors

	2012 £'000	2011 £'000
Due within one year		
Amounts owed by group undertakings	477	477
Amounts owed by group undertakings are interest free and repayable on demand		

5. Called up share capital

	2012 £'000	2011 £'000
<i>Authorised</i>		
100,000 ordinary shares of £1 each	100	100
<i>Allotted, called up and fully paid</i>		
70,630 ordinary shares of £1 each	71	71

6. Profit and loss account

	Profit and loss account £'000
At 1 January and 31 December 2012	406

7. Related party transactions

As a wholly-owned subsidiary of Balfour Beatty plc, the Company has taken advantage of the exemption in Financial Reporting Standard 8 "Related Party Transactions" not to disclose transactions with other wholly owned members of the group headed by Balfour Beatty plc.

KIRBY MACLEAN LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

8 Ultimate parent company and controlling party

The Company is a wholly-owned subsidiary undertaking of Mansell Construction Services Limited, registered in England and Wales, which does not prepare consolidated financial statements

The Company's ultimate parent company and controlling party is Balfour Beatty plc which is registered in England and Wales. The only group in which the results of the Company are consolidated is that headed by Balfour Beatty plc. The consolidated financial statements of Balfour Beatty plc are available to the public and may be obtained from Balfour Beatty plc, 130 Wilton Road, London SW1V 1LQ and on the Balfour Beatty website www.balfourbeatty.com