

# **St Modwen Developments Limited**

## **Annual Report and Financial Statements**

30 November 2009

*Registered Number 00892832*

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# St Modwen Developments Limited

## Directors' Report

The directors present their report and financial statements for the year ended 30 November 2009.

### Results and Dividends

The retained loss of £ 18,559,075 (2008 profit £1,471,698) has been transferred to reserves

No dividend payments were made during the year (2008 £10,000,000)

### Principal Activity

The principal activity of the Company is that of property development and property investment

### Review of the Business and Principal Risks and Uncertainties

The company operates within the property development and investment market. The core business, within that market, is the renewal of brownfield land. The investment property market has weakened but we will continue to try and find profitable opportunities.

The UK property market is extremely competitive. By contrast, the regulatory environment is restrictive and becoming increasingly more so. The process of recycling brownfield land is becoming steadily more challenging with risk-based environmental assessments requiring a very detailed level of understanding of the remediation process.

The company's key performance indicators during the year were as follows

	<b>2009</b>	<b>2008</b>
	<b>£'000</b>	<b>£'000</b>
Turnover	30,083	43,134
Operating (loss)/profit	(15,360)	665
(Loss)/ profit after tax	(18,559)	1,472
Net assets	2,648	6,640

The above performance measures have all reduced sharply due to the poor economic environment experienced during the year.

The St. Modwen Properties PLC group manages the company's operations on a day to day basis. For this reason, the company's directors believe that further key performance indicators for the company are not necessary or appropriate for an understanding of the development, performance or position of the business. Key performance indicators for the entire group are covered in the group's Annual Report, which does not form part of this report.

# St Modwen Developments Limited

## Directors' report (continued)

### Financial Risk Policies

#### Cash flow and liquidity risk

The company's principal financing position comprises cash, and debt from its parent undertaking, St Modwen Properties PLC

#### Credit risk

The company's principal financial assets are bank balances and trade debtors

The company's credit risk is primarily attributable to its trade debtors. The amounts presented in the balance sheet are net of allowances for doubtful debtors

#### Going Concern

The Company is reliant on the support of its parent company, St Modwen Properties PLC, to be able to meet its liabilities as they fall due. However, the directors consider that the company is an integral part of St Modwen Properties PLC's structure and strategy and this is evidenced by a letter of support from St Modwen Properties PLC, which states its intent to provide the necessary financial support to ensure that the company is a going concern for at least twelve months from the date of signing of these financial statements. After making enquiries and taking account of the factors noted above, the directors have a reasonable expectation that the company will have access to adequate resources to continue in existence for the foreseeable future. Thus, they continue to adopt the going concern basis in preparing the annual financial statements. In doing so, the directors have considered the latest guidelines from the Financial Reporting Council regarding the preparation of accounts on a going concern basis.

#### Directors Indemnities

For the financial year ended 30 November 2009, qualifying third party indemnity provisions (provided by the ultimate parent company St. Modwen Properties PLC) were in force for the benefit of all the directors of the company and these remain in force at the date of this report.

### Creditor payment policy

It is the company's policy to agree specific payment terms for its business transactions with its suppliers and to abide by those terms whenever it is satisfied that the supplier has provided the goods and services in accordance with the agreed terms and conditions.

During the year ended 30 November 2009 trade creditors represented an average of 71 days' purchases (2008: 91 days'). This has been calculated by expressing year end creditors as a fraction of purchases made in the year, and multiplying the resulting fraction by 365 days.

# St Modwen Developments Limited

## Directors

The following were directors of the company during the year and subsequently

T P Haywood

S F Prosser

J A W Dodds

S J Burke

C C A Glossop

W A Oliver

M W Herbert

M Taylor

R Joseland

T A Seddon

R T Wood

## Disclosure of information to the auditors

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

- so far as they are aware, there is no relevant audit information of which the company's auditors are unaware, and
- they have taken all steps necessary to be 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

## Auditors

Deloitte LLP, our Auditors, have conducted the audit for the year ended 30 November 2009 and have expressed a willingness to remain in office. A resolution to reappoint Deloitte LLP will be put forward at the Annual General Meeting

On behalf of the board



**T P Haywood**  
**Director**

Date 6 8 10

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## St Modwen Developments Limited

### **Statement of Directors' Responsibilities in Relation to the Financial Statements**

The directors are responsible for preparing the Annual report and 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.

# St Modwen Developments Limited

## **Independent Auditors' Report to the Members of St Modwen Developments Limited**

We have audited the financial statements of St Modwen Developments Limited for the year ended 30 November 2009 which comprise the Profit and loss account, the Statement of Total recognised gains and losses, the Balance sheet, the Reconciliation of movements in shareholders funds and the related notes 1 to 19. 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 auditors' 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 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 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**

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.

### **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 30 November 2009 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

## St Modwen Developments Limited


### **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 or take advantage of the small companies exemption in preparing the directors' report



**Stephen Griggs FCA (Senior Statutory Auditor)**  
**For and on behalf of Deloitte LLP**  
**Chartered Accountants and Statutory Auditors**  
**London, United Kingdom**

Date 18 August 2010

# St Modwen Developments Limited

## Profit and Loss Account

For the year ended 30 November 2009

	Notes	2009 £	2008 £
<b>Turnover</b>	1&2	<u>30,083,358</u>	<u>43,133,663</u>
<b>Operating (loss)/ profit</b>	1&2	<u>(15,360,256)</u>	<u>664,684</u>
Profit on sale of fixed assets		59,456	-
Net interest receivable	4	232,935	725,014
<b>(Loss)/ profit on ordinary activities before taxation</b>	5	<u>(15,067,865)</u>	<u>1,389,698</u>
Taxation on (loss)/ profit on ordinary activities	6	(3,491,210)	82,000
<b>Retained (loss)/ profit for the year</b>	16	<u>(18,559,075)</u>	<u>1,471,698</u>

All activities derive from continuing operations.



# St Modwen Developments Limited

## Balance Sheet

At 30 November 2009

	Notes	2009 £	2008 £
<b>Fixed assets</b>			
Tangible assets	8	134,669,758	58,515,966
Investments	9	4,141,087	4,140,987
		<u>138,810,845</u>	<u>62,656,953</u>
<b>Current assets</b>			
Stocks	10	103,294,781	172,334,643
Debtors	11	7,033,260	12,557,278
Cash at bank and in hand		4,943,809	1,022,887
		<u>115,271,850</u>	<u>185,914,808</u>
<b>Current liabilities</b>			
Creditors amounts falling due within one year	12	(160,234,248)	(186,737,851)
<b>Net current liabilities</b>		<u>(44,962,398)</u>	<u>(823,043)</u>
<b>Total assets less current liabilities</b>		<b>93,848,447</b>	<b>61,833,910</b>
Creditors amounts falling due after more than one year	13	(91,200,000)	(55,000,000)
Provisions for liabilities	14	-	(193,441)
<b>Net assets</b>		<u><u>2,648,447</u></u>	<u><u>6,640,469</u></u>
<b>Capital and reserves</b>			
Called up share capital	15	30,000	30,000
Revaluation reserve	16	20,665,186	(1,063,003)
Profit and loss account	16	(18,046,739)	7,673,472
<b>Shareholders' funds</b>		<u><u>2,648,447</u></u>	<u><u>6,640,469</u></u>

The Report and Accounts of St Modwen Developments Limited, registered number 00892832, were approved by the Board of Directors on

Signed on behalf of the Board of Directors by 6.8.10



T.P. Haywood

Director

# St Modwen Developments Limited

## Other Statements

For the year ended 30 November 2009

	2009 £	2008 £
<b>Statement of Total Recognised Gains and Losses</b>		
(Loss)/ profit for the year	(18,559,075)	1,471,698
Tax on appropriations to fixed assets from work in progress	(7,161,136)	-
Unrealised surplus/ (deficit) on revaluation of investment properties	21,728,189	(7,263,759)
Total recognised losses for the year	<u>(3,992,022)</u>	<u>(5,792,061)</u>

	2009 £	2008 £
<b>Reconciliation of Movements in Shareholders' Funds</b>		
(Loss)/ profit attributable to shareholders	(18,559,075)	1,471,698
Tax on appropriations to fixed assets from work in progress	(7,161,136)	-
Dividends paid	-	(10,000,000)
Unrealised surplus/ (deficit) on revaluation of investment properties	21,728,189	(7,263,759)
Net deduction from shareholders' funds	<u>(3,992,022)</u>	<u>(15,792,061)</u>
Opening shareholders' funds	6,640,469	22,432,530
Closing shareholders' funds	<u>2,648,447</u>	<u>6,640,469</u>

# **St Modwen Developments Limited**

## **Notes to the accounts**

### **1. Accounting Policies**

The financial statements are prepared under the historical cost convention in accordance with applicable United Kingdom company law and accounting standards

The accounting policies have been applied consistently throughout the year and the preceding year. The directors have prepared the financial statements on a going concern basis for the reasons set out in the paragraph headed going concern in the directors' report

The company has taken advantage of the exemption under s400 of the Companies Act 2006 not to prepare Group accounts as it is included in the consolidated accounts of St Modwen Properties plc, its ultimate parent undertaking. These financial statements present information about the company as an individual undertaking and not about its group.

### **Turnover and Profit Recognition**

Turnover represents sales of development properties, rental income receivable on a straight line basis to the first break point in the lease, and other recoveries Profit on development properties is recognised on legal completion of sale

### **Long Term Contracting**

Profit is recognised on long-term contracts, if the outcome can be assessed with reasonable certainty, by including in the profit and loss account turnover and related costs as contract activity progresses Turnover is calculated by reference to the value of work performed to date as a proportion of the total contract value.

### **Tangible Fixed Assets**

Tangible fixed assets are stated at cost or valuation, net of depreciation and any provision for impairment. Depreciation is not provided on investment properties which are subject to annual revaluations Operating properties are depreciated by equal instalments over their expected useful lives at an annual rate of 2%

In accordance with SSAP19, investment properties are revalued annually and the aggregate surplus or temporary deficit is transferred to the revaluation reserve No depreciation is provided in respect of investment properties

The Companies Act 2006 requires all properties to be depreciated However, this requirement conflicts with the generally accepted accounting principle set out in SSAP19 The directors consider that, because these properties are not held for consumption but for their investment potential, to depreciate them would not give a true and fair view, and that it is necessary to adopt SSAP19 in order to give a true and fair view

If this departure from the Act had not been made, the profit for the financial year would have been reduced by depreciation However, the amount of depreciation cannot reasonably be quantified because depreciation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified

## **St Modwen Developments Limited**

### **Notes to the accounts continued.**

#### **Investment in Subsidiary, Joint Venture and Associated Companies**

The investments in subsidiary, joint venture and associated companies are included in the company's balance sheet at cost

#### **Stocks**

Stocks and work in progress are stated at the lower of cost and net realisable value,

#### **Taxation**

Current 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.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements

A net deferred tax asset is regarded as recoverable and therefore recognised only to the extent that, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis

#### **Interest**

Interest incurred on properties in the course of development is charged to the profit and loss account

#### **Cash Flow Statement**

The company is a 100% subsidiary of St Modwen Properties PLC. Its cash flows are included in that company's consolidated cash flow statement. Consequently, the company is exempt from the requirement of Financial Reporting Standard 1 (Revised) to prepare a cash flow statement

# St Modwen Developments Limited

## Notes to the accounts continued.

### 2. Turnover and profit analysis

	<b>2009</b>		
	<b>Turnover</b>	<b>Cost of sales</b>	<b>Profit/(loss)</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Rental income	3,548,646	(1,518,702)	2,029,944
Property development	25,949,060	(43,924,912)	(17,975,852)
Other activities	585,652	-	585,652
	<u>30,083,358</u>	<u>(45,443,614)</u>	<u>(15,360,256)</u>
Administrative and other operating expenses			-
Operating loss			<u>(15,360,256)</u>
	<b>2008</b>		
	<b>Turnover</b>	<b>Cost of sales</b>	<b>Profit</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Rental income	3,604,765	(1,171,286)	2,433,479
Property development	36,757,360	(41,294,408)	(4,537,048)
Other activities	2,771,538	-	2,771,538
	<u>43,133,663</u>	<u>(42,465,694)</u>	<u>667,969</u>
Administrative and other operating expenses			(3,285)
Operating profit			<u>664,684</u>

The total turnover of the company for the year has been derived wholly in the UK.

### 3. Information Regarding Directors and Employees

The company had no employees (2008 - nil) and is managed by its parent company, St Modwen Properties PLC.

None of the directors received any remuneration during the year (2008 - £Nil) The remuneration of the directors is paid by other group undertakings for both the current financial year and the prior financial year and no part of their remuneration is specifically attributable to their services to this company

### 4. Net interest receivable

	<b>2009</b>	<b>2008</b>
	<b>£</b>	<b>£</b>
Interest payable on bank and other loans and overdrafts	(138)	(7,551)
Bank interest receivable	29,185	62,131
Other interest receivable	203,888	670,434
Net interest receivable	<u>232,935</u>	<u>725,014</u>

# St Modwen Developments Limited

## Notes to the accounts continued.

### 5. (Loss)/profit on ordinary activities before taxation

	2009 £	2008 £
The loss on ordinary activities before taxation is stated after charging		
- depreciation of tangible fixed assets	-	3,283
- write down of work in progress	10,655,188	1,215,974

Auditors' remuneration was borne by its parent company, St Modwen Properties PLC The amounts borne were as follows

	2009 £	2008 £
Fees payable to the company's auditors for the audit of the company's annual accounts	10,000	10,000
Fees payable to the company's auditors for other services to the company – Tax services	3,000	3,000
	<u>13,000</u>	<u>13,000</u>

### 6. Taxation on (loss)/profit on ordinary activities

	2009 £	2008 £
<b>(a) Analysis of charge/ (credit) in year</b>		
<b>Current tax</b>		
UK Corporation tax on (losses)/ profits of the year	4,495,000	348,000
Adjustments in respect of previous periods	1,946,769	(471,000)
Total current tax charge/ (credit) (note (b))	<u>6,441,769</u>	<u>(123,000)</u>
<b>Deferred tax</b>		
Origination and reversal of timing differences	20,000	17,000
Adjustments in respect of previous periods	(2,970,559)	24,000
Deferred tax charge / (credit) (note 14)	<u>(2,950,559)</u>	<u>41,000</u>
Taxation charge/ (credit) on (loss)/ profit on ordinary activities	<u>3,491,210</u>	<u>(82,000)</u>

## St Modwen Developments Limited

### Notes to the accounts continued.

#### 6. Taxation on (loss)/profit on ordinary activities (continued)

	2009 £	2008 £
<b>(b) Factors affecting tax charge/ (credit) for year</b>		
(Loss)/profit on ordinary activities before tax	<u>(15,067,865)</u>	<u>1,389,698</u>
(Loss)/profit on ordinary activities at the standard rate of UK Corporation Tax of 28% (2008 – 28.67%)	(4,219,002)	398,426
Disallowed expenses and non-taxable income	14,000	9,000
Capital allowances for period in excess of depreciation	(37,000)	(43,000)
Land remediation relief claimed	(27,000)	-
Tax losses carried forward	8,764,002	-
Adjustments in respect of previous periods	1,946,769	(471,000)
Other	-	(16,426)
	<u>6,441,769</u>	<u>(123,000)</u>

#### (c) Factors that may affect future tax charges

Based on current capital investment plans, the Company expects to continue to be able to claim capital allowances in excess of depreciation in future years

Full payment is made for group relief surrendered between related undertakings

#### 7. Dividend

	2009 £	2008 £
<b>Paid:</b>		
- Current year interim dividend	<u>-</u>	<u>10,000,000</u>

# St Modwen Developments Limited

## Notes to the accounts continued.

### 8. Tangible Fixed Assets

	Freehold investment properties	Long leasehold investment properties	Long leasehold operating properties	Total
<i>Cost or Valuation</i>	£	£	£	£
At 01 Dec 2008	38,915,389	19,456,531	164,170	58,536,090
Additions	17,606,462	385,133	-	17,991,595
Disposals	-	-	(164,170)	(164,170)
Transfer from Work in progress	36,578,054	-	-	36,578,054
Revaluation	23,354,854	(1,626,665)	-	21,728,189
<b>At 30 Nov 2009</b>	<b><u>116,454,759</u></b>	<b><u>18,214,999</u></b>	<b><u>-</u></b>	<b><u>134,669,758</u></b>
<i>Depreciation</i>				
At 01 Dec 2008	-	-	20,124	20,124
Charge for the year	-	-	-	-
Disposals	-	-	(20,124)	(20,124)
<b>At 30 Nov 2009</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>
<b>Net book value at 30 Nov 2009</b>	<b><u>116,454,759</u></b>	<b><u>18,214,999</u></b>	<b><u>-</u></b>	<b><u>134,669,758</u></b>
Net book value at 30 Nov 2008	<u>38,915,389</u>	<u>19,456,531</u>	<u>144,046</u>	<u>58,515,966</u>

Freehold and long leasehold investment properties were valued as at 30 November 2009 and 30 November 2008 by King Sturge & Co, Chartered Surveyors in accordance with the Appraisal and Valuation Manual of the Royal Institution of Chartered Surveyors, on the basis of market value

#### Historical cost of investment properties

	2009 £	2008 £
Freehold investment properties	98,516,453	44,331,937
Long leasehold investment properties	16,452,477	16,067,344
	<u>114,968,930</u>	<u>60,399,281</u>



# St Modwen Developments Limited

## Notes to the accounts continued.

### 9. Investments held as Fixed Assets

	Investment in subsidiary companies	Investment in joint ventures and associates	Total
	£	£	£
At 1 December 2008	1,771,935	2,369,052	4,140,987
Additions	-	100	100
	<u>1,771,935</u>	<u>2,369,152</u>	<u>4,141,087</u>
At 30 November 2009			

The addition in the year relates entirely to an investment in 50% of the ordinary share capital of Sky Park Development Partnership LLP

Investment in subsidiaries include

<i>Name</i>	<i>Proportion of shares held</i>	<i>Nature of principal Business</i>
St Modwen Developments (Quinton) Limited	100%	Property developers
St Modwen Developments (Edmonton) Limited	100%	Property investors
Trentham Leisure Limited	80%	Property and leisure operator
St Modwen Developments (Long Marston) Limited	100%	Property investors
Newcastle Regeneration Limited	100%	Dormant

The above companies are registered in England and Wales and the directors consider that the investments are worth at least the amount stated

Consolidated accounts are not prepared as the company is itself a wholly owned subsidiary

The investment in the joint ventures and associates are

<i>Name</i>	<i>Proportion of shares held</i>	<i>Nature of principal Business</i>	<i>Status</i>
Shaw Park Developments Limited	50%	Property developers	Joint Venture
Barton Business Park Limited	50%	Property developers	Joint Venture
Sky Park Development Partnership Limited Liability Partnership	50%	Property developers	Joint Venture
Coed Darcy Limited	49%	Property developers	Associate

### 10. Stocks

	2009	2008
	£	£
Work in progress	108,444,781	172,344,293
Payments on account	(5,150,000)	(9,650)
Total	<u>103,294,781</u>	<u>172,334,643</u>

# St Modwen Developments Limited

## Notes to the accounts continued.

### 11. Debtors: amounts falling due within one year

	2009 £	2008 £
<i>Amounts falling due within one year</i>		
Trade debtors	2,209,688	142,112
Other debtors	1,659,473	11,346,039
Prepayments and accrued income	256,981	350,468
Other taxation and social security	-	718,659
Loans to joint ventures	150,000	-
Deferred tax debtor (note 14)	2,757,118	-
	<u>7,033,260</u>	<u>12,557,278</u>

### 12. Creditors: amounts falling due within one year

	2009 £	2008 £
<i>Amounts falling due within one year</i>		
Trade creditors	5,794,572	8,115,590
Amounts due to parent company	113,913,418	152,094,497
Corporation tax	11,656,136	321,425
Other creditors	2,477,833	1,235
Accruals and deferred income	26,392,289	26,205,104
	<u>160,234,248</u>	<u>186,737,851</u>

### 13. Creditors: amounts falling due after more than one year

	2009 £	2008 £
<i>Amounts falling due after more than one year</i>		
Amounts due to parent company	85,000,000	55,000,000
Other creditors	6,200,000	-
	<u>91,200,000</u>	<u>55,000,000</u>

# St Modwen Developments Limited

## Notes to the accounts continued.

### 14. Provisions for liabilities - deferred taxation

	Provided 2009 £	2008 £	Unprovided 2009 £	2008 £
The amounts of deferred taxation provided and unprovided in the accounts are:				
- land remediation relief on stock properties	-	-	551,573	(836,580)
Tax losses	(3,004,733)	-	(8,708,806)	-
- capital allowances in excess of depreciation	247,615	193,441	-	-
- revaluation on investment properties	-	-	(1,201,000)	(814,909)
	<u>(2,757,118)</u>	<u>193,441</u>	<u>(9,358,233)</u>	<u>(1,651,489)</u>

The unprovided deferred tax assets will only crystallise if the properties to which they relate are sold.

#### Reconciliation of movement on deferred tax liability

	£
Balance as at 30 November 2008	193,441
Profit and loss account (note 6)	(2,950,559)
<b>Balance as at 30 November 2009</b>	<b><u>(2,757,118)</u></b>

### 15. Called up share capital

	2009 £	2008 £
Authorised		
Equity share capital 30,000 Ordinary £1 shares	<u>30,000</u>	<u>30,000</u>
Allotted and fully paid		
Equity share capital 30,000 Ordinary £1 shares	<u>30,000</u>	<u>30,000</u>

## St Modwen Developments Limited

### Notes to the accounts continued.

#### 16. Reserves

	Revaluation Reserve £	Profit & Loss Account £
At 30 November 2008	(1,063,003)	7,673,472
Revaluation of investment properties	21,728,189	-
Tax on appropriations to fixed assets from work in progress	-	(7,161,136)
Retained loss for the year	-	(18,559,075)
At 30 November 2009	<u>20,665,186</u>	<u>(18,046,739)</u>

#### 17. Commitments and Contingencies

The company has guaranteed the bank loans and overdrafts of certain fellow group companies, which at 30 November 2009 amount to £2,016,162 (2008 £7,475,386)

#### 18. Related Party Transactions

As the company is wholly owned by the group, it has taken advantage of the exemption under FRS 8 "Related Party Disclosures" not to disclose transactions with other companies wholly owned by the St Modwen Properties PLC group

#### 19. Ultimate Parent Company

The ultimate and immediate parent company is St Modwen Properties PLC, a company registered in England. Copies of the Group report and accounts of St Modwen Properties PLC are available from the Registered Office at Sir Stanley Clarke House, 7 Ridgeway, Quinton Business Park, Birmingham, B32 1AF. This is the largest and smallest group into which this company is consolidated. The Registered Office of St Modwen Developments Limited is at the same address.