LAING INVESTMENT COMPANY LIMITED

ANNUAL REPORT
AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED
31 DECEMBER 2018

Registered Number 02916386

ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2018

CONTENTS

DIRECTORS AND ADVISORS

Directors
S M Colvin
M C Dixon

Registered office
1 Kingsway
London
WC2B 6AN

Auditor
Deloitte LLP
Statutory Auditor
London
United Kingdom

Principal banker
Barclays Bank PLC
1 Churchill Place
London
E14 5HP

DIRECTORS' REPORT

The Directors submit the Annual Report and the audited financial statements for the year ended 31 December 2018.

The Directors' report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

BUSINESS REVIEW AND PRINCIPAL ACTIVITIES

The principal activity of the Company is rental of Ashford International station. There have not been any significant changes in the Company's principal activities in the year under review.

The Directors have considered the use of the going concern basis in the preparation of the financial statements in light of current market conditions and concluded that it is appropriate. In reaching this conclusion, the Directors has specifically considered the Company's relationships with its parent company. More information is provided in note 1 to the financial statements.

RESULTS AND DIVIDENDS

The loss for the year before taxation amounted to £114,030 (2017 - £143,339). After a tax credit of £21,666 (2017 - £27,593), the loss for the year was £92,364 (2017 - £115,746),

PRINCIPAL RISKS AND UNCERTAINTIES

The principal risks of the Company are the loss of its rental income on Ashford International station and that it has net liabilities as at the balance sheet date. However, this risk is mitigated by support from its parent company.

FINANCIAL RISK MANAGEMENT

The Company's activities expose it to a variety of financial risks: credit risk, liquidity risk, and capital risk. The Company's overall risk management programme seeks to minimise potential adverse effects on the Company's financial performance.

The various types of financial risk are managed as follows:

Capital risk;

The Company has implemented an efficient financing structure that enables it to manage its capital effectively. The Company's capital structure comprises its equity only (refer to the Statement of Changes in Equity). As at 31 December 2018, the Company had amounts owed to its parent undertaking of £2,313,482 (31 December 2017 - £2,053,017).

Liquidity risk;

The Company is reliant on the support of its immediate parent company to be able to meet its liabilities as they fall due. The Directors monitor the Company's liquidity requirements to ensure there is sufficient cash to meet the Company's operating needs. The Company adopts a prudent approach to liquidity management by maintaining sufficient cash to meet its obligations. Due to the nature of its activity the timing of cash outflows is reasonably predictable and, therefore, is not a major risk to the Company.

Credit risk;

Credit risk is the risk that a counterparty of the Company will default on the contractual obligations they entered into. The Company relies on the performance of their main counterparties where credit risk arises, mainly from its single client and from its parent undertaking.

FUTURE DEVELOPMENTS

The Directors are not aware, at the date of this report, of any major changes in the Company's activities in the next year.

DISCLOSURE OF INFORMATION TO THE AUDITOR

The Directors who held office at the date of approval of this Directors' report confirms that, so far as they are aware, there is no relevant audit information of which the Company's auditor is unaware, and each 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.

DIRECTORS' REPORT (Continued)

QUALIFYING THIRD PARTY INDEMNITY PROVISIONS

The Directors of the Company benefit from qualifying third party indemnity provisions provided by one of the Company's parent undertakings.

DIRECTORS' INSURANCE

The Company's Directors are covered by insurance policies entered into by its ultimate parent undertaking, John Laing Group plc, that insure them against liability arising from negligence, breach of duty and breach of trust in relation to the Company.

DIRECTORS

The Directors who served throughout the year, except as noted, are shown on page 1.

AUDITOR

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and Deloitte LLP will therefore continue in office.

On behalf of the Board

S M Colvin
Director
8 May 2019

DIRECTORS' RESPONSIBILITIES STATEMENT

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 the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". 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 year. 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; 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

INDEPENDENT AUDITOR'S REPORT TO THE MEMBER OF LAING INVESTMENT COMPANY LIMITED

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of Laing Investment Company Limited (the 'Company'):

- give a true and fair view of the state of the Company's affairs as at 31 December 2018 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the statement of total comprehensive income;
- the statement of changes in equity;
- the balance sheet;
- the cash flow statement; and
- the related notes 1 to 18.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs(UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We are required by ISAs (UK) to report in respect of the following matters where:

- the Directors' use of the going concern basis of accounting in preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

We have nothing to report in respect of these matters.

Other information

The Directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in respect of these matters.

Responsibilities of directors

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, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters 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 and from the requirement to prepare a Strategic Report.

We have nothing to report in respect of these matters.

Use of our report

This report is made solely to the Company's member, 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 member those matters we are required to state to it 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 member, for our audit work, for this report, or for the opinions we have formed.

D. Winstone

Daryl Winstone (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Statutory Auditor
London, United Kingdom
8 May 2019

STATEMENT OF TOTAL COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 DECEMBER 2018

	Notes	2018	2017
		£	£
Turnover	3	**42,520**	40,908
Cost of sales		**(62,653)**	(97,432)
Gross loss		**(20,133)**	(56,524)
Administrative expenses		**(2,975)**	(2,918)
Operating loss	4	**(23,108)**	(59,442)
Net interest payable	7	**(90,922)**	(83,897)
Loss before taxation		**(114,030)**	(143,339)
Tax credit on loss	8	**21,666**	27,593
Loss for the financial year		**(92,364)**	(115,746)
Total loss		**(92,364)**	(115,746)

All items in the statement of total comprehensive income relate to continuing operations.

There is no material difference between the results stated in the statement of total comprehensive income and their historical cost equivalents.

BALANCE SHEET AS AT 31 DECEMBER 2018

	Notes	31 December 2018	31 December 2017
		£	£
Current assets			
Debtors - due within one year	9	**148,299**	80,589
Other financial assets	10	**532,613**	705,305
Cash at bank and in hand		**782**	6,713
		681,694	792,607
Current liabilities			
Creditors: amounts falling due within one year	11	**(2,412,003)**	(2,151,451)
Net current assets		**(1,730,309)**	(1,358,844)
Total assets less current liabilities		**(1,730,309)**	(1,358,844)
Provisions for liabilities	12	**(874,648)**	(1,153,749)
Net liabilities		**(2,604,957)**	(2,512,593)
Capital and reserves			
Called up share capital	14	**100**	100
Profit and loss account		**(2,605,057)**	(2,512,693)
Shareholder's deficit		**(2,604,957)**	(2,512,593)

The financial statements of Laing Investment Company Limited, registered number 02916386, were approved by the Board of Directors and authorised for issue on 8 May 2019. They were signed on its behalf by:

S M Colvin
Director
8 May 2019

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2018

	Called up share capital	Profit and loss account	Total
	£	£	£
Balance at 1 January 2017	100	(2,396,947)	(2,396,847)
Loss and total comprehensive expense for the year	-	(115,746)	(115,746)
Balance at 31 December 2017	100	(2,512,693)	(2,512,593)
Loss and total comprehensive expense for the year	-	**(92,364)**	**(92,364)**
Balance at 31 December 2018	**100**	**(2,605,057)**	**(2,604,957)**

CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2018

	Notes	**2018**	2017
		£	£
Net cash outflow from operating activities	16	**(391,504)**	(249,606)
Investing activities			
Interest received		**4,881**	5,396
Decrease in other financial assets		**172,692**	171,925
Net cash inflow from investing activities		**177,573**	177,321
Financing activities			
Net drawdown of loan from parent undertaking		**208,000**	60,000
Net cash inflow from financing activities		**208,000**	60,000
Net decrease in cash in the year		**(5,931)**	(12,285)
Cash at bank and in hand			
Balance as at 1 January		**6,713**	18,998
Balance as at 31 December		**782**	6,713

Notes to the financial statements for the year ended 31 December 2018

1 ACCOUNTING POLICIES

Company information

Laing Investment Company Limited ("the Company") is a private company limited by shares incorporated in the United Kingdom under the Companies Act 2006 and is registered in England and Wales. The registered office is 1 Kingsway, London, United Kingdom, WC2B 6AN.

a) Basis of preparation

The financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006.

The financial statements are presented in sterling, which is the functional currency of the Company. Monetary amounts in these financial statements are rounded to the nearest pound.

The financial statements have been prepared under the historic cost convention.

The principal accounting policies adopted are set out below.

b) Going concern

The Company has net liabilities as at 31 December 2018 and is reliant on the support of its parent company to be able to meet its liabilities as they fall due. The Directors consider that the Company is an integral part of the John Laing group and strategy and this is evidenced by a letter of support from John Laing Investments Limited, 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. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

c) Turnover

Turnover excludes value added tax and is derived entirely in the United Kingdom. Turnover relates to sub-lease rentals under the Company's operations and is recognised as incurred.

d) Interest income

Interest income is recognised when it is probable that economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued by reference to the principal outstanding and the applicable interest rate.

e) Taxation

Current tax payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the Profit and Loss Account because it excludes both items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted, or substantively enacted, by the balance sheet date.

f) Leases

Rentals under operating leases are charged on a straight-line basis over the lease term, even if the payments are not made on such a basis. Benefits received and receivable as an incentive to sign an operating lease are similarly spread on a straight-line basis over the lease term, except where the period to the review date on which the rent is first expected to be adjusted to the prevailing market rate is shorter than the full lease term, in which case the shorter period is used.

g) Lessor accounting

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease.

h) Financial instruments

The Company only has basic financial instruments and therefore has elected to apply the provisions of Section 11 'Basic Financial Instruments' to all of its financial instruments.

Financial assets

Financial assets are recognised in the Company's balance sheet when the Company becomes party to the contractual provisions of the instrument.

Financial assets are classified into specified categories. The classification depends on the nature and purpose of the financial assets and is determined at the time of recognition.

The basic financial assets that the Company holds are classified as cash at bank and in hand and loans and receivables:

- Cash at bank and in hand in the balance sheet comprises cash at bank and in hand and short term deposits with original maturity of three months or less. Deposits with original maturity of more than three months are shown as other financial assets.

Notes to the financial statements for the year ended 31 December 2018

1 ACCOUNTING POLICIES (continued)

h) Financial instruments (continued)

Financial assets (continued)

- Trade debtors, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are initially measured at transaction price including transaction costs and subsequently carried at amortised cost using the effective interest method, less any impairment.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Derecognition of financial assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership to another entity.

Financial liabilities

Basic financial liabilities are initially measured at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. They are subsequently measured at amortised cost using the effective interest method, with interest expense recognised on an effective yield basis.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the company's obligations are discharged, cancelled, or they expire.

i) Provisions

Provisions are recognised when the Company has a legal or constructive present obligation as a result of a past event, it is probable that the Company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation.

Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value.

2 Critical accounting judgements and key sources of estimation uncertainty

In the application of the Company's accounting policies, the Directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

They key area of the financial statements where the Directors are required to make critical judgements and material accounting estimates is in respect of the accounting for the onerous lease provision.

The calculation of the provision is subject to material estimates of the discount rate and forecast cash flows (note 12).

Notes to the financial statements for the year ended 31 December 2018 (continued)

3 TURNOVER

	2018	2017
Turnover in the year is analysed as follows:	£	£
Rental income in UK	42,520	40,908
	42,520	40,908

4 OPERATING LOSS

	2018	2017
	£	£
Operating loss is stated after expensing:		
Fees payable to the Company's auditors for the audit of the Company's annual accounts	2,960	2,873

5 DIRECTORS' REMUNERATION

No Directors received any remuneration for services to the Company during the current or prior year. The Company is managed by secondees from the shareholders under a management services contract.

6 STAFF NUMBERS

The Company had no employees during the year (2017 - nil).

7 NET INTEREST PAYABLE

	2018	2017
	£	£
Interest receivable and similar income		
Interest receivable on bank deposits	4,926	3,091
	4,926	3,091
Interest payable and similar expenses		
Interest payable on amounts owed to group undertakings	(67,447)	(56,763)
Unwinding of discount on provision	(28,401)	(30,225)
	(95,848)	(86,988)
Net interest payable	(90,922)	(83,897)

8 TAX CREDIT ON LOSS

	2018	2017
Analysis of tax credit for the year	£	£
Current tax		
Tax credit for current year	21,666	27,593
Total current tax	21,666	27,593
Total tax credit on loss	21,666	27,593

The differences between the total current tax shown above and the amount calculated by applying the standard rate of UK corporation tax to the loss before tax are as follows:

	2018	2017
	£	£
Loss before taxation	(114,030)	(143,339)
Loss multiplied by the standard rate of corporation tax in the UK of 19% (2017 - blended rate of 19.25%)	21,666	27,593
Total tax credit for the year	21,666	27,593

For the year ended 31 December 2018 a tax rate of 19% has been applied (2017 – 19.25%). The UK Government has announced its intention to reduce the main corporation tax rate by a further 2% to 17% from 1 April 2020.

Notes to the financial statements for the year ended 31 December 2018 (continued)

9 DEBTORS

	31 December 2018	31 December 2017
	£	£
Due within one year		
Accrued income	**33,513**	35,140
Amounts owed from group undertakings	**65,527**	-
Group relief receivable	**49,259**	45,449
	148,299	80,589

The amounts owed from group undertakings are repayable on demand. No interest is charged on the above amounts.

10 OTHER FINANCIAL ASSETS

Other financial assets of £532,613 (2017 - £705,305) comprises cash held within a sinking fund on behalf of the Company which is restricted and held on deposit with an original maturity of greater than three months.

Interest received on the account was £4,926 (2017 - £3,091).

11 CREDITORS

	31 December 2018	31 December 2017
	£	£
Amounts falling due within one year		
Amounts owed to parent undertaking	**(2,313,482)**	(2,053,017)
Accruals	**(98,521)**	(98,434)
	(2,412,003)	(2,151,451)

The amounts owed to parent undertaking comprise a loan of 2,246,035 (31 December 2017 - £1,996,254) and interest on the loan of £67,447 (31 December 2017 - £56,763). The loan is repayable on demand. Interest was charged on the loan at 2.5% above base from 1 January 2018 to 21 April 2018, 3% above base rate from 22 April 2018 to 24 July 2018 and 2% above base rate from 25 July 2018 to 31 December 2018 (2017 - 2.5% above base rate).

12 PROVISIONS FOR LIABILITIES

	2018	2017
Onerous lease provision	£	£
At 1 January	**(1,153,749)**	(1,425,728)
Credited to profit and loss account	**5,298**	-
Unwinding of discount	**(28,401)**	(30,225)
Utilised during the year	**302,204**	302,204
At 31 December	**(874,648)**	(1,153,749)

Due to the change in Government policy and the removal of Industrial Buildings Allowances (IBA's), the company was required to make a provision in 2007 due to future increased rental payments that will be required under the contract.

The onerous lease provision represents an amount set aside to cover the net rental shortfall on a lease managed by the Company calculated as the net present value of future net cash outflows discounted at 2.94% per annum. The provision is to be utilised over the remaining life of the lease, which expires in 2021.

There were no unprovided deferred tax amounts in the current or the previous year.

13 COMMITMENTS AND CONTINGENT LIABILITIES

The Company is a lessee under a non-cancellable property rental operating lease expiring in 2021. The Company is a lessor under a related sub-lease arrangement. The minimum lease payments and receipts under these lease are as follows:

	2018		2017	
	Lessee	**Lessor**	Lessee	Lessor
	£	£	£	£
Not later than one year	**(429,619)**	**90,000**	(429,619)	90,000
Later than one year and not later than five years	**(859,238)**	**180,000**	(1,288,857)	270,000

The Company had no other contingent liabilities or commitments as at 31 December 2018 (2017 - £nil).

Notes to the financial statements for the year ended 31 December 2018 (continued)

14 CALLED UP SHARE CAPITAL AND RESERVES

	31 December 2018	31 December 2017
	£	£
Allotted, called up and fully paid:		
100 ordinary shares of £1 each	**100**	100

The profit and loss account reserve represents cumulative profits or losses.

15 FINANCIAL INSTRUMENTS

	31 December 2018	31 December 2017
	£	£
Financial assets measured at amortised cost:		
Other financial assets	**532,613**	705,305
Cash at bank and in hand	**782**	6,713
Accrued income	**33,513**	35,140
Amounts owed from group undertakings	**65,527**	-
Financial liabilities measured at amortised cost:		
Amounts owed to parent undertaking	**(2,313,482)**	(2,053,017)
Accruals	**(98,521)**	(98,434)

16 RECONCILIATION OF OPERATING LOSS TO NET CASH OUTFLOW FROM OPERATING ACTIVITIES

	2018	2017
	£	£
Operating loss	**(23,108)**	(59,442)
(Increase)/decrease in debtors	**(63,900)**	73,828
Increase in creditors	**3,006**	38,212
Net decrease in provisions	**(307,502)**	(302,204)
Net cash outflow from operating activities	**(391,504)**	(249,606)

17 TRANSACTIONS WITH RELATED PARTIES

As a wholly owned subsidiary of John Laing Group plc, the Company has taken advantage of the exemption under FRS 102 Section 33 not to provide information on related party transactions with other undertakings in the John Laing Group plc group. A copy of the published financial statements of John Laing Group plc can be obtained from www.laing.com.

18 ULTIMATE PARENT UNDERTAKING

The Company's immediate parent company is John Laing Projects & Developments (Holdings) Limited, a company incorporated and registered in England and Wales.

The Company's ultimate parent and controlling entity is John Laing Group plc, a company incorporated in England and Wales whose registered office is 1 Kingsway, London WC2B 6AN.

The Company's results are not included in consolidated financial statements of the immediate parent company nor within the group financial statements of any other parent company.