Registered no: 2833805

Jarvis Construction (UK) Limited
Report and financial statements
for period ended 2 April 2007



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Jarvis Construction (UK) Limited Directors and advisors for period ended 2 April 2007

Directors

R W Entwistle

K K Karlsen

B L Westbrook

Secretary

Secretariat Services Limited

Auditors

Grant Thornton UK LLP

St George House

40 Great George Street

Leeds LS1 3DQ

Registered office

Meridian House

The Crescent

York

YO24 1AW

Jarvis Construction (UK) Limited Directors' report for period ended 2 April 2007

The directors present their report and the audited financial statements for the period ended 2 April 2007

Business review and principal activities

Construction defects on old contracts are now largely finished and the company's last contract, Whittington Hospital, reached practical completion in October 2006. The company is providing management support for the second phase of Whittington Hospital which is expected to be completed in Autumn this year

The profit for the period attributable to shareholders and reported in the financial statements was £2,410,000 (2006 loss of £1,056,000)

Key performance indicators (KPI's)

As Jarvis Construction (UK) Limited is operating almost exclusively from trust accounts there are no standard performance indicators used to monitor the performance of the company. The trust account balances are monitored daily and administered by the company. A fortnightly cost-to-complete exercise is undertaken by agents for each project on behalf of the trust account funders to ensure sufficient funds are available to complete the projects. Shortfalls in projects can be covered by surpluses in others, subject to certain trust rulings. Where shortfalls cannot be covered this way, additional funding can be (and has been) requested and granted from the trust funders.

Principal risks and uncertainties facing the company

In order to manage the business effectively the directors have to identify and respond both to the risks inherent in the business environment and those particular to the fields in which the company operate. The Group has recently reviewed its risk management procedures for the identification and monitoring of both strategic and operational risks. The stated intention of the Group's directors is to embed risk identification and evaluation within the operational process and risk reporting is a formal consideration in the Monthly Operating Review meeting for the division's operational management. Key issues are escalated within the Group management hierarchy.

Environment

The company's policy with regard to the environment is to ensure that we understand and effectively manage the actual and potential environmental impact of our activities. Our operations are conducted such that we comply with all legal requirements relating to the environment in all areas where we carry out our business. During the period covered by this report the company has not incurred any fines or penalties or been investigated for any breach of environmental regulations

Jarvis Construction (UK) Limited Directors' report for period ended 2 April 2007 (continued)

Financial risk management

The company's operations expose it to a variety of financial risk but the principal financial risk is funding and liquidity due to the contractual nature of the business and its commercial arrangements under the private finance initiative contracts that it has entered with special purpose companies as intermediaries between the company and the ultimate clients. The treasury department of the Group implements appropriate risk management strategies to ensure adequate cost effective funding whilst limiting the adverse effects of liquidity credit and interest rate risks on the company. The treasury team ensures that financial risks are identified by means of formalised reporting, a regular review of operational results and involvement in the planning and forecasting processes

Credit risk

The company's credit risk is primarily attributable to the structure of its customer base with the ultimate customers, who are mainly public bodies such as local authorities and hospital trusts paying for services through a third party owned intermediary special purpose company under the private finance initiative. The Group's main working capital funding facility is syndicated with highly credit rated banks and institutions with surplus cash being invested with highly credit rated banks

Interest rate risk

The company benefits from loan facilities negotiated by the Group The Group facilities are predominantly subject to floating interest rates due to the type of facility in place

Funding and liquidity risk

A key function of the Group's Treasury department is to ensure that the company has sufficient cost effective facilities to meet its obligations in the short medium and long terms with regard to the company's underlying cash generation and usage In order to establish the funding requirement the Group's treasury department monitors.

- regular cash flow forecasts prepared by the company's finance team.
- · budgets and forecasts,
- actual trading results and resultant debt and balance sheet positions, and
- capital expenditure requests

Dividends

The directors did not pay a dividend for the period ended 2 April 2007 (2006: £Nil)

Directors

The directors holding office during the period ended 2 April 2007 and subsequent to that date are shown below

N Broadbent (resigned 30 November 2006)

G K H Mason (resigned 1 June 2007)

R W Entwistle (appointed 1 June 2007)

K K Karlsen (appointed 1 June 2007)

B L Westbrook

Jarvis Construction (UK) Limited Directors' report for period ended 2 April 2007 (continued)

Employment policies

The Directors recognise the need for communication with employees at every level All employees have access to a copy of the Jarvis plc Annual Report and Accounts, which together with staff briefings, internal noticeboard statements and newsletters, keeps them informed of the Group's progress.

The Jarvis Group continues to be committed to the health, safety and welfare of its employees and to observe the terms of the Health & Safety at Work Act 1974, and all other relevant regulatory and legislative requirements. It is the policy of the Group that there shall be no discrimination or less favourable treatment of employees, workers or job applicants in respect of race, colour, ethnic or national origins, religious beliefs, sex, sexual orientation, disability, political beliefs, age or marital status. Full consideration will be given to suitable applications for employment from disabled persons, where they have the necessary abilities and skills for that position, and wherever possible to re-train employees who become disabled, so that they can continue their employment in another position Jarvis and its subsidiaries engage, promote, and train staff on the basis of their capabilities, qualifications and experience, without discrimination, giving all employees an equal opportunity to progress within the Group.

Creditor payment terms

When entering into commitments for the purchase of services and goods the company seeks to give due consideration to quality, price and the terms of payment. Suppliers are made aware of these terms. During the company's recent financial difficulties however, it has become necessary to extend terms of payment with key sub-contractors and other suppliers in order to facilitate, in particular, the progression and completion of significant construction contracts. The company abides by whatever terms are agreed where it is satisfied that suppliers have provided the services or goods in accordance with such agreed terms and conditions. In the event of disputes, every effort is made to resolve these quickly

During the period ended 2 April 2007, the company on average paid its creditors within 72 days (2006: 42 days) of receipt of invoice

Statement of directors' responsibilities

The directors are responsible for preparing 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). The financial statements are required by law to 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 estimates that are reasonable and prudent,

Jarvis Construction (UK) Limited Directors' report for period ended 2 April 2007 (continued)

- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements, and
- prepare 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 proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. 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.

Disclosure of information to auditors

At the date of making this report each of the company's directors, as set out on page 1, confirm the following.

- so far as each director is aware, there is no relevant information needed by the company's auditors in connection with preparing their report of which the company's auditors are unaware, and
- each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

Auditors

RSM Robson Rhodes LLP ("Robson Rhodes") merged its audit practice with that of Grant Thornton UK LLP ("Grant Thornton") with effect from 2 July 2007, with the successor firm being Grant Thornton Robson Rhodes resigned as auditors on 2 July 2007, creating a casual vacancy which the directors have filled by appointing Grant Thornton

By order of the board

Secretary

26 July 2007

Secretariat Services Ltd

Independent auditors' report to the shareholders of Jarvis Construction (UK) Limited

We have audited the financial statements on pages 8 to 17 These financial statements have been prepared on the basis of the accounting policies set out therein

This report is made solely to the company's shareholders, as a body, in accordance with Section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's shareholders 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 shareholders as a body, for our audit work, for this report, or for the opinions we have formed

Respective responsibilities of directors and auditors

The directors responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of directors responsibilities

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland)

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985 We also report to you whether in our opinion the information given in the directors' report is consistent with the financial statements

In addition, we report to you if, in our opinion, the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed

We read the directors' report and consider the implications for our report if we become aware of any apparent misstatements within it

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Independent auditors' report to the shareholders of Jarvis Construction (UK) Limited (continued)

Opinion

In our opinion

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of affairs of the company as at 2 April 2007 and of its profit for the period then ended,
- the financial statements have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the directors' report is consistent with the financial statements

Crat Thomason UK LLP.

Grant Thornton UK LLP
Chartered Accountants and Registered Auditors
Leeds, England
26 July 2007

Jarvis Construction (UK) Limited Profit and loss account for period ended 2 April 2007

			Period ended 2 April 2007 £'000		Year ended 31 March 2006 £'000
	Note				
Turnover	2		13,877		27,653
Cost of Sales		(9,677)		(27,618)	
Exceptional cost of sales	3	(1,600)			
			(11,277)		(27,618)
		_			
Gross profit			2,600		35
Operating expenses		_	(733)	_	
Operating profit and profit on ordinary		_			
activities before taxation	7		1,867		35
Interest receivable and similar income			90		37
Interest payable and similar charges	8		(239)		(27)
Profit on ordinary activities before taxation		_	1,718	•	45
Tax credit/(charge) on profit on ordinary					
activities	9		692		(1,101)
Retained profit/(loss) for the period	14	=	2,410	•	(1,056)

The results reflect the continuing operations of the company

The company has no recognised gains and losses other than the results for the period ended 2 April 2007 and for the year ended 31 March 2006 and therefore no separate statement of total recognised gains and losses has been presented

Jarvis Construction (UK) Limited Balance sheet as at 2 April 2007

		2 April 2007 £'000	31 March 2006 £'000
	Note		
Fixed assets			
Investments	10	1,599	1,599
Current assets			
Debtors	11	10,564	20,280
Cash at bank and in hand		71,188	68,264
		81,752	88,544
Creditors amounts falling due within one year	12	(199,386)	(208,588)
Net current liabilities		(117,634)	(120,044)
Net liabilities		(116,035)	(118,445)
Capital and reserves			
Called up share capital	13	5,299	5,299
Capital reserve	14	4,000	4,000
Profit and loss account	14	(125,334)	(127,744)
Equity shareholders' deficit	14	(116,035)	(118,445)

The financial statements were approved by the board on 26 July 2007 and were signed on its behalf by $\dot{}$

B L Westbrook Director

1. Principal accounting policies

(a) Basis of preparation

The financial statements have been prepared under the historical cost convention and in accordance with applicable United Kingdom accounting standards and the Companies Act 1985. The results are presented for the financial year 1 April 2006 to 2 April 2007 in line with the reporting period of the Jarvis plc group. The comparative results are for the financial year 1 April 2005 to 31 March 2006.

(b) Cash flow statement

The company is a wholly owned subsidiary of Jarvis plc and the cash flows of the company are included in the consolidated cash flow statement of Jarvis plc. Consequently the company is exempt under the terms of FRS 1 (revised) from publishing a cash flow statements

(c) Deferred taxation

Full provision has been made for deferred taxation in respect of timing differences that have originated, but not reversed at the balance sheet date where an event has occurred that results in an obligation to pay more or less tax in the future by the balance sheet date except that

- Deferred tax assets are recognised to the extent that it is 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 on a non-discounted basis at the tax rates enacted at the balance sheet date

(d) Investments

Investments in group undertakings and joint ventures are stated at costs, less any provision for impairment.

(e) Related party transactions

The company is a wholly owned subsidiary of Jarvis plc and as such the company has taken advantage of the exemption available under FRS 8 not to disclose related party transactions with entities that are part of the group or investees of the group.

(f) Pensions

Contributions to employees' personal pension arrangements during the year are charged to the profit and loss account as incurred Details of the pension arrangements are given in Note 6.

Notes to the financial statements for period ended 2 April 2007

1. Principal accounting policies (continued)

(g) Leases

Costs in respect of operating leases are charged to the profit and losses account on a straight line basis over the lease term

(h) Long term contracts

When the outcome of a long-term contract can be estimated reliably, contract revenue is recognised by reference to the degree of completion of each contract, based on the amounts certified and to be certified by the customer

Incentive payments and insurance claims arising from long-term contracts are included where they have been agreed with the client. Variations and other claims are included where it is probable that the amount will be settled, based on agreement in principle with the customer When the outcome of a long-term contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred where it is probable those costs will be recoverable

Contract costs are recognised as expenses in the period in which they are incurred. When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised immediately.

2. Turnover

Turnover, all of which arises from operations within the United Kingdom, excludes value added tax and trade discounts and represents the value of work carried out during the year

3. E

Exceptional cost of sales		
-	Period ended	Year ended
	2 April 2007	31 March 2006
	£'000	£'000
Provisions for construction defects	1,600	

The provision for construction defects relates to the estimated costs of completing outstanding defects on old construction contracts

4. Directors' remuneration

The directors were remunerated through the ultimate parent undertaking, Jarvis plc and their services to the company are of a non-executive nature. The remuneration is deemed to be wholly attributable to their services to the parent undertaking

5. Employee information

The average monthly number of persons employed by the company including executive directors, during the period was as follows

during the period was as follows	Period ended 2 Aprıl 2007 number	Year ended 31 March 2006 number
Employees	19	79
The employment costs of all employees included above were:	Period ended 2 April 2007 £'000	Year ended 31 March 2006 £'000
Wages and salaries	829	3,835
Social security costs	71	382
Other pension costs	27	122_
•	927	4,339

6. Pension arrangements

For eligible employees, contributions equal to a predetermined percentage of individuals' salaries are made to employees' personal pension schemes

7. Operating profit and profit on ordinary activities before taxation

ore mannon	
Period ended	Year ended
2 April 2007	31 March 2006
£'000	£'000
3	22
58	175
117	<u>-</u>
	Period ended 2 April 2007 £'000 3 58

Audit fees for the periods ended 2 April 2007 and 31 March 2006 have been borne by a fellow group undertaking

8. Interest payable and similar charges

• •	Period ended	Year ended
	2 April 2007	31 March 2006
	£'000	£'000
Interest payable - other	239	27

9. Tax	credit/(charge) on profit on ordinary activities	Period ended 2 April 2007 £'000	Year ended 31 March 2006 £'000
(a)	Analysis of credit/(charge) for the year		
	Current tax Adjustment in respect of previous years Tax charge on profit on ordinary activities (note 9 (b))	692 692	(1,101) (1,101)
	Total tax credit/(charge) on profit on ordinary activities	692	(1,101)

(b) Factors affecting current tax credit/(charge)

The tax assessed for the period is higher than the standard rate of corporation tax in the UK of 30% (2006. 30%) The differences are explained below

	Period ended 2 April 2007 £'000	Year ended 31 March 2006 £'000
Profit on ordinary activities before taxation	1,718	45
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 30% (2006) 30%) Effects of	515	(14)
Expenses not deductible for tax purposes Utilisation of previously unrecognised tax losses	(515)	(104) 118
Adjustment to tax charge in respect of previous years Current tax credit/(charge) for the period (note 9(a))	692 692	(1,101)

(c) Factors that may affect future tax charges

At 2 April 2007, tax losses of £159,211,107 (2006: £171,546,949) were available to reduce tax payments in future years, should there be sufficient profits available for offset.

10. Fixed asset investments

Cost and net book value

At 2 April 2007 and 31 March 2006

£'000 1,599

A list of subsidiary undertakings, whose results and financial position are included in the consolidated financial statements of Jarvis Plc, the company's ultimate parent undertaking, are listed below.

Name of undertakings	Holding	Proportion of voting rights and shares held
J F M Hire Limited	Ordinary	100%
J Jarvis & Sons Limited	Ordinary	100%
Jarvis (Scotland) Limited	Ordinary	100%
Shephard Hill Civil Engineering Limited	Ordinary	100%

All of the above companies are incorporated and registered in the United Kingdom. They are 100% owned and the investment comprises ordinary shares only. All of the companies are non-trading. As a wholly owned subsidiary of Jarvis plc, the company is exempt from producing group accounts under Section 228 of the Companies Act 1985.

11. Debtors

	2 April 2007 £'000	31 March 2006 £'000
Trade debtors	698	4,901
Amounts recoverable on contracts	2,100	3,462
Amounts owed by group undertakings	1,668	809
VAT receivable	600	-
Other debtors	4,527	9,049
Prepayments and accrued income	971	2,059
	10,564	20,280

Amounts owed by group undertakings are included under current assets as there are no specific terms as to their repayment

11. Debtors (continued)

Included within other debtors is £3,352,000 (2006: £9,009,000) relating to cash balances held in separate trust accounts. On 29 January 2005, Jarvis plc and certain other subsidiaries entered into agreements with other relevant parties in respect of 14 construction contracts (being those contracts not then past Practical Completions or that had material future cash outflows associated with them) The purpose of the agreements was to release the company from parent company guarantees given under the original contracts and to limit the Group's liability to additional costs required to complete the contracts. These agreements specified that the sums required to complete the contracts be placed into two trusts for each contract. The trusts are in the name of Jarvis Construction (UK) Limited but the funds standing to the credit of them are available only for the purposes specified by each trust and are directly related to funding construction liabilities. The funds are not available to Jarvis plc and Jarvis Construction (UK) Limited except for these purposes. The cash in each trust is only made available at the point when payments are made in accordance with the purposes of the trust. For these reasons, the cash in the trusts is recognised as a debtor.

As at 2 April 2007, the balances remaining in the trust funds were available to fund the following obligations included with creditors falling due within one year:

Trade creditors	£2,275,000
Accruals	£1,077,000

12. Creditors

Creditors	2 April 2007 £'000	31 March 2006 £'000
Creditors: amounts falling due within one year		
Trade creditors	4,471	7,353
Amounts owed to group undertakings	189,460	161,867
Corporation tax	81	18,147
VAT payable	-	1,018
Other taxes and social security costs	202	30
Other creditors	77	241
Accruals and deferred income	5,095	19,932
	199,386	208,588

Amounts owed to group undertakings are included under amounts falling due within one year as there are no specific terms as to their repayment.

Included in accruals and deferred income is £1,600,000 (2006: £nil) in respect of provisions for construction defects

12. Creditors (continued)

As explained in note 11, the Group entered into agreements with other relevant parties in respect to the funding of 14 construction contracts. The purpose of the agreements was to release the company from parent company guarantees given under the original contracts and to limit the Group's liability to additional costs required to complete the contracts.

As at 2 April 2007, cash in these trusts (shown as other debtors in note 11) amounting to £3,352,000 was available for funding trade creditors of £2,275,000 and accruals of £1,077,000 in relation to these 14 contracts.

13. Share capital

	2 April 2007 £'000	31 March 2006 £'000
Authorised 6,000,000 Ordinary shares of £1 each	6,000	6,000
Allotted, called up and fully paid 5,299,001 Ordinary shares of £1 each	5,299	5,299

14. Reconciliation of shareholders' deficit and movement on reserves

	Share capital £'000	Capital Reserve £'000	Profit & Loss account £'000	Total Shareholders' deficit £'000
At 1 April 2005	5,299	4,000	(126,688)	(117,389)
Loss for the year	-	-	(1,056)	(1,056)
At 31 March 2006	5,299	4,000	(127,744)	(118,445)
Profit for the period	-	_	2,410	2,410
At 2 April 2007	5,299	4,000	(125,334)	(116,035)

15. Capital and financial commitments

The company has no capital commitments or obligations under non-cancellable operating leases at 2 April 2007 (2006: £Nil)

16. Contingent liabilities

The company is a subsidiary undertaking of Jarvis plc and is dependent upon the continued provisions of certain services by Jarvis plc and its subsidiary undertakings ("the Group"), in order to fulfil its contractual obligations to its principal customer, in particular, the provision of construction services.

17. Ultimate parent undertaking and controlling party

The company's immediate and ultimate parent undertaking and controlling party is Jarvis plc, a company registered and incorporated in England and Wales, whose annual report and financial statements may be obtained from The Secretary, Jarvis plc, Meridian House, The Crescent, York, YO24 1AW