

Sandwell LIFT Project Company (No.1) Limited

**DIRECTORS' REPORT
AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED
31 MARCH 2007**

Registered Number 04772219

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DIRECTORS' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2007

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DIRECTORS AND ADVISORS

Directors

J Cassidy
T J Evans
M Findlay
M G Heath
P Jones (appointed 22 February 2007)
S Latus
S Murphy
R Price
I J Wells
C Bradshaw (resigned 26 October 2006)

Company secretary and registered office

R K Miller (appointed 23 March 2007)
P G Shell (resigned 23 March 2007)
Allington House
150 Victoria Street
London SW1E 5LB

Auditors

Deloitte & Touche LLP
Chartered Accountants
London

Solicitors

Denton Wilde Sapte
One Fleet Place
London EC4M 7WS

Principal bankers

Bank of Scotland Corporate
New Uberior House
11 Earl Grey Street
Edinburgh EH3 9BN

DIRECTORS' REPORT

The Directors present the annual report and the audited financial statements for the year ended 31 March 2007

This Directors' report has been prepared in accordance with the special provisions relating to small companies under section 246 (4) of the Companies Act 1985

BUSINESS REVIEW AND PRINCIPAL ACTIVITIES

The principal activity of the Company is the provision of primary healthcare accommodation and the servicing thereof under 25 year Local Improvement Finance Trust agreements with the local NHS Primary Care Trusts and Councils. The Company has now completed construction on its three Tranche 1A schemes and one Tranche 1B scheme. In addition a £700,000 Dental unit fit out contract was completed at the Oldbury site in December 2006. Subsequent to the completion of the buildings, the Company receives lease plus rental income from tenants under commercial agreements for 25 to 30 years.

FUTURE DEVELOPMENTS

The Company is expecting to start detailed design work on two significant schemes during 2007/8. The Glebefields scheme is a 3,100 sq metre multiservice Health Centre and it achieved Stage 1 approval in April 2007. The Company is also confident of taking forward a 3,500 sq metre Leisure Centre scheme at Oldbury and this is expected to achieve stage 1 approval in the summer of 2007.

RESULTS AND DIVIDENDS

The loss for the year before taxation amounted to £392,726 (2006 - loss £167,028). After taxation credit of £15,476 (2006 - charge of £14,056), the loss for the year was £377,250 (2006 - loss of £181,084).

The Directors do not recommend the payment of a dividend (2006 - £nil).

FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

The Company's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk. The use of financial derivatives is governed by the company's policies approved by the board of directors, which provide written principles on the use of financial derivatives to manage these risks. The Company does not use derivative financial instruments for speculative purposes.

Cash flow risk

The Company's activities expose it primarily to the financial risks of changes in interest rates. The Company uses interest rate swap contracts to hedge these exposures.

Interest bearing assets and liabilities are held at fixed rate to ensure certainty of cash flows.

Credit risk

The Company's principal financial assets are bank balances and cash, trade and other receivables and investments.

The Company's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The Company has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

Liquidity risk

In order to maintain liquidity to ensure that sufficient funds are available for ongoing operations and future developments, the company uses a mixture of long-term and short-term debt finance.

AUDIT INFORMATION

Each of the persons who is a director at the date of approval of this report confirms that

- as far as the director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- the director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provision of S234ZA of the Companies Act 1985.

DIRECTORS' REPORT (CONTINUED)

DIRECTORS

The Directors who served throughout the period are shown on page 1

DIRECTOR'S INTERESTS

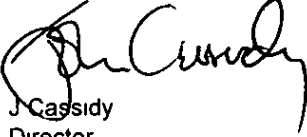
No Directors held any interests in the shares of the Company, or had any personal interest in any significant or material contract with the Company, during the year ended 31 March 2007

No Director had any interest in the shares of any other group company requiring disclosure under the Companies Act 1985

AUDITORS

A resolution to re-appoint Deloitte & Touche LLP as auditors will be proposed at the forthcoming Annual General Meeting in accordance with Section 385 of the Companies act 1985

On behalf of the Board


J Cassidy
Director
3 July 2007

Allington House
150 Victoria Street
London, SW1E 5LB

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 these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgments 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.

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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF SANDWELL LIFT PROJECT COMPANY (NO 1) LIMITED

We have audited the financial statements of Sandwell LIFT Project Company (No 1) Limited for the year ended 31 March 2007 which comprise the Profit and Loss Account, the Balance Sheet and the related notes 1 to 20. 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 auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

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 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.

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 the company's affairs as at 31 March 2007 and of its loss 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.

Deloitte & Touche LLP
Deloitte & Touche LLP
Chartered Accountants and Registered Auditors
London, UK

6 July 2007

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2007

	Notes	2007 £	2006 £
Turnover	1, 2	1,396,597	835,075
Cost of sales		(184,556)	(146,132)
Gross profit		1,212,041	688,943
Administrative expenses		(677,618)	(288,135)
Other operating income		-	125,034
Other operating expenditure		-	(125,034)
Operating profit being			
Profit on ordinary activities before interest	3	534,423	400,808
Net interest payable and similar charges	6	(927,149)	(567,836)
Loss on ordinary activities before taxation		(392,726)	(167,028)
Tax credit / (charge) on loss on ordinary activities	7	15,476	(14,056)
Loss for the financial year	16	(377,250)	(181,084)

A reconciliation of movement in shareholders' deficit is given in note 17

All items in the profit and loss account relate to continuing operations

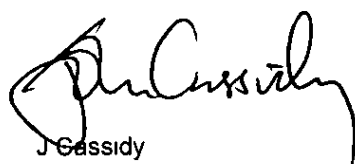
There is no material difference between the results stated in the profit and loss account and their historical cost equivalents

All gains and losses are recognised in the profit and loss account in the current and prior periods, and therefore no separate statement of total recognised gains and losses has been presented

BALANCE SHEET AS AT 31 MARCH 2007

	Notes	2007 £	2006 £
Fixed assets			
Tangible fixed assets	8	15,420,149	14,514,681
Current assets			
Debtors - due within one year	9	124,867	596,218
Cash at bank and in hand	10	508,517	182,225
		<u>633,384</u>	<u>778,443</u>
Creditors amounts falling due within one year	11	(523,546)	(920,424)
Net current assets / (liabilities)		<u>109,838</u>	<u>(141,981)</u>
Total assets less current liabilities		15,529,987	14,372,700
Creditors amounts falling due after more than one year	12	(16,108,712)	(14,558,798)
Provision for liabilities	14	-	(15,377)
Net liabilities		<u>(578,725)</u>	<u>(201,475)</u>
Capital and reserves			
Called up share capital	15	1	1
Profit and loss account	16	(578,726)	(201,476)
Shareholders' deficit	17	<u>(578,725)</u>	<u>(201,475)</u>

The financial statements were approved by the Board of Directors on 3 July 2007 and were signed on its behalf by


J Cassidy
Director

Notes to the financial statements for the year ended 31 March 2007**1 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 statements

a) Basis of preparation of accounts

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

The Company is exempt under FRS 1 from preparing a cash flow statement on the basis that it qualifies as a small company

b) Turnover

Turnover represents lease plus rentals and third party revenue receivable for periods of tenancy net of VAT and arises in the United Kingdom. Operating lease rentals are recognised on a straight line basis over the lease term

c) Interest and fees

Interest costs and fees on borrowings used to fund the construction of the facilities are included within assets in the course of construction during the construction period

d) Operating costs

Operating costs incurred during the construction of the accommodation are included within assets in the course of construction during the construction period. Following practical completion, operating costs are charged to the profit and loss account based on the final construction costs of each building

e) Tangible fixed assets and depreciation

Tangible fixed assets comprise land and buildings and assets in the course of construction. Assets in the course of construction are not depreciated until practical completion is reached. All relevant costs (land, construction cost, operating costs, interest and fees) are capitalised at practical completion of each facility, and are depreciated on a straight line basis over 25 years to the expected residual value

f) Taxation

Current tax, including United Kingdom Corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date

In accordance with FRS 19 'Deferred Tax', 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 that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements

A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred tax is measured at the average tax rates that are expected to apply in the period in which the timing differences are expected to reverse, based on the tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are not discounted

g) Project Development Costs

Project development costs are charged to the profit and loss account until such time as the Company is virtually certain that it will enter into contracts for the relevant project. Virtual certainty is generally achieved at the time the Company achieves stage 1 approval for the project. From the point of virtual certainty, development costs are capitalised and held in the Company balance sheet as a debtor prior to achieving financial close. On financial close of project and financing agreements, the Company recovers capitalised development costs from the relevant project company. If the recovery of development costs exceeds the amount capitalised by the Company to financial close, the over-recovery is credited to the profit and loss account

2 TURNOVER

Turnover includes £1,188,320 (2006: £835,095) of rentals receivable under operating leases

3 PROFIT ON ORDINARY ACTIVITIES BEFORE INTEREST

	2007	2006
Profit on ordinary activities before interest and taxation is stated after charging	£	£
Depreciation	355,116	288,135

The auditors' remuneration for both audit and non audit services is borne by Primary Plus Limited

4 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

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

5 STAFF NUMBERS

There are no employees in the current or prior year. The Directors are shown on page 1

6 NET INTEREST PAYABLE AND SIMILAR CHARGES

	2007 £	2006 £
Interest receivable and similar income		
Interest receivable on bank deposits	14,216	3,816
Interest payable and similar charges		
Interest payable on shareholder loans	(203,582)	(69,974)
Interest payable on bank loans	(765,285)	(391,981)
Interest payable	<u>(954,651)</u>	<u>(458,139)</u>
Finance income / (costs)	27,502	(109,697)
Net interest payable and similar charges	<u>(927,149)</u>	<u>(567,836)</u>

7 TAX ON LOSS ON ORDINARY ACTIVITIES

	2007 £	2006 £
Analysis of (credit) / charge for the period		
Current tax		
Group relief receivable	(99)	(1,321)
Total current tax credit	<u>(99)</u>	<u>(1,321)</u>
Deferred tax		
Capital allowances in excess of depreciation	-	16,216
Adjustment in respect of prior periods	(15,377)	(839)
Total deferred tax (credit) / charge	<u>(15,377)</u>	<u>15,377</u>
Total tax (credit) / charge on loss on ordinary activities	<u>(15,476)</u>	<u>14,056</u>

Factors affecting the tax (credit) / charge for the current period

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

	2007 £	2006 £
Loss on ordinary activities before tax	<u>(392,726)</u>	<u>(167,028)</u>
Loss on ordinary activities multiplied by the standard rate of corporation tax in the UK of 30% (2006 - 30%)	(117,818)	(50,108)
Effects of		
Capital allowances in excess of depreciation	(97,623)	(16,216)
Deferred tax asset on losses recognised in period	97,623	-
Non qualifying depreciation	89,784	-
Capitalised interest	(165,894)	-
Unrecognised deferred tax asset on losses in period	193,829	65,003
Total current tax credit for the period	<u>(99)</u>	<u>(1,321)</u>

Post balance sheet event note

In March 2007 the UK government announced that they would introduce legislation that would reduce the corporation tax rate to 28% with effect from 1 April 2008. This legislation was substantively enacted on 26th June 2007. As a result the deferred tax assets and liabilities, currently stated at 30% of the temporary differences, will be restated at 28% of those amounts. In addition the effective tax rate for the period to 31 March 2009 is expected to reduce accordingly.

8 TANGIBLE FIXED ASSETS

	Land & Buildings - Freehold £	Assets in the course of construction £	Total £
Cost			
As at 1 April 2006	12,302,840	2,502,774	14,805,614
Additions	-	1,260,584	1,260,584
Transfers	3,763,358	(3,763,358)	-
As at 31 March 2007	16,066,198	-	16,066,198
Depreciation			
As at 1 April 2006	290,933	-	290,933
Charge for the year	355,116	-	355,116
As at 31 March 2007	646,049	-	646,049
Net book value			
As at 31 March 2007	<u>15,420,149</u>	<u>-</u>	<u>15,420,149</u>
As at 31 March 2006	12,011,907	2,502,774	14,514,681

Tangible fixed assets consist of payments including capitalised interest and other finance costs of £1,277,484 (2006 - £1,142,725) for the construction of buildings on sites which are the property of the company.

Land and buildings - freehold are held for use in operating leases.

Sandwell LIFT Project Company (No 1) Limited

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

9	DEBTORS DUE WITHIN ONE YEAR	2007	2006
		£	£
	Trade debtors	42,626	544,771
	Amounts owed by group undertakings	2,273	2,174
	Other taxation and social security	-	17,635
	Other debtors	46,238	9,237
	Prepayments and accrued income	33,730	22,401
		<u>124,867</u>	<u>596,218</u>

10 CASH

Of the cash balance at the end of the period, £292,000 (2006 - £nil) is restricted by loan covenants and cannot be used by Sandwell LIFT Project Company (No 1) Limited

11	CREDITORS AMOUNTS FALLING DUE WITHIN ONE YEAR	2007	2006
		£	£
	Bank loans	235,242	200,466
	Trade creditors	63,996	40,373
	Subordinated debt	-	255,209
	Mezzanine debt	10,264	10,094
	Amounts owed to fellow group undertaking	52,826	-
	Other creditors	80,210	222,873
	Accruals and deferred income	81,008	191,409
		<u>523,546</u>	<u>920,424</u>

12	CREDITORS AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	2007	2006
		£	£
	Bank loans	14,037,106	12,907,158
	Subordinated debt	1,079,415	702,714
	Mezzanine debt	980,717	909,602
	Amounts owed to parent undertakings	11,474	11,474
	Other creditors	-	27,850
		<u>16,108,712</u>	<u>14,558,798</u>

Debt (including amounts owed to parent undertaking) can be analysed as falling due

	2007	2006
	£	£
Within one year or on demand	283,157	465,769
Between one and two years	218,410	232,822
Between two and five years	2,306,310	3,873,468
In five years or more	13,770,331	10,584,857
	<u>16,578,208</u>	<u>15,156,916</u>
Arrangement fees	(223,990)	(160,199)
	<u>16,354,218</u>	<u>14,996,717</u>

13 LOANS

Interest on the senior loan facilities from Bank of Scotland of £21 million is charged at LIBOR plus margins ranging from 1.00% to 1.20%. The Company does not hold or issue derivative financial instruments for speculative purposes.

The loans with repayment due beyond five years currently attract interest between 1.05% above LIBOR rate to 12% and the final repayment will be made in July 2032. The repayments profile involves payments every six months based on an increasing percentage of the original loan as the age of the loan increases.

The senior bank loans are secured by a first floating charge over the assets of the company under a debenture agreement dated 15 January 2004 and a floating charge over the other assets both current and future. The mezzanine debt is secured by a second floating charge over the assets of the Company under a debenture agreement dated 15 January 2004. The subordinated debt is secured by a third floating charge over the assets of the company.

The Company has entered into fixed interest rate swaps at rates of 5.18%, 5.23%, 5.23%, 5.20%, 5.21% and 5.25% to mitigate its interest exposure which have a negative fair value at 31 March 2007 of £147,712 (2006 - negative £995,773).

In addition, the Company has entered into RPI swap agreements at rates of 2.60% and 2.86% to mitigate its risk in respect of inflation linked income which have a negative fair value at 31 March 2007 of £964,328 (2006 - negative £378,179).

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

14 PROVISION FOR LIABILITIES

	Deferred tax 2007 £	Deferred tax 2006 £
As at 1 April 2006	(15,377)	-
Adjustment in respect of prior periods	15,377	839
Charged to profit and loss account	-	(16,216)
As at 31 March 2007	-	(15,377)

A deferred tax asset of £635,305 (2006 £nil) in relation to losses has not been recognised

The deferred tax asset is not provided for as there is uncertainty over the timing of taxable profits in the future, against which the asset may be utilised. The prior year deferred tax balance arose as a result of capital allowances being in excess of depreciation

15 CALLED UP SHARE CAPITAL

	2007 £	2006 £
Authorised		
1 Ordinary "A" Share at £1 each	1	1
	<u>1</u>	<u>1</u>
Allotted, called up and fully paid		
1 Ordinary "A" Share at £1 each	1	1
	<u>1</u>	<u>1</u>

16 MOVEMENT IN RESERVES

	Profit and loss account 2007 £
As at 1 April 2006	(201,476)
Loss for the financial year	(377,250)
As at 31 March 2007	<u>(578,726)</u>

17 RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' DEFICIT

	2007 £	2006 £
Opening shareholders' deficit	(201,475)	(20,391)
Loss for the financial year	(377,250)	(181,084)
Closing shareholders' deficit	<u>(578,725)</u>	<u>(201,475)</u>

18 CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

Capital commitments

At 31 March 2007, the Company is committed to remaining design and construction costs of £59,952 (31 March 2006 - £746,437) payable to Laing O' Rourke Midlands Limited under Design and Construction Contracts relating to the Sandwell LIFT Project between Sandwell LIFT Project Company (No 1) Limited and Laing O' Rourke Midlands Limited

At 31 March 2007, the Company is committed to an amount of £2,070,582 (31 March 2006 - £2,157,782) payable to Equion Facilities Management Limited, a fellow group undertaking, under Facilities Provision Contracts dated 15 January 2004 (as amended on 1 April 2006) relating to the Sandwell LIFT project between Sandwell LIFT Project Company (No 1) Limited and Equion Facilities Management Limited

Contingent Liabilities

At 31 March 2007, there are no known contingencies which required disclosure (2006 - none)

Sandwell LIFT Project Company (No 1) Limited

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

19 TRANSACTIONS WITH RELATED PARTIES

The following party is a related party as it is the shareholder of Sandwell LIFT Project Co (No 1) Limited Sandwell LIFT Midco Limited

The following are related parties as they are indirect shareholders or fellow subsidiary undertakings The Governor and Company of the Bank of Scotland, John Laing Social Infrastructure Limited, Sandwell LIFT Company Limited, ExcellCare Ltd, Primary Plus Limited, Partnerships for Health Limited, Oldbury and Smethwick Primary Care Trust, Rowley Regis & Tipton Primary Care Trust and Wednesbury & West Bromwich Primary Care Trust

There were related party transactions with the following parties

Loans to / from related parties at 31 March 2007

	2007 £	2006 £
Senior bank loans		
The Governor and Company of the Bank of Scotland	14,272,348	13,107,624
Subordinated debt		
Partnerships for Health Limited	215,883	191,585
Oldbury & Smethwick Primary Care Trust	71,961	63,861
Rowley Regis & Tipton Primary Care Trust	71,961	63,861
Wednesbury & West Bromwich Primary Care Trust	71,961	63,861
ExcellCare Limited	647,649	574,755
	<u>1,079,415</u>	<u>957,923</u>
Mezzanine debt		
Partnerships for Health Limited	202,627	183,939
Oldbury & Smethwick Primary Care Trust	67,542	61,313
Rowley Regis & Tipton Primary Care Trust	67,542	61,313
Wednesbury & West Bromwich Primary Care Trust	67,542	61,313
ExcellCare Limited	607,882	551,818
Finance costs	(22,154)	-
	<u>990,981</u>	<u>919,696</u>
Other balances		
Trade debtor - Oldbury & Smethwick Primary Care Trust	-	147,305
Trade debtor - Rowley Regis & Tipton Primary Care Trust	-	179,861
Trade debtor - Wednesbury & West Bromwich Primary Care Trust	-	117,724
Trade debtor - Sandwell PCT	24,966	-
Trade debtor - Sandwell Mental Health Trust PCT	8,966	-
Trade debtor - Equion Facilities Management Limited	4,292	-
Intercompany debtor - Sandwell LIFT Co Limited	2,273	-
Intercompany loan - Sandwell LIFT Co Limited	(11,474)	(11,474)
Trade creditor - Oldbury and Smethwick PCT	(9,107)	-
Trade creditor - Equion Facilities Management Limited	(18,702)	(2,026)
Intercompany creditor - Primary Plus Limited	(52,826)	(19,130)

Purchase of assets and services from related parties during the year

	2007 £	2006 £
Related Party		
Wednesbury & West Bromwich Primary Care Trust	-	235,000
Primary Plus Limited	230,914	12,833
Equion Facilities Management Limited	100,075	-
The Governor and Bank of Scotland	1,159,726	-
Nature		
Site purchase	-	235,000
Management services	230,914	12,833
Facilities Management	100,075	-
Interest/repayments/fees/swaps	1,159,726	-

20 ULTIMATE AND IMMEDIATE PARENT UNDERTAKING

Sandwell LIFT Company Limited is the immediate parent undertaking The company's ultimate parent and controlling party, and the largest and smallest group in which its results are consolidated, is ExcellCare Limited, a company incorporated in Great Britain and registered in England and Wales Copies of the consolidated accounts of ExcellCare Limited are available from its registered offices at Allington House, 150 Victoria Street, London, SW1E 5LB