

Sandwell LIFT Project Company (No.1) Limited

**DIRECTORS' REPORT
AND
FINANCIAL STATEMENTS FOR THE YEAR ENDED
31 MARCH 2008**



Registered Number 04772219

Sandwell LIFT Project Company (No.1) Limited

DIRECTORS' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2008

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Sandwell LIFT Project Company (No 1) Limited

DIRECTORS AND ADVISORS

Directors

J Cassidy
M Findlay
M G Heath
P Jones
S Murphy
I J Wells (Resigned 10th December 2007)
C A Reed (Appointed 24th September 2007)
R Price
T J Evans
S Latus (Resigned 29th June 2007)
C H Dix (Appointed 28th June 2007)

Company secretary and registered office

R K Miller
Allington House
150 Victoria Street
London SW1E 5LB

Auditors

Deloitte & Touche LLP
Chartered Accountants
Nottingham

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 2008

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. 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 continue detailed design work on two significant schemes during 2008/9. The Glebefields scheme is a 3,100 sq metre multiservice Health Centre and is aiming for Financial close in September 2008. The Company is also moving forward on a 3,500 sq metre Leisure Centre scheme at Oldbury and this is expected to achieve stage 1 approval in the autumn of 2008.

RESULTS AND DIVIDENDS

The loss for the year before taxation amounted to £466,631 (2007 - loss £392,726). After a taxation credit of £37 (2007 - credit of £15,476), the loss for the year was £ 466,594 (2007 - loss of £377,250).

The Directors do not recommend the payment of a dividend (2007 - £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.

Sandwell LIFT Project Company (No.1) Limited

DIRECTORS' REPORT (continued)

DIRECTORS

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

DIRECTOR'S INTERESTS

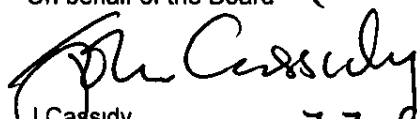
No Directors held any interests in the shares of the Company, or had any personal interest in any significant or material contract with the Company, during the year ended 31 March 2008

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
17.7.08

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 2008 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

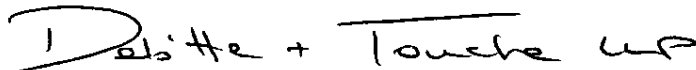
We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the 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 2008 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
Chartered Accountants and Registered Auditors
Nottingham, UK

19 August 2008

Sandwell LIFT Project Company (No.1) Limited

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2008

	Notes	2008 £	2007 £
Turnover	1, 2	1,576,442	1,396,597
Cost of sales		(146,401)	(184,556)
Gross profit		1,430,041	1,212,041
Administrative expenses		(930,122)	(677,618)
Operating profit being			
Profit on ordinary activities before interest	3	499,919	534,423
Net interest payable and similar charges	6	(966,550)	(927,149)
Loss on ordinary activities before taxation		(466,631)	(392,726)
Tax credit / (charge) on loss on ordinary activities	7	37	15,476
Loss for the financial year	16	(466,594)	(377,250)

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

Sandwell LIFT Project Company (No.1) Limited

BALANCE SHEET AS AT 31 MARCH 2008

	Notes	2008 £	2007 £
Fixed assets			
Tangible fixed assets	8	13,587,164	15,420,149
Current assets			
Debtors - due within one year	9	1,849,442	124,867
- due after one year	9	96,874	-
Cash at bank and in hand	10	329,565	508,517
		<u>2,275,881</u>	<u>633,384</u>
Creditors amounts falling due within one year	11	(2,307,347)	(523,546)
Net current (liabilities)/ assets		<u>(31,466)</u>	<u>109,838</u>
Total assets less current liabilities		13,555,698	15,529,987
Creditors amounts falling due after more than one year	12	(14,601,016)	(16,108,712)
Net liabilities		<u>(1,045,318)</u>	<u>(578,725)</u>
Capital and reserves			
Called up share capital	15	1	1
Profit and loss account	16	(1,045,320)	(578,726)
Shareholders' deficit	17	<u>(1,045,319)</u>	<u>(578,725)</u>

The financial statements were approved by the Board of Directors on 17. 7. 2008 and were signed on its behalf by


J Cassidy
Director

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

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

h) Bank Borrowings

Interest-bearing bank loans and overdrafts are recorded at the proceeds received, net of direct issue costs. Finance charges, including premiums payable on settlement or redemption and direct issue costs, are accounted for on an accrual basis in profit or loss account using the effective interest method and are added to the carrying amount of the instrument to the extent that they are not settled in the period in which they arise

2 TURNOVER

Turnover includes £1,429,404 (2007: £1,188,320) of rentals receivable under operating leases

3 PROFIT ON ORDINARY ACTIVITIES BEFORE INTEREST

	2008	2007
	£	£
Profit on ordinary activities before interest and taxation is stated after charging		
Auditors' remuneration - audit services	11,957	-
Depreciation	431,283	355,116

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. The Company paid Directors fees to the respective Directors' employing organisations of £15,000 during the year (2007: £0)

Sandwell LIFT Project Company (No 1) Limited

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

	2008 £	2007 £
Interest receivable and similar income		
Interest receivable on bank deposits	32,953	14,216
Interest receivable from group undertakings	8,902	-
Interest payable and similar charges		
Interest payable on shareholder loans	(249,057)	(203,582)
Interest payable on bank loans	(746,477)	(765,285)
Finance (costs) / income	(12,871)	27,502
Net interest payable and similar charges	(966,550)	(927,149)

7 TAX ON LOSS ON ORDINARY ACTIVITIES

	2008 £	2007 £
<u>Analysis of credit for the period</u>		
Current tax		
Group relief receivable	(37)	(99)
Total current tax credit	(37)	(99)
Deferred tax		
Adjustment in respect of prior periods	-	(15,377)
Total deferred tax credit	-	(15,377)
Total tax credit on loss on ordinary activities	(37)	(15,476)

Factors affecting the tax credit 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:

	2008 £	2007 £
Loss on ordinary activities before tax	(466,631)	(392,726)
Loss on ordinary activities multiplied by the standard rate of corporation tax in the UK of 30% (2007 - 30%)	(139,989)	(117,818)
Effects of:		
Capital allowances in excess of depreciation	(51,723)	(97,623)
Utilised losses	51,723	97,623
Non qualifying depreciation	104,839	89,784
Capitalised interest	(40,427)	(165,894)
Unrecognised deferred tax asset on losses in period	75,540	193,829
Total current tax credit for the period	(37)	(99)

There is an unprovided deferred tax asset on losses of £626,077 in the period (2007: £635,305). The deferred tax asset is not recognised for as there is uncertainty over the timing of taxable profits in the future, against which the asset may be utilised.

8 TANGIBLE FIXED ASSETS

	Land & Buildings - Freehold £	Total £
Cost		
As at 1 April 2007	16,066,198	16,066,198
Additions	8,900	8,900
Transfers	-	-
Disposals	(1,410,602)	(1,410,602)
As at 31 March 2008	14,664,496	14,664,496
Depreciation		
As at 1 April 2007	646,049	646,049
Charge for the year	431,283	431,283
As at 31 March 2008	1,077,332	1,077,332
Net book value		
As at 31 March 2008	13,587,164	13,587,164
As at 31 March 2007	15,420,149	15,420,149

Tangible fixed assets consist of payments, including capitalised interest and other finance costs of £1,133,844 (2007: £1,277,484) 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 2008 (continued)

9 DEBTORS DUE WITHIN ONE YEAR	2008	2007
	£	£
<u>Due within one year.</u>		
Trade debtors	19,119	42,626
Amounts owed by group undertakings	11,212	2,273
Other debtors	1,788,674	46,238
Prepayments and accrued income	30,437	33,730
	<u>1,849,442</u>	<u>124,867</u>
 <u>Due after more than one year.</u>		
Development Costs	96,874	-
	<u>96,874</u>	<u>-</u>

10 CASH

Of the cash balance at the end of the period, £244,538 (2007 - £292,000) 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	2008	2007
	£	£
Bank loans	1,814,125	235,242
Subordinated debt	123,300	-
Mezzanine debt	27,796	10,264
Trade creditors	104,274	63,996
Amounts owed to fellow group undertakings	118,035	52,826
Amounts owed to fellow parent undertakings	9,000	-
Other creditors	71,077	80,210
Accruals and deferred income	39,740	81,008
	<u>2,307,347</u>	<u>523,546</u>

12 CREDITORS AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	2008	2007
	£	£
Bank loans	12,417,953	14,037,106
Subordinated debt	1,093,402	1,079,415
Mezzanine debt	1,078,187	980,717
Amounts owed to fellow parent undertakings	11,474	11,474
	<u>14,601,016</u>	<u>16,108,712</u>

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

	2008	2007
	£	£
Within one year or on demand	1,987,562	283,157
Between one and two years	327,470	218,410
Between two and five years	868,782	2,306,310
In five years or more	13,494,727	13,770,331
	<u>16,678,541</u>	<u>16,578,208</u>
Arrangement fees	(112,303)	(223,990)
	<u>16,566,238</u>	<u>16,354,218</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 1.15%. 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 1.00% 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 2008 of £406,784 (2007 - negative £147,712).

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 2008 of £1,722,448 (2007 - negative £964,328).

Sandwell LIFT Project Company (No.1) Limited

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

14 PROVISION FOR LIABILITIES

	Deferred tax 2008	Deferred tax 2007
	£	£
As at 1 April 2007	-	(15,377)
Adjustment in respect of prior periods	-	15,377
As at 31 March 2008	<u>-</u>	<u>-</u>

A deferred tax asset of £548,966 (2007 £635,305) in relation to losses has not been recognised

The deferred tax asset is not recognised 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

15 CALLED UP SHARE CAPITAL

	2008	2007
	£	£
Authorised:		
1 Ordinary "A" Share at £1 each	<u>1</u>	<u>1</u>
	<u>1</u>	<u>1</u>
	£	£
Allotted, called up and fully paid		
1 Ordinary "A" Share at £1 each	<u>1</u>	<u>1</u>
	<u>1</u>	<u>1</u>

16 MOVEMENT IN RESERVES

	Profit and loss account 2008
	£
As at 1 April 2007	(578,726)
Loss for the financial year	(466,594)
As at 31 March 2008	<u>(1,045,320)</u>

17 RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' DEFICIT

	2008	2007
	£	£
Opening shareholders' deficit	(578,725)	(201,475)
Loss for the financial year	(466,594)	(377,250)
Closing shareholders' deficit	<u>(1,045,319)</u>	<u>(578,725)</u>

18 CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

Capital commitments

At 31 March 2008, the Company is committed to remaining design and construction costs of £48,247 (2007 - £59,952) 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 2008, the Company is committed to an amount of £1,983,888 (2007 - £2,070,582) payable to John Laing Integrated Services Limited (formerly Equion Facilities Management Limited), a fellow group undertaking, under Facilities Provision Contracts dated 15 January 2004 (as amended on 1 April 2007) relating to the Sandwell LIFT project between Sandwell LIFT Project Company (No 1) Limited and John Laing Integrated Services Limited (formerly Equion Facilities

Contingent Liabilities

At 31 March 2008, there were no known contingencies which required disclosure (2007 - none)

Sandwell LIFT Project Company (No.1) Limited

Notes to the financial statements for the year ended 31 March 2008 (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 Co Limited

The following are related parties as they are indirect shareholders or fellow subsidiary undertakings Bank of Scotland plc, John Laing Social Infrastructure Limited, Sandwell LIFT Company Limited, Primary Plus (Holdings) Limited, Primary Plus Limited, Community Health Partnerships Limited and Sandwell Primary Care Trust

There were related party transactions with the following parties

Loans to / from related parties at 31 March 2008

	2008	2007
	£	£
Senior bank loans		
Bank of Scotland plc	14,232,078	14,272,348
Subordinated debt		
Community Health Partnerships Limited	243,341	215,883
Oldbury & Smethwick Primary Care Trust	-	71,961
Rowley Regis & Tipton Primary Care Trust	-	71,961
Wednesbury & West Bromwich Primary Care Trust	-	71,961
Sandwell PCT	243,340	-
Primary Plus Limited	730,021	647,649
	<u>1,216,702</u>	<u>1,079,415</u>
Mezzanine debt		
Community Health Partnerships Limited	225,345	202,627
Oldbury & Smethwick Primary Care Trust	-	67,542
Rowley Regis & Tipton Primary Care Trust	-	67,542
Wednesbury & West Bromwich Primary Care Trust	-	67,542
Sandwell PCT	225,345	-
Primary Plus Limited	676,037	607,882
Finance costs	(20,744)	(22,154)
	<u>1,105,983</u>	<u>990,981</u>
Other balances		
Trade debtor - Sandwell PCT	3,072	24,966
Trade creditor - Sandwell Mental Health Trust PCT	(5,414)	8,966
Trade debtor - Equion Facilities Management Limited	-	4,292
Intercompany debtor - Sandwell LIFT Co Limited	11,212	2,273
Intercompany loan - Sandwell LIFT Co Limited	(11,474)	(11,474)
Trade creditor - Oldbury and Smethwick PCT	-	(9,107)
Trade creditor - John Laing Integrated Services Limited	(18,695)	(18,702)
Intercompany creditor - Primary Plus Limited	(118,035)	(52,826)
Intercompany creditor - Sandwell LIFT Co Limited	(9,000)	-

Purchase of assets and services from related parties during the year

	2008	2007
	£	£
Related Party		
Primary Plus Limited		
John Laing Integrated Services Limited		
Bank of Scotland plc		
Southern Derbyshire LIFT Co (No 1) Limited		
Nature		
Management services	376,509	230,914
Facilities Management	103,144	100,075
Interest/repayments/fees/swaps	998,002	1,159,726
Recharge	6,815	-

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 Primary Plus (Holdings) Limited, a company incorporated in Great Britain and registered in England and Wales. Copies of the consolidated accounts of Primary Plus (Holdings) Limited are available from its registered offices at Allington House, 150 Victoria Street, London, SW1E 5LB