

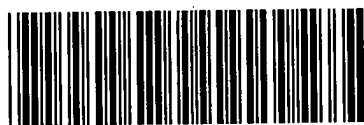
Sovereign Harbour Waterfront Holdings Limited

Annual report and financial statements

Registered number 4135060

For the year ended 31 December 2014

SATURDAY



A13 19/09/2015 #49
COMPANIES HOUSE

Contents

Directors' report	3
Statement of directors' responsibilities in respect of the directors' report and the financial statements	4
Independent auditor's report to the members of Sovereign Harbour Waterfront Holdings Limited	5
Profit and loss account	6
Balance sheet	7
Notes	8

Directors' report

The directors present their annual report together with the audited financial statements for the year ended 31 December 2014.

Principal activities and business review

The company is engaged in the holding of "The Waterfront" Investment Property at Sovereign Harbour Eastbourne. The directors anticipate that the company will continue in its present role within the Carillion plc group during the next financial year.

Profits and dividends

The company's profit on ordinary activities before taxation for the year was £678,327 (2013: £703,768).

The directors do not recommend the payment of a dividend (2013: £nil).

Political donations

The company did not make any political donations during the year (2013: £nil).

Directors

The directors serving during the year and subsequently were:

SP Eastwood
RF Tapp
MW Orriss

Disclosure of information to the auditor

The directors who held office at the date of approval of this directors' report confirm 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 they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Auditor

KPMG Audit Plc resigned as auditor on 4 December 2014 pursuant to section 516 of the Companies Act 2006. On 7 April 2015 the Directors appointed KPMG LLP as auditor of the company to fill the casual vacancy as auditor under section 485(3) of the Companies Act 2006. KPMG LLP has indicated its willingness to continue in office and a resolution to reappoint it as auditor will be proposed at the next annual general meeting.

Approved by the Board on

18 September 2015

and signed on its behalf by:



SP Eastwood
Director

84 Salop Street
Wolverhampton
WV3 0SR

Statement of directors' responsibilities in respect of the directors' report and the financial statements

The directors are responsible for preparing the directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

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 judgements and 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 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.



KPMG LLP
One Snowhill
Snow Hill Outpostway
Birmingham
B4 6GH
United Kingdom

Independent auditor's report to the members of Sovereign Harbour Waterfront Holdings Limited

We have audited the financial statements of Sovereign Harbour Waterfront Holdings Limited for the year ended 31 December 2014 set out on pages 6 to 11. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement set out on page 4, 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 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

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

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 2014 and of its profit for the year then ended;
- have been properly prepared in accordance with UK 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 and in not preparing a Strategic Report.

Peter Meehan
(Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants

18 September

2015

Profit and loss account
for the year ended 31 December 2014

	<i>Note</i>	2014 £	2013 £
Turnover	2	563,436	583,674
Cost of sales		-	-
Gross profit		563,436	583,674
Administrative expenses		(22,141)	(2,316)
Operating profit		541,295	581,358
Interest receivable and similar income	5	137,032	122,410
Profit on ordinary activities before taxation	3	678,327	703,768
Tax on profit on ordinary activities	6	(145,840)	(163,626)
Profit for the financial year	13	532,487	540,142

All activities relate to continuing operations.

There is no difference between the result as disclosed in the profit and loss account and the result on an unmodified historical cost basis in either the current or preceding financial year.

There were no recognised gains or losses in either the current or preceding financial year other than the profit or loss for those years.

The notes on pages 8 to 11 form part of these financial statements.

Balance sheet
at 31 December 2014

		2014		2013	
	Note	£	£	£	£
Fixed assets					
Tangible assets	7		4,750,000		4,750,000
Investments	8		<u>2</u>		<u>2</u>
			4,750,002		4,750,002
Current assets					
Debtors	9	5,822,444		6,089,006	
Cash at bank and in hand		<u>797,151</u>		<u>3,329</u>	
		6,619,595		6,092,335	
Creditors: amounts falling due within one year	10	<u>(386,332)</u>		<u>(391,559)</u>	
Net current assets			6,233,263		5,700,776
Creditors: amounts falling due after more than one year	11		(4,750,002)		(4,750,002)
Net assets			<u>6,233,263</u>		<u>5,700,776</u>
Capital and reserves					
Called up share capital	12		4,750,000		4,750,000
Profit and loss account	13		1,483,263		950,776
Equity shareholders' funds	14		<u>6,233,263</u>		<u>5,700,776</u>

These financial statements were approved by the Board of Directors on 18 September 2015 and were signed on its behalf by:



SP Eastwood
Director

Company registered number 4135060

Sovereign Harbour Waterfront Holdings Limited

Notes

(forming part of the financial statements)

1. Principal accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial information.

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with applicable UK accounting standards.

Going concern

The company's business activities, together with the factors likely to affect its future development and position, are set out in the Business review section of the Directors' report.

The company participates in the Carillion plc group's centralised treasury arrangements and so shares banking arrangements with its parent and fellow subsidiaries. The directors, having assessed the responses of the directors of the company's ultimate parent Carillion plc to their enquiries have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of the Carillion group to continue as a going concern or its ability to continue with the current banking arrangements. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue, although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Based on this undertaking the directors believe that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments that would result in the basis of preparation being inappropriate.

Cash flow statement

Under FRS 1 the company is exempt from the requirement to prepare a cash flow statement on the grounds that Carillion plc, the company's ultimate parent undertaking, includes the company's cash flows in its own published consolidated cash flow statement.

Investments

Fixed asset investments are stated at cost less provisions for any impairment in the carrying value of the investment.

Investment Properties

In accordance with the Statement of Standard Accounting Practice 19, "Accounting for investment Properties", investment properties are revalued every five years at open market values. Surpluses and deficits arising and the aggregate surplus or deficit is transferred to the revalued reserve except that any permanent diminution in value of an investment property is taken to profit and loss account for the year. No depreciation is provided in respect of freehold investment properties.

This treatment, as regards certain of the group's investment properties, may be a departure from the requirement of the Companies Act 2006 concerning depreciation of fixed assets. However, these properties are not held for consumption but for investment and directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Taxation

The charge for taxation is based on the result for each year and takes into account deferred taxation. Deferred tax assets or liabilities arise from timing differences between the recognition of gains and losses in the financial statements and their recognition in the tax computation which have arisen but not reversed by the balance sheet date, except as otherwise required by FRS 19. Liabilities are calculated on a non-discounted full provision basis. Assets are calculated on the same basis, but are recognised only to the extent that it is probable that they will be recovered.

Notes (continued)

2. Turnover

Turnover is stated exclusive of value added tax and represents rental income, which is recognised when earned. All turnover arises within the United Kingdom.

3. Profit on ordinary activities before taxation

The audit fee for the year ended 31 December 2014 was borne by Carillion Construction Limited, a fellow group subsidiary.

Fees paid to the company's auditor, KPMG LLP and its associates, for services other than the statutory audit of the company are not disclosed in these financial statements since the consolidated financial statements of the company's parent, Carillion plc, are required to disclose non-audit fees on a consolidated basis.

4. Directors' remuneration

The directors, who are the only employees of the company, neither received nor waived any remuneration during the year (2013: £nil).

5. Interest receivable and similar income

	2014 £	2013 £
Interest receivable from group undertakings	130,497	117,653
Bank interest receivable	6,535	4,757
	<u>137,032</u>	<u>122,410</u>

6. Tax on profit on ordinary activities

(a) Analysis of taxation charge in the year

	2014 £	2013 £
UK corporation tax		
Current tax	145,840	163,626
Total current taxation	<u>145,840</u>	<u>163,626</u>
Total taxation on profit on ordinary activities	<u>145,840</u>	<u>163,626</u>

(b) Factors affecting the tax charge for the current year

The current tax charge for the year is equal to (2013: equal to) the UK standard rate of 21.5% (2013: 23.25%) as below:

	2014 £	2013 £
Current tax reconciliation		
Profit on ordinary activities before taxation	678,327	703,768
Tax on profit on ordinary activities at 21.5% (2013: 23.25%)	145,840	163,626
Current tax charge for the year	<u>145,840</u>	<u>163,626</u>

(c) Factors that may affect future tax charges

Reductions in the UK corporation tax rate from 23% to 21% (effective from 1 April 2014) and 20% (effective from 1 April 2015) were substantively enacted on 2 July 2013. This will reduce the company's future current tax charge accordingly.

There is no recognised or unrecognised deferred tax (2013: £nil).

Notes (continued)

7. Tangible fixed assets

	Investment property £
Cost and net book value	
At beginning and end of year	<u>4,750,000</u>

The investment property is not being depreciated in accordance with SSAP 19: Accounting For Investment Properties. The carrying amount is based on an open market valuation at 30 August 2013.

8. Investments

	Shares in subsidiary undertaking £
Cost and net book value	
At beginning and end of year	<u>2</u>

The investment is in the entire issued capital of Sovereign Harbour Waterfront Limited, a company registered in England and Wales.

9. Debtors

	2014 £	2013 £
Amounts owed by group undertakings	5,469,379	5,495,974
Other debtors and prepayments	353,065	445,764
Prepayments and accrued income	-	147,268
	<u>5,822,444</u>	<u>6,089,006</u>

Amounts falling due after more than one year:

Amounts owed by group undertakings	<u>5,469,379</u>	<u>5,495,974</u>
------------------------------------	------------------	------------------

Amounts owed by group undertakings attract interest at a rate which reflects the cost of the borrowing to the group.

10. Creditors: amounts falling due within one year

	2014 £	2013 £
Trade creditors	14,135	1,154
Amounts owed to group undertakings	10,482	13,063
Corporation tax	145,840	163,626
Other creditors	1	941
Accruals and deferred income	215,874	212,775
	<u>386,332</u>	<u>391,559</u>

11. Creditors: amounts falling due after more than one year

	2014 £	2013 £
Amounts owed to group undertakings	<u>4,750,002</u>	<u>4,750,002</u>

Amounts owed to fellow group undertakings bear interest at a rate which reflects the cost of borrowing to the group.

12. Called up share capital

	2014 £	2013 £
Allotted, called up and fully paid:		
4,750,000 ordinary shares of £1 each	<u>4,750,000</u>	<u>4,750,000</u>

Notes (continued)

13. Reserves

	Profit and loss account £
At beginning of year	950,776
Profit for the financial year	532,487
At the end of the year	<u>1,483,263</u>

14. Reconciliation of movements in shareholder's funds

	2014 £	2013 £
Profit for the financial year	<u>532,487</u>	<u>540,142</u>
Net increase in equity shareholder's funds	532,487	540,142
Equity shareholder's funds at the beginning of the year	5,700,776	5,160,634
Equity shareholder's funds at the end of the year	<u>6,233,263</u>	<u>5,700,776</u>

16. Related party transactions

As a wholly-owned subsidiary of Carillion plc, the company has taken advantage of the exemption under FRS 8: "Related party disclosures" not to provide information on related party transactions with other undertakings within the Carillion plc group. Note 17 gives details of how to obtain a copy of the published financial statements of Carillion plc.

17. Controlling and parent companies

The company's controlling company is Carillion plc, its ultimate parent company, which is incorporated in Great Britain and registered in England and Wales.

Copies of the group financial statements of Carillion plc are available from 84 Salop Street, Wolverhampton, WV3 0SR.