

McLean Projects Limited

**Directors' report and financial statements
for the period ended 30th June 2007**

Registered Number **5394485**



McLean Projects Limited
Directors' report and financial statements
Year Ended 30 June 2007

Directors' report and financial statements

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Directors' Report

The directors present their annual report and the audited financial statements for year ended 30 June 2007 (2006 15 month and 14 day period to 30 June 2006)

Principal activities

The company is involved in property development

Business Review

The company's profit for the year after taxation amounted to £nil (15 month and 14 day period to 30 June 2006 £7,000)

The development was completed during the year

Enhanced business review

The company has met the requirements in the Companies Act 1985 to obtain the exemption provided from the presentation of the enhanced business review

Directors

The directors who held office during the period were as follows

W H Addy (resigned 1 July 2006)
R N Dean
J E Kendrick

The directors' benefit from qualifying third party indemnity provisions in place during the financial year and at the date of this report The Company provided qualifying third party indemnity provisions to directors of associated companies during the financial year and at the date of this report

Disclosure of information to auditors

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information

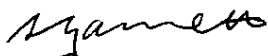
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Directors' Report (continued)

Auditors

In accordance with Section 384 of the Companies Act 1985, a resolution for the reappointment of KPMG LLP as auditors of the company is to be proposed at the forthcoming Annual General Meeting

By order of the board



S P Garnett
Secretary

Enterprise House
28 Parkway
Deeside Industrial Park
Deeside
Flintshire
CH5 2NS

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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)

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, 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 proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that its financial statements comply with the Companies Act 1985. 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

*St James Square
Manchester
M2 6DS
United Kingdom*

Independent auditors' report to the members of McLean Projects Limited

We have audited the financial statements of McLean Projects Limited for the year ended 30 June 2007 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 4.

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.

Independent auditors' report to the members of McLean Projects 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 30 June 2007 and of its result 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 LLP

KPMG LLP
Chartered Accountants
Registered Auditor

23 April 2008

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Profit and loss account
for the year ended 30 June 2007

	<i>Note</i>	Year ended 30 June 2007 £000	15 month and 14 day period ended 30 June 2006 £000
Turnover from continuing operations	2	1,638	9,862
Cost of sales		(1,635)	(9,852)
		<hr/>	<hr/>
Gross profit from continuing operations		3	10
Administrative expenses		(3)	-
		<hr/>	<hr/>
Profit on ordinary activities before taxation	2-3	-	10
Tax on profit on ordinary activities	4	-	(3)
		<hr/>	<hr/>
Retained profit	8	-	7
		<hr/>	<hr/>

The notes on pages 9 to 13 form part of these financial statements

McLean Projects Limited
Directors' report and financial statements
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Balance sheet

at 30 June 2007

	<i>Note</i>	£000	2007 £000	2006 £000
Current assets				
Debtors	5	73	6,134	
Cash at bank and in hand		3	49	
		<hr/>	<hr/>	
		76	6,183	
Creditors amounts falling due within one year	6	(69)	(6,176)	
			<hr/>	<hr/>
Net assets			7	7
			<hr/>	<hr/>
Capital and reserves				
Called up share capital	7	-	-	-
Profit and loss account	8	7	7	7
			<hr/>	<hr/>
Equity shareholder's funds	9		7	7
			<hr/>	<hr/>

These financial statements were approved by the board of directors on 14/6/2008
 behalf by

and were signed on its



John Kendrick
Director

The notes on pages 9 to 13 form part of these financial statements

McLean Projects Limited
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Statement of total recognised gains and losses
for the period ended 30 June 2007

	Year ended 30 June 2007 £000	15 month and 14 day Period ended 30 June 2006 £000
Result for the financial period	-	7
	<u> </u>	<u> </u>
Total recognised gains and losses relating to the period	-	7
	<u> </u>	<u> </u>

Note of historical cost profits and losses
for the period ended 30 June 2007

	Year ended 30 June 2007 £000	15 month and 14 day Period ended 30 June 2006 £000
Profit on ordinary activities before taxation	-	10
	<u> </u>	<u> </u>
Historical cost profit on ordinary activities before taxation	-	7
	<u> </u>	<u> </u>
Historical cost profit on ordinary activities after taxation	-	7
	<u> </u>	<u> </u>

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Notes

forming part of the financial statements

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements, except as noted below

In these financial statements the following new standards have been adopted for the first time

FRS20 "Share based payments" has been adopted for the first time. The adoption of this standard has not resulted in any adjustments to the current year or proceeding period

Basis of preparation

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

Under FRS 1 (revised), no cashflow statement is required as the company is a wholly owned subsidiary of a parent undertaking which is established under the law of a member State of the European Community, whose consolidated financial statements include a consolidated cashflow statement dealing with the cash flows of the group

As over 90% of the company's voting rights are controlled within the group headed by David McLean Limited, the company has taken advantage of the exemption contained in FRS 8 and has therefore not disclosed transactions or balances with entities which form part of the group (or investees of the group qualifying as related parties)

Turnover

Turnover represents the amounts derived on disposal of development investments or over the construction period for a pre sold investment and rental income from property investments

Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes

Except where otherwise required by accounting standards, full provision without discounting is made for all timing differences, which have arisen but not reversed at the balance sheet date

Classification of financial instruments issued by the Company

Following the adoption of FRS 25, financial instruments issued by the Company are treated as equity (i.e. forming part of shareholders' funds) only to the extent that they meet the following two conditions

- a) they include no contractual obligations upon the Company to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the Company, and
- b) where the instrument will or may be settled in the Company's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the Company's own equity instruments or is a derivative that will be settled by the Company's exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments

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Notes (continued)

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability. Where the instrument so classified takes the legal form of the Company's own shares, the amounts presented in these financial statements for called up share capital and share premium account exclude amounts in relation to those shares.

Finance payments associated with financial liabilities are dealt with as part of interest payable and similar charges. Finance payments associated with financial instruments that are classified as part of shareholders' funds (see dividends policy), are dealt with as appropriations in the reconciliation of movements in shareholders' funds.

2 Analysis of turnover and profit on ordinary activities before taxation

	Turnover	Year ended 30 June 2007 Profit before Interest and Tax £000	Turnover	15 month and 14 day period ended 30 June 2006 Profit before Interest and Tax £000
	£000		£000	
<i>By activity</i>				
Development	1,635	-	9,862	10
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<i>By geographical market</i>				
United Kingdom	1,635		9,862	
	<u> </u>		<u> </u>	

3 Profit on ordinary activities before taxation

Profit on ordinary activity before taxation is stated after charging

	Year ended 30 June 2007 £000	15 month and 14 Day period ended 30 June 2006 £000
<i>Auditor's remuneration</i>		
Audit of these financial statements	2	-
	<u> </u>	<u> </u>

4 Remuneration of directors

None of the directors received any remuneration during the period from the company (2006 £nil)
The company does not employ any staff (2006 none)

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Notes (continued)

5 Taxation

Taxation has been charged as follows

	2007 £000	2006 £000
Analysis of charge in year/period		
<i>Current tax</i>		
UK Corporation tax at 30% on profit in the year/period	-	3

Factors affecting the tax charge for the year/period

The current tax charge for the year/period is the same as the standard rate of corporation tax in the UK (30%)

6 Debtors

	2007 £000	2006 £000
Amounts falling due within one year		
Amounts recoverable on contracts	45	6,127
Amounts owed by group undertakings	28	7
	<u>73</u>	<u>6,134</u>

7 Creditors' amounts falling due within one year

	2007 £000	2006 £000
Bank loan	-	5,178
Trade creditors	-	2
Accruals and deferred income	2	708
Amounts owed to group undertakings	43	50
Other creditors	24	238
	<u>69</u>	<u>6,176</u>

8 Called up share capital

	2007 £	2006 £
Authorised		
1,000 Ordinary shares of £1 each	1,000	1,000
Allotted and called up		
1 Ordinary share of £1 each	1	1

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Notes (continued)

9 Reconciliation of movements in Shareholders funds

	2007	2006
	£000	£000
Result for the financial year/period	-	7
Opening shareholder's funds	7	-
	<u>7</u>	<u>7</u>
Closing shareholder's funds	<u>7</u>	<u>7</u>

11 Ultimate parent company

The Company's ultimate holding company is David McLean Limited a company incorporated in Great Britain, and registered in England and Wales. This is the largest Group in which the results are consolidated. David McLean (Holdings) Limited heads the smallest Group in which the results are consolidated. A copy of the financial statements of both companies can be obtained from the Company Secretary at the Registered Office. The address for our registered office is as follows: Enterprise House, 28 Parkway, Deeside Industrial Estate, Deeside, Flintshire, CH5 2NS.