

Registered number 4172043

Carillion Hortons' Developments (Norton) Limited

(formerly Alfred McAlpine Hortons' Developments (Norton) Limited)

Annual report and financial statements
for the year ended 31 March 2008



Carillion Hortons' Developments (Norton) Limited

(formerly Alfred McAlpine Hortons' Developments (Norton) Limited)

Annual report and financial statements for the year ended 31 March 2008

Contents

Directors' report for the year ended 31 March 2008	1
Independent auditors' report to the members of Carillion Hortons' Developments (Norton) Limited	3
Profit and loss account for the year ended 31 March 2008.....	5
Balance sheet as at 31 March 2008.....	6
Statement of accounting policies.....	7
Notes to the financial statements for the year ended 31 March 2008	8

Carillion Hortons' Developments (Norton) Limited **(formerly Alfred McAlpine Hortons' Developments (Norton) Limited)**

Directors' report for the year ended 31 March 2008

The directors present their report and the audited financial statements of the company for the year ended 31 March 2008.

Principal activities

The sole activity of the company during the year was the development of real estate at Worcester.

Business review

The company's profit for the financial year is £793,000 (2007: loss of £6,000). The directors do not recommend the payment of a dividend (2007: £nil).

Carillion Hortons' Developments (Norton) Limited (formerly Alfred McAlpine Hortons' Developments (Norton) Limited) is jointly owned by Carillion AM Developments Limited (formerly Alfred McAlpine Developments Limited) and Hortons' Estate Limited. Its remaining land interest in Worcester was sold during the year.

Change of company name

The company changed its name on 31st March 2008 from Alfred McAlpine Hortons' Developments (Norton) Limited to Carillion Hortons' Developments (Norton) Limited.

Principal risks and uncertainties

The company's operations expose it to a variety of financial risks that include the effects of changes in price risk, liquidity risk and interest rate risk. The company has in place a risk management programme that seeks to limit the adverse effects on the financial performance of the company by monitoring levels of debt finance and the related finance costs.

Given the size of the company, the directors have not delegated the responsibility of monitoring financial risk management to a sub-committee of the board. The company has specific guidelines to manage interest rate risk, credit risk and circumstances where it would be appropriate to use financial instruments to manage these.

Price risk

The company is exposed to commodity price risk as a result of its operations in the real estate market. The board manages the risk by maintaining flexibility in its operations to react to changes in market levels.

Liquidity risk

The company actively maintains a positive cash balance through loans from the shareholders. They ensure the company has sufficient available funds for operations.

Interest rate cash flow risk

The company has only interest bearing assets and these relate entirely to the current bank balance.

Directors

The directors who held office during the year and up to the date of signing the financial statements are given below:

J Baker	Appointed	26 th November 2008
PM Bloomfield		
N Foster	Resigned	3 rd August 2007
AC Green		
AW Hall	Appointed	3 rd August 2007
RS Tattrie	Resigned	17 th June 2008

The company has passed a resolution removing the need for directors to retire by rotation.

Carillion Hortons' Developments (Norton) Limited
(formerly Alfred McAlpine Hortons' Developments (Norton) Limited)

Directors' report for the year ended 31 March 2008 (continued)

Statement of directors' responsibilities

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare 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 those 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
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business, in which case there should be supporting assumptions or qualifications as necessary.

The directors confirm that they have complied with the above requirements in preparing the financial statements.

The directors are responsible for keeping proper accounting records that 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 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.

Auditors

PricewaterhouseCoopers LLP resigned as auditors on 27 June 2008 and the directors appointed KPMG Audit plc in their place.

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 auditors are 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 auditors are aware of that information.

Pursuant to Section 487 of the Companies Act 2006, the auditors will be deemed to be reappointed and KPMG Audit Plc will therefore continue in office.

By order of the board



A Green
Director
30 January 2009

Carillion Hortons' Developments (Norton) Limited
(formerly Alfred McAlpine Hortons' Developments (Norton) Limited)

Independent auditors' report to the members of Carillion Hortons' Developments (Norton) Limited

We have audited the financial statements of Carillion Hortons' Developments (Norton) Limited for the year ended 31 March 2008 which comprise the profit and loss account, the balance sheet and the related notes. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the company's members, 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 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 auditors

The directors' responsibilities for preparing the financial statements in accordance with applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities on page 2.

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 judgments 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.

Carillion Hortons' Developments (Norton) Limited
(formerly Alfred McAlpine Hortons' Developments (Norton) Limited)

Independent auditors' report to the members of Carillion Hortons' Developments (Norton) Limited (continued)

Opinion

In our opinion:

- the financial statements give a true and fair view, in accordance with UK Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 March 2008 and of its profit for the year 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.

KPMG Audit Plc

KPMG Audit Plc
Chartered Accountants
Registered Auditors
2 Cornwall Street
Birmingham
B3 2DL

Date... *30 January 2009*

Carillion Hortons' Developments (Norton) Limited
(formerly Alfred McAlpine Hortons' Developments (Norton) Limited)

Profit and loss account for the year ended 31 March 2008

Continuing operations	Notes	2008 £'000	2007 £'000
Turnover	1	2,587	-
Cost of sales		(1,500)	(13)
Gross profit / (loss)		1,087	(13)
Net interest receivable	3	12	4
Profit / (loss) on ordinary activities before taxation		1,099	(9)
Taxation on profit / (loss) on ordinary activities	5	(306)	3
Profit / (loss) for the financial year	10	793	(6)

The company has no recognised gains or losses other than the profit / (loss) for the financial year and therefore no separate statement of total recognised gains and losses is required.

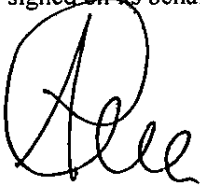
There is no difference between the profit / (loss) on ordinary activities before taxation and the profit / (loss) for the financial year stated above and their historical cost equivalents.

Carillion Hortons' Developments (Norton) Limited
(formerly Alfred McAlpine Hortons' Developments (Norton) Limited)

Balance sheet as at 31 March 2008

	Notes	2008 £'000	2007 £'000
Current assets			
Stock	6	-	1,438
Debtors	7	1,113	8
Cash at bank and in hand		469	124
Net current assets		1,582	1,570
Creditors: amounts falling due within one year	8	(303)	(1,084)
Net assets		1,279	486
<hr/>			
Called up share capital	9	1	1
Profit and loss account	10	1,278	485
Equity shareholders' funds		1,279	486

The financial statements on pages 5 to 11 were approved by the board of directors on 30 January 2009 and signed on its behalf by:



A Green
Director

Carillion Hortons' Developments (Norton) Limited **(formerly Alfred McAlpine Hortons' Developments (Norton) Limited)**

Statement of accounting policies

Basis of preparation

The accounts are prepared on the going concern basis, under the historical cost convention and in accordance with the Companies Act 1985 and applicable Accounting Standards in the United Kingdom. The principal accounting policies are set out below.

Stock

Stock and work in progress are valued at the lower of cost and net realisable value. Cost includes, where appropriate, labour and production overheads. The stock is made up of the remaining land, the apportioned cost of site preparation and the cost of professional services to develop the land.

Cash flow statement

The company qualifies as a small company under Section 246 of the Companies Act 1985. Consequently, the company has taken advantage of the exemption from preparing a cash flow statement under the terms of Financial Reporting Standard 1 (Revised 1996).

Taxation

Corporation tax payable is provided on taxable profits at the current rate.

Deferred taxation is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events 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.

Deferred tax assets are regarded as recoverable and recognised in the financial statements when, on the basis of available evidence, it is more likely than not there will be suitable profits from which the future reversal of the timing differences can be deducted.

Deferred tax assets and liabilities are not discounted.

Carillion Hortons' Developments (Norton) Limited
(formerly Alfred McAlpine Hortons' Developments (Norton) Limited)

Notes to the financial statements for the year ended 31 March 2008

1 Turnover

All turnover arises from continuing operations and derives from development services within the United Kingdom.

2 Directors and employees

The directors received no emoluments for their services during the year (2007: £nil) and there were no other employees.

3 Interest receivable

	2008 £'000	2007 £'000
Bank interest receivable	12	4

4 Profit / (loss) on ordinary activities before taxation

The auditors' fees have been borne by the shareholder companies.

5 Taxation on profit / (loss) on ordinary activities

	2008 £'000	2007 £'000
Current tax:		
UK corporation tax on profit / (loss) for the period	303	-
Adjustments in relation to previous periods	-	-
Deferred taxation:		
Origination and reversal of timing differences	3	(3)
Taxation on profit / (loss) on ordinary activities	306	(3)

Carillion Hortons' Developments (Norton) Limited
(formerly Alfred McAlpine Hortons' Developments (Norton) Limited)

Notes to the financial statements for the year ended 31 March 2008
(continued)

5 Taxation on profit / (loss) on ordinary activities (continued)

The current tax charge for the year is lower (2007: lower) than the standard rate of corporation tax in the UK (30%). The differences are explained below:

	2008 £'000	2007 £'000
Profit / (loss) on ordinary activities before taxation	1,099	(9)
Profit / (loss) on ordinary activities multiplied by the standard rate in the UK of 30% (2007: 30%)	330	(3)
Effects of:		
Tax losses carried forward	-	3
Utilisation of tax losses brought forward	(3)	-
Marginal relief	(24)	-
Total current tax charge	303	-

6 Stock

	2008 £'000	2007 £'000
Land	-	1,013
Work in progress	-	425
	-	1,438

7 Debtors

	2008 £'000	2007 £'000
Trade debtors	-	5
Deferred tax	-	3
VAT	7	-
Amounts owed by shareholders	1,106	-
	1,113	8

The £3,000 of deferred taxation arising during 2007 as a result of tax losses being carried forward has been utilised during the year.

Carillion Hortons' Developments (Norton) Limited
(formerly Alfred McAlpine Hortons' Developments (Norton) Limited)

Notes to the financial statements for the year ended 31 March 2007
(continued)

8 Creditors: amounts falling due within one year

	2008 £'000	2007 £'000
Trade creditors	-	24
Corporation tax	303	-
Amounts owed to shareholders	-	1,060
	303	1,084

The amounts owed to shareholders are secured on the value of stock held by the company, are repayable on demand and bear no interest.

9 Called up share capital

	2008 £	2007 £
Authorised, allotted, called up and fully paid:		
'A' ordinary shares of £1 each (2007: £1 each)	500	500
'B' ordinary shares of £1 each (2007: £1 each)	500	500
	1,000	1,000

The 'A' and 'B' ordinary shares enjoy equal rights as regards voting, profit participation and capital repayment.

10 Profit and loss account

	2008 £'000	2007 £'000
At 1 April 2007	485	491
Profit / (loss) for the financial year	793	(6)
At 31 March 2008	1,278	485

11 Reconciliation of movements in equity shareholders' funds

	2008 £'000	2007 £'000
Profit / (loss) for the financial year	793	(6)
Opening shareholders' funds	486	492
Closing shareholders' funds	1,279	486

Carillion Hortons' Developments (Norton) Limited
(formerly Alfred McAlpine Hortons' Developments (Norton) Limited)

Notes to the financial statements for the year ended 31 March 2007
(continued)

12 Related party transactions

There were no transactions with related parties during the year.

13 Shareholders

The company is jointly owned by Carillion AM Developments Limited (formerly Alfred McAlpine Developments Limited) and Hortons' Estate Limited. Both companies are registered in England and each has 50% of the issued share capital. As such, there is no ultimate controlling entity.