

Rydon Holdings Limited

Financial Statements - 30 September 2009

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Rydon Holdings Limited

Financial Statements - 30 September 2009

Directors:

R Bond
J E Kitchen
N G Panes
P T Wright

Secretary

P T Wright

Registered Office:

Rydon House
Forest Row
East Sussex
RH18 5DW

Registered Auditors:

KPMG LLP
1 Forest Gate
Brighton Road
Crawley
RH11 9PT

Registered Number:

5556300

Rydon Holdings Limited

Directors' Report

The directors present their report and the financial statements for the year ended 30 September 2009

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 statement 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 group and parent company financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice)

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the group and parent company and of their profit or loss for that period. In preparing each of the group and parent company 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 group and the parent company will continue in business

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the parent company's transactions and disclose with reasonable accuracy at any time the financial position of the parent company and enable them to ensure that its financial statements comply with the Companies Act 2006. They have a general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the group and to prevent and detect fraud and other irregularities.

Review of the Business and Future Developments

The principal activities of the company and its subsidiaries continued to be that of building contractors, developers, maintenance contractors and the procurement and management of health and social care projects.

As a result of the difficult economic and industry conditions experienced during the year the Group turnover fell by 9.2% from that achieved in the previous year.

Development, with the ongoing weak housing market during the year, saw the directors reaffirming their decision not to start any new development sites, to continue to phase existing sites and to reduce stock levels generally. This policy led to a reduced number of units available for sale, with only 50 units achieving legal completion in the year, compared to 61 units last year. It also led to a reduced level of work in progress at year end, 23% down on last year. Despite this relatively low level of activity considerable success has been achieved in obtaining planning permission on various sites and as a result next year will benefit from a number of land sales.

Contracting continued to be underpinned by several long term contracts, but with increased competition for new work turnover fell back slightly by 7% in the year. Operating margins however remained healthy with a falling cost base although these will come under increased pressure in the coming year with new work being acquired at lower margins.

Maintenance, with significant long term reactive maintenance contracts, achieved growth on the refurbishment side of the business which produced an overall rise in turnover of 11% and, with continued efficiencies being made on all reactive maintenance contracts, operating profits rose by nearly 32%.

Rydon Holdings Limited

Directors' Report (continued)

Review of the Business and Future Developments (continued)

No new PFI contracts were commenced in the year but post the year end preferred bidder status was achieved on the £20m Sussex Agewell PFI for the provision of 4 new residential care homes

Investment in new land and development projects during the year was maintained at minimal levels in response to the difficult market conditions. As a result year end net debt remained at a similar level to last year at £34m

The group continues to meet its day to day working capital requirements through cash reserves and had an undrawn revolving credit facility at the year end of £13m to help generate investment and development growth when market conditions are more favourable

In May 2010 the group completed the renewal of its revolving credit facility and working capital facility for a further 4 year period to 31 December 2013. This renewal provides ongoing facilities of £25m and £10m respectively

With the recession affecting all areas of the business the directors continue to take various measures to minimise costs and maintain overheads at a sustainable level. Further the directors have identified actions that could be taken to mitigate risks should the market downturn be greater than currently predicted and to ensure that the group can continue to operate within the terms of its banking facilities. The directors believe that the group remains in a good position, with a significant proportion of projected turnover for 2009/10 already secured and in production. Forward orders for the contracting division show orders in hand and identified work under negotiation totalling nearly £278m

Forward orders for the maintenance company total over £280m over the next 25 years with approximately 62% in Social Housing contracts and 38% in Healthcare contracts

In the normal course of its business the group is exposed to a variety of financial risks and as a result is constantly improving its corporate governance. In particular, the risk to development from the uncertainty surrounding the UK Housing market is constantly being reviewed. Currently the directors believe the group is in a good position to ride out the current stagnation, with minimal stock units and further housing development only progressing on one site. This development together with future sites (as and when commenced) will be built in phases to ensure build progress does not exceed the sales potential. Additionally the group has spread its risk by identifying future sites where demand has traditionally been strong and carries out extensive market research prepared to ensure that the forecast sales are achievable in the current market

The contracting and maintenance businesses also manage their credit risk, principally through careful selection of the clients they tender for

Risks to the business in human resources, information technology and health and safety, are carefully monitored and the company actively pursues best practice in these areas to ensure that any risk is kept to a minimum

On 30 September 2009 the group closed its defined benefit pension scheme to future accrual with all active members becoming deferred. These former active members now accrue future pension benefits within the groups defined contribution scheme

Rydon Holdings Limited

Directors' Report (continued)

Review of the Business and Future Developments (continued)

KPIs

Financial

	2009	2008
Turnover	£154.5m	£170.4m
Operating profit	£4.90m	£9.0m
Operating profit margin	3.2%	5.3%
Net assets	£10.1m	£12.4m
Return on capital	1.3%	3.3%

Results and Dividends

The results of the group for the year ended 30 September 2009 are set out in the financial statements on pages 8 to 35

No dividends were paid during the year (2008 - Nil)

Donations

During the year the group made donations totalling £15,310 (2008 - £17,923) for charitable purposes. No donations were made for political purposes.

Directors

The directors set out below have held office during the whole of the period from 1 October 2008 to the date of this report, unless otherwise stated

R Bond
J E Kitchen
N G Panes
P T Wright

Disabled Persons

The group's policy is to give full and fair consideration to applications for employment made by disabled persons, having regard to their particular aptitudes and abilities. Disabled employees receive appropriate training to promote their career development within the group. Employees who become disabled are retained in their existing posts where possible or retrained for suitable alternative posts.

Employee Involvement

Regular meetings are held between senior management and employee representatives to discuss matters of concern. Employees are kept well informed about the progress and position of the group by means of regular department meetings and correspondence.

Rydon Holdings Limited

Directors' Report (continued)

Statement as to Disclosure of Information to Auditors

The directors who were members of the board at the date of approval of this Directors Report confirm that, to the best of their knowledge, there is no relevant audit information of which the company's auditors are unaware. Each director has taken all the steps a director might reasonably be expected to have taken to be aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Financial Instruments

Exposure to credit and interest rate risk arises in the normal course of the group's business.

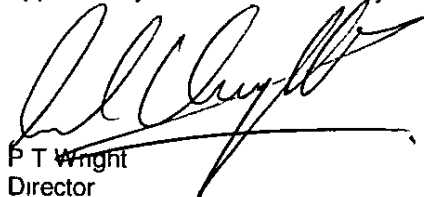
Credit risk arises on financial instruments such as trade debtors and interest rate hedges. Policies and procedures are in place to ensure customers have a suitable credit history. Interest rate hedges have been placed with Bank of Scotland.

The group has hedged its exposure to interest rate movements through an interest rate swap of two thirds of outstanding Mezzanine and ILS loans fixed at 3.96% plus the relevant margin, to 31 March 2011.

Auditors

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

Approved by the Board on 28 May 2010, and signed on its behalf by



P T Wright
Director

Rydon House
Forest Row
East Sussex
RH18 5DW



1 Forest Gate
Brighton Road
Crawley
United Kingdom
RH11 9PT

Independent auditors' report to the members of Rydon Holdings Limited

We have audited the financial statements of Rydon Holdings Limited for the year ended 30 September 2009 set out on pages 8 to 35. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an 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

As explained more fully in the Directors' Responsibilities Statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's web-site at www.frc.org.uk/apb/scope/UKNP.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the group's and parent company's affairs as at 30 September 2009 and of the group's loss for the year then ended,
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

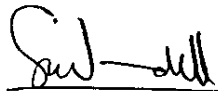
In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Independent auditors' report to the members of Rydon Holdings Limited (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us, or
- the parent company financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit



**S Wardell (Senior Statutory Auditor)
for and on behalf of KPMG LLP
Chartered Accountants**

28 May 2010

Rydon Holdings Limited

Consolidated Profit and Loss Account For the year ended 30 September 2009

		2009		2008	
	Notes	£000	£000	£000	£000
Turnover Group and share of joint ventures			154,711		170,402
Less share of joint ventures' turnover			(176)		-
Group Turnover	2		154,535		170,402
Cost of sales			(128,404)		(137,844)
Gross Profit			26,131		32,558
Administrative expenses		(18,492)		(20,554)	
Amortisation of goodwill		(3,003)		(3,169)	
Other operating income		234		150	
			(21,261)		(23,573)
Operating Profit			4,870		8,985
Share of joint ventures' operating profits		12		-	
Profit on sale of tangible fixed assets		15		57	
Interest receivable and similar income					
Group	6	320		1,423	
Joint ventures		661		-	
Interest payable and similar charges					
Group	7	(4,871)		(8,905)	
Joint ventures		(649)		-	
			(4,512)		(7,425)
Profit on Ordinary Activities Before Taxation	3		358		1,560
Taxation on profit on ordinary activities	8		(889)		(1,281)
(Loss) Profit after Taxation	10 & 19		(531)		279
Minority Interests	20		(5)		(17)
(Loss) Profit for financial year			<u>£(536)</u>		<u>£262</u>

The company's turnover and expenses all relate to continuing operations

The loss on ordinary activities before taxation and the retained loss for the year have been calculated on the historical cost basis

Rydon Holdings Limited

Consolidated Statement of Total Recognised Gains and Losses For the year ended 30 September 2009

	Notes	2009 £000	2008 £000
Group (loss) profit for the year		(536)	262
Pension scheme actuarial loss		(2,779)	(1,008)
Deferred tax on pension scheme actuarial loss		<u>778</u>	<u>292</u>
Total gains and losses recognised in the year	21	<u>£(2,537)</u>	<u>£(454)</u>

Rydon Holdings Limited
(Company no. 5556300)

Consolidated Balance Sheet at 30 September 2009

		2009		2008	
	Notes	£000	£000	£000	£000
Fixed Assets					
Intangible assets	11		19,088		22,091
Tangible assets	12		<u>4,698</u>		<u>4,394</u>
			23,786		26,485
Investment in Joint Venture	13				
Share of gross assets		29,578		15,608	
Share of gross liabilities		<u>(29,563)</u>		<u>(15,608)</u>	
			15		-
Current Assets					
Stock and work-in-progress	14	35,185		44,712	
Debtors (amounts falling due within one year)	15	14,909		12,497	
Debtors (amounts falling due after more than one year)	15	1,318		1,419	
Cash at bank		<u>6,183</u>		<u>13,213</u>	
		57,595		71,841	
Creditors - Amounts Falling Due Within One Year	16	<u>(52,668)</u>		<u>(52,954)</u>	
Net Current Assets			<u>4,927</u>		<u>18,887</u>
Total Assets Less Current Liabilities			28,728		45,372
Creditors - Amounts Falling Due After More Than One Year	17		(18,532)		(35,139)
Provision for Liabilities and Charges	8		<u>82</u>		<u>244</u>
Net Assets Excluding Pension (Liability) Asset			10,278		10,477
Net Pension (Liability) Asset	22		<u>(177)</u>		<u>1,931</u>
Net Assets Including Pension (Liability) Asset			<u>£10,101</u>		<u>£12,408</u>
Capital and Reserves					
Called up share capital	18		962		950
Share premium account	21		2,088		1,875
Capital redemption reserve	21		<u>10</u>		<u>10</u>
			3,060		2,835
Profit and loss account including pension reserve	21		<u>7,019</u>		<u>9,556</u>
Shareholders' Funds	19		10,079		12,391
Minority Interests	20		<u>22</u>		<u>17</u>
			<u>£10,101</u>		<u>£12,408</u>

Approved by the Board on 28 May 2010 and signed on its behalf by




R Bond - Director

Rydon Holdings Limited
(Company no. 5556300)

Balance Sheet at 30 September 2009

		2009		2008	
	Notes	£000	£000	£000	£000
Fixed Assets					
Investments in group companies	13		48,071		48,071
Current Assets					
Debtors (amounts falling due within one year)	15	12,192		10,774	
Debtors (amounts falling due after more than one year)	15	<u>4,552</u>		<u>4,552</u>	
		16,744		15,326	
Creditors - Amounts Falling Due Within One Year	16	<u>(31,686)</u>		<u>(15,854)</u>	
Net Current (Liabilities) Assets			(14,942)		(528)
Total Assets Less Current Liabilities			33,129		47,543
Creditors - Amounts Falling Due After More Than One Year	17		<u>(17,093)</u>		<u>(32,886)</u>
Net Assets			<u>£16,036</u>		<u>£14,657</u>
Capital and Reserves					
Called up share capital	18		962		950
Share premium account	21		2,088		1,875
Capital redemption reserve	21		10		10
Profit and loss account	21		<u>12,976</u>		<u>11,822</u>
Shareholders' Funds	19		<u>£16,036</u>		<u>£14,657</u>

Approved by the Board on 28 May 2010 and signed on its behalf by



R Bond - Director

Rydon Holdings Limited

Consolidated Cash Flow Statement For the year ended 30 September 2009

	2009 £000	2008 £000
Net cash inflow from operating activities (see note (a))	3,570	9,058
Returns on investments and servicing of finance (see note (c))	(2,793)	(3,788)
Taxation	(414)	(2,958)
Capital expenditure and financial investment (see note (c))	(1,450)	(1,550)
	<hr/>	<hr/>
Net cash (outflow) inflow before financing	(1,087)	762
Financing (see note (c))	(5,943)	(1,315)
Decrease in Cash in the year	<u>£(7,030)</u>	<u>£(553)</u>
Reconciliation of Net Cash Flow to Movement in Net Debt (see note (b))		
Decrease in cash in the year	(7,030)	(553)
Cash outflow from decrease in debt financing	<u>6,168</u>	<u>1,156</u>
Change in net debt resulting from cash flows	(862)	603
Accrual of redemption premia	(914)	(1,943)
Amortisation of financing costs	<u>(1,151)</u>	<u>(2,203)</u>
Total movement in net debt	(2,927)	(3,543)
Net Debt at 30 September 2008	<u>(30,919)</u>	<u>(27,376)</u>
Net Debt at 30 September 2009	<u>£(33,846)</u>	<u>£(30,919)</u>

Rydon Holdings Limited

Notes to the Consolidated Cash Flow Statement For the year ended 30 September 2009

(a) Reconciliation of Operating Profit to Net Cash Inflow from Operating Activities

	2008 £000	2008 £000
Operating profit	4,870	8,985
Depreciation charges	1,161	1,280
Amortisation	3,003	3,169
Decrease (increase) in stock and work in progress	9,527	(12,662)
(Increase) decrease in debtors	(2,435)	4,907
(Decrease) increase in creditors	(12,859)	3,710
Pension contributions in excess of current service cost	-	(381)
Increase in pension liability	303	-
Net cash inflow from operating activities	<u>£3,570</u>	<u>£9,008</u>

(b) Analysis of Net Debt

	1 October 2008 £000	Cash Flows £000	Non cash changes £000	30 September 2009 £000
Cash at bank	<u>13,213</u>	<u>(7,030)</u>	-	<u>6,183</u>
Hire purchase agreements	(749)	464	-	(285)
Bank loans	(45,858)	6,542	(914)	(40,230)
Other loans	(50)	(838)	-	(888)
Deferred financing costs	<u>2,525</u>	-	<u>(1,151)</u>	<u>1,374</u>
	<u>(44,132)</u>	<u>6,168</u>	<u>(2,065)</u>	<u>(40,029)</u>
Total	<u>£(30,919)</u>	<u>£(862)</u>	<u>£(2,065)</u>	<u>£(33,846)</u>

Rydon Holdings Limited

Notes to the Consolidated Cash Flow Statement For the year ended 30 September 2009

(c) Analysis of Cash Flows for the Cash Flow Statement

	2009 £000	2008 £000
Returns on investments and servicing of finance		
Interest received	167	996
Interest paid and similar charges	(2,940)	(4,726)
Interest element of hire purchase rental payments	<u>(20)</u>	<u>(58)</u>
Net cash outflow from returns on investments and servicing of finance	<u>£(2,793)</u>	<u>£(3,788)</u>
Capital expenditure and financial investment		
Purchase of tangible fixed assets	(1,714)	(1,780)
Sale of tangible fixed assets	<u>264</u>	<u>230</u>
Net cash outflow from capital expenditure and financial investment	<u>£(1,450)</u>	<u>£(1,550)</u>
Financing		
Issue of ordinary share capital	225	77
Redemption of share capital	-	(236)
Directors' loans received	838	-
Bank loans received	19,646	8,812
Bank loans repaid	(25,176)	(8,739)
Premia on loan repayments	(1,012)	(1,013)
Capital element of hire purchase rental payments	(464)	(629)
Receipts from re-financing of fixed assets	<u>-</u>	<u>413</u>
Net cash outflow from financing	<u>£(5,943)</u>	<u>£(1,315)</u>

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

1. Accounting Policies

The financial statements have been prepared in accordance with applicable accounting standards

(a) Accounting convention

The financial statements are prepared under the historical cost convention

(b) Basis of preparation of group financial statements

The consolidated financial statements include the financial statements of the Company and its subsidiary undertakings as set out in note 13 made up to 30 September 2009. The acquisition method of accounting has been adopted.

The profits and losses of subsidiary undertakings are consolidated from the date of acquisition to the date of disposal. The difference between the cost of acquisition of shares in subsidiaries and the fair value of the separable net assets acquired is accounted for as goodwill.

A joint venture is an undertaking in which the Group has a long term interest and over which it exercises joint control. The Group's share of the profits less losses of joint ventures is included in the consolidated profit and loss account and its interest in their net assets is included in investments in the consolidated balance sheet.

The financial statements of the parent company have been prepared on a going concern basis, notwithstanding net current liabilities of £14,942,000. This position is due to the timing of the recognition of dividend income from subsidiary companies.

(c) Turnover

Turnover relates to transactions outside the group and is calculated excluding value added tax as follows:

Construction and Maintenance contracts:

Revenue is measured at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, net of discounts, VAT and other sales related taxes.

Revenue from contracts is recognised in accordance with the company's accounting policy on construction and maintenance contracts.

Where the outcome of a contract can be estimated reliably, contract revenue and contract costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date and profit is that estimated to fairly reflect the profit arising up to that date.

The principal method to recognise the stage of completion of a contract is the percentage complete based on cost.

When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

Amounts recoverable on long term contracts, which are included in debtors, are stated at the net sales value of the work done after provisions for contingencies and anticipated future losses on contracts, less amounts received as progress payments on account. Excess progress payments are included in creditors as payments on account.

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

1. Accounting Policies (continued)

Development work

Turnover represents the invoice value of properties sold to customers, excluding value added tax
Turnover is recognised on completion of contracts

(d) Depreciation

Depreciation is calculated to write off the cost less estimated residual value of fixed assets on a straight line basis over their estimated useful lives

(e) Taxation

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

Deferred tax is provided in respect of the tax effect of all timing differences that have originated but not reversed at the balance sheet date

A 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 when the future reversal of the underlying timing differences can be deducted

Deferred tax is measured on a non-discounted basis at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date

(f) Stock and work-in-progress

Stock and work-in-progress is valued at the lower of cost and estimated net realisable value. Cost consists of land, materials, direct labour costs and direct overheads. Provisions for estimated losses on contracts are made in the period in which such losses are foreseen. Progress payments received or receivable at the balance sheet date are deducted up to the amount of the valuation, any excess being included in current liabilities as progress payments received on account

(g) Hire purchase agreements

Assets acquired under hire purchase agreements are capitalised and depreciated over their estimated useful lives. The finance charges are allocated to accounting periods during the term of the agreement so as to produce a constant periodic rate of charge on the remaining balance of the obligation for each accounting period

(h) Leasing

Amounts payable under operating leases are charged on a straight line basis over the term of the lease

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

1. Accounting Policies (continued)

(I) Pension costs

Defined benefit scheme

The company operates a defined benefit scheme in respect of certain employees. The assets of the scheme are measured using closing market values. Scheme liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability. The increase in the present value of the liabilities of the scheme expected to arise from employee service in the year is charged to the operating surplus. The expected return on the scheme's assets and the increase during the period in the present value of the scheme's liabilities, arising from the passage of time, are included in pension finance costs. Actuarial gains and losses are recognised in the statement of total recognised gains and losses.

Defined contribution scheme

Contributions to personal pension schemes in respect of certain directors and employees are charged to the profit and loss account in the period to which they relate.

(J) Investments

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value.

(K) Goodwill

Goodwill represents the excess of costs of acquisition over the fair value of the separable net assets of the business acquired. On acquisition goodwill is capitalised and written off to the profit and loss account over a period that the directors expect to derive economic benefit from it.

(I) Share-based payments

The Group has applied the requirements of FRS20 Share-based Payment.

The Group issues equity-settled share options to certain employees. These are measured at fair value at the date of grant. The fair value determined at the date of grant is expensed on a straight line basis over the vesting period, based on the group's estimate of shares that are forecast to vest. Fair value is measured by use of the Black-Scholes pricing model.

2. Segmental Information

The turnover, profit before taxation and net assets are attributable to the principal activities, those of building contractors, developers, maintenance contractors and the procurement and management of health and social care projects. The group operates in the UK and the whole of the turnover is to the UK market.

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

3. Group Profit on Ordinary Activities Before Taxation

	2009 £000	2008 £000
The group profit on ordinary activities before taxation is stated		
after crediting		
Rents receivable	177	129
Interest receivable	<u>320</u>	<u>1,423</u>
after charging		
Depreciation of owned tangible fixed assets	830	949
Depreciation of tangible fixed assets held under hire purchase contracts	331	331
Amortisation of goodwill and intangibles	3,003	3,169
Hire of plant and machinery	1,208	1,448
Auditors' remuneration		
- audit fee Company	8	6
- audit fee subsidiaries	116	114
- fees for non-audit taxation services	36	37
- fees for other non-audit services	90	10
Amounts payable under operating leases		
Rent of premises	<u>695</u>	<u>736</u>

4. Directors

	2008 £000	2008 £000
Remuneration		
Emoluments	<u>£643</u>	<u>£782</u>
The emoluments of directors disclosed above include the following amounts paid to the highest paid director		
Emoluments	<u>£243</u>	<u>£281</u>

Payments of £10,552 (2008 - £23,425) were paid to non-executive directors during the year for consultancy and management services provided to the group

During the year three directors accrued benefits under defined benefit pension schemes. No contributions were made to money purchase schemes.

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

5. Staff Costs

	2009 £000	2008 £000
Wages and salaries	19,333	20,779
Social security costs	2,135	2,351
Other pension costs	<u>1,410</u>	<u>1,400</u>
	<u>£22,878</u>	<u>£24,530</u>

The average number of persons employed by the group (including directors) during the year was as follows

	Number	Number
Management	130	153
Administration	307	329
Direct labour	<u>116</u>	<u>109</u>
Total Employees	<u>553</u>	<u>591</u>

6. Interest receivable

	2009 £000	2008 £000
Bank interest	167	996
Pension finance income	<u>153</u>	<u>427</u>
	<u>£320</u>	<u>£1,423</u>

7. Interest payable and similar charges

	2009 £000	2008 £000
Bank loans and overdrafts wholly repayable within 5 years	2,786	2,884
Bank loans wholly repayable after more than 5 years	-	1,817
Bank loan redemption premia	914	1,943
Hire purchase agreements	20	58
Amortisation of deferred financing costs	<u>1,151</u>	<u>2,203</u>
	<u>£4,871</u>	<u>£8,905</u>

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

8. Taxation

	2009 £000	2008 £000
(a) Analysis of charge in the year		
Current Tax		
UK corporation tax on profit for the year	1,081	1,202
Adjustment in respect of previous year	(39)	(81)
	<u>1,042</u>	<u>1,121</u>
Deferred tax	(162)	160
Share of associates' tax	9	-
	<u>£889</u>	<u>£1,281</u>
(b) Factors affecting tax charge for the year		
The tax assessed for the year is higher (2008 higher) than the standard rate of corporation tax in the UK of 28% (2008 29%). The differences are explained below		
	2009 £000	2008 £000
Profit on ordinary activities before tax	358	1,560
Less share of associates' profit before tax	(24)	-
	<u>£334</u>	<u>£1,560</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in UK of 28% (2008 29%)	93	452
Effects of		
Expenses not deductible for tax purposes	150	302
Goodwill on consolidation not deductible for tax purposes	793	821
Depreciation in excess of capital allowances	10	24
Capital allowances in excess of depreciation	(13)	(5)
Adjustment in respect of previous period	(39)	(81)
Pension accrual	42	(234)
Other timing differences	6	(158)
	<u>£1,042</u>	<u>£1,121</u>
(c) Deferred tax asset		
	2009 £000	2008 £000
The deferred tax included in the balance sheet is as follows		
Depreciation in excess of capital allowances	26	24
Unrealised profits	56	220
	<u>£82</u>	<u>£244</u>

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

9 Share based payments

The Group has an equity settled share option scheme. Options are exercisable at a price set when the option is granted, which partly reflects the anticipated growth of the Group. 50% of each option vests three years after the date of grant, the remaining 50% vests three years after the first 50% is exercised. Options are generally forfeited if the employee leaves the Group before the options vest.

Details of the share options outstanding during the year are as follows:

	2009		2008	
	Number of share options	Weighted average exercise price	Number of share options	Weighted average exercise price
Outstanding at beginning of year	392,625	£2.06	395,125	£2.01
Granted during the year	33,000	£2.88	20,500	£2.88
Forfeited during the year	(18,500)	£2.12	(23,000)	£2.00
Outstanding at end of year	<u>407,125</u>	£2.12	<u>392,625</u>	£2.06
Exercisable at end of year	<u>342,500</u>	£2.00	<u>Nil</u>	

The options outstanding at 30 September 2009 had a weighted average exercise price of £2.12 (2008 - £2.06) and a weighted average remaining contractual life of 2.61 years (2008 - 2.09) years. During the year ended 30 September 2009, options were granted on 1 November 2008. The aggregate of the estimated fair values of the options granted on those dates is £46,536. During the year ended 30 September 2008, options were granted on 19 December 2007 and 3, 4 and 10 January and 8 April 2008. The aggregate of the estimated fair values of the options granted on those dates is £16,942.

The inputs into the Black-Scholes Option Pricing Model are as follows:

	2009	2008
Weighted average share price	£2.88	£2.88
Weighted average exercise price	£2.88	£2.88
Expected volatility	69	39
Expected life	3 years	3 years
Risk free rate	4.5%	5.45%
Expected dividend yield	0.00%	0.00%

Expected volatility was determined by calculating the historic volatility of three quoted companies which operate in the same business sector as the Group.

The Group recognised total expenses of £12,000 and £4,700 related to equity settled share based payment transactions in 2009 and 2008 respectively.

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

10. Profit of Parent Company

As permitted by Section 408 of the Companies Act 2006 the profit and loss account of the parent company is not presented as part of these financial statements. The parent company's profit for the financial year was £1,154,000 (2008 - £2,342,000)

11. Intangible Fixed Assets

Group	Goodwill £000
Cost	
At 1 October 2008	30,722
Disposals	<u>(200)</u>
At 30 September 2009	<u>£30,522</u>
Amortisation	
At 1 October 2008	8,631
Charge for the year	3,003
Disposals	<u>(200)</u>
At 30 September 2009	<u>£11,434</u>
Net Book Values	
At 30 September 2009	<u>£19,088</u>
At 1 October 2008	<u>£22,091</u>

Goodwill arising on the acquisition of subsidiary companies is being amortised over 10 years. In the opinion of the directors this represents a prudent estimate of the period over which the group will derive economic benefit from the assets acquired.

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

12. Tangible Fixed Assets

Group

	Short Leasehold properties £000	Motor vehicles £000	Office equipment £000	Plant and machinery £000	Total £000
Cost					
At 1 October 2008	1,877	3,693	3,543	955	10,068
Additions	489	996	200	29	1,714
Disposals	(19)	(988)	(752)	(48)	(1,807)
At 30 September 2009	<u>£2,347</u>	<u>£3,701</u>	<u>£2,991</u>	<u>£936</u>	<u>£9,975</u>
Accumulated Depreciation					
At 1 October 2008	486	1,821	2,458	909	5,674
Charge for the year	178	596	413	24	1,211
Reversal of past impairment losses	-	-	-	(50)	(50)
Eliminated on disposals	(19)	(767)	(736)	(36)	(1,558)
At 30 September 2009	<u>£645</u>	<u>£1,650</u>	<u>£2,135</u>	<u>£847</u>	<u>£5,277</u>
Net Book Values					
At 30 September 2009	<u>£1,702</u>	<u>£2,051</u>	<u>£856</u>	<u>£89</u>	<u>£4,698</u>
At 1 October 2008	<u>£1,391</u>	<u>£1,872</u>	<u>£1,085</u>	<u>£46</u>	<u>£4,394</u>

Depreciation rates 10% & 20% 20% 25% & 10% 25%

The net book value of motor vehicles includes an amount of £657,700 (2008 - £1,045,031) in respect of assets held under hire purchase contracts. The net book value of office equipment includes an amount of £46,580 (2008 - £66,137) in respect of assets held under hire purchase contracts.

The depreciation charge on assets under hire purchase contracts was £333,929 (2008 - £331,904).

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

13. Fixed Assets - Investments - Group Companies

£000

Cost

At 30 September 2009 and 1 October 2008

£48,071

The parent company and the group have investments in the following subsidiary undertakings and joint ventures which principally affected the profits or net assets of the group. To avoid a statement of excessive length, details of investments which are not significant have been omitted.

Subsidiary undertakings

Name	Class of shares held	Percentage held	Nature of business
Civilscent Limited	Ordinary	100%	Developer
The following investment is held by Civilscent Limited			
Cable Street Regeneration Limited	Ordinary	100%	Developer
Linfold Limited	Ordinary	100%	Developer
Real Limited	Ordinary	100%	Developer
The following investments are held by Real Limited			
Real (Hillside) Limited	Ordinary	100%	Developer
Real (Sutton) Limited	Ordinary	100%	Developer
Rydon Group Limited	Ordinary	100%	Intermediate holding company
	Preference	100%	
The following investments are held by Rydon Group Limited			
Rydon Construction Limited	Preference	100%) Building) Contractors) and) Developers
	Ordinary	100%	
Rydon Homes Limited	Deferred ordinary	100%	
	Ordinary	100%	
Ryhurst Limited	Ordinary	100%	Procurement & Management services relating to Health & Social Care Projects
Rydon Maintenance Limited	Ordinary	100%	Property Maintenance

Joint ventures

Name	Class of shares held	Percentage held	Nature of business
Ryhurst Newton Abbot Limited	Ordinary	50%) Negotiation and) promotion of) a Private Finance) Initiative) with the NHS
RSRM (Redcar and Cleveland) Ltd	Ordinary	50%	

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

13. Fixed Assets - Investments (continued)

The following information is given in respect of the Group's share of all joint ventures

The total of the Group's profit before taxation from interests in joint ventures was £24,000

	2009 £000	2008 £000
Share of current assets	<u>29,578</u>	<u>15,608</u>
Share of liabilities		
Due within one year	(1,900)	(1,709)
Due after one year	<u>(27,663)</u>	<u>(13,899)</u>
	<u>(29,563)</u>	<u>(15,608)</u>
Share of net assets	<u>15</u>	<u>-</u>

14. Stock and Work-in-progress

	Group	
	2009 £000	2008 £000
Freehold land held for development	<u>3,698</u>	<u>1,941</u>
Stock of materials	<u>50</u>	<u>53</u>
Work in Progress		
Costs of development on land owned by the group	27,747	40,031
Costs of development on land owned by third parties	2,612	2,351
Third party contracts under construction		
Net cost less foreseeable losses	<u>1,078</u>	<u>336</u>
Total work in progress	<u>31,437</u>	<u>42,718</u>
Total stock and work in progress	<u>£35,185</u>	<u>£44,712</u>

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

15. Debtors

	Group		Company	
	2009 £000	2008 £000	2009 £000	2008 £000
Due Within One Year				
Amounts recoverable on contracts	9,694	7,390	-	-
Trade debtors	2,065	2,752	-	-
Corporation Tax	-	124	27	-
Amounts owed by subsidiary companies	-	-	10,723	10,425
Amounts owed by joint venture companies	24	-	-	-
Other debtors	2,597	1,322	1,442	349
Prepayments	529	909	-	-
	<u>£14,909</u>	<u>£12,497</u>	<u>£12,192</u>	<u>£10,774</u>
Due After One Year				
Amounts owed by subsidiary companies	-	-	4,552	4,552
Amounts recoverable on contracts	1,167	1,419	-	-
Other debtors	151	-	-	-
	<u>£1,318</u>	<u>£1,419</u>	<u>£4,552</u>	<u>£4,552</u>

16. Creditors - Amounts Falling Due Within One Year

	Group		Company	
	2009 £000	2008 £000	2009 £000	2008 £000
Bank loans and overdrafts (see note 17)	22,408	11,598	31,329	16,512
Deferred financing costs	(645)	(1,151)	(645)	(1,151)
Payments received on account	10,883	20,338	-	-
Obligations under hire purchase contracts	249	480	-	-
Trade creditors	1,744	3,233	-	-
Amounts owed to subsidiary companies	-	-	-	6
Other loans	888	50	838	-
Corporation tax	317	94	-	-
Other taxation	430	510	-	-
Social security costs	286	309	-	-
Other creditors	1,075	1,390	-	-
Accruals	15,033	16,103	164	487
	<u>£52,668</u>	<u>£52,954</u>	<u>£31,686</u>	<u>£15,854</u>

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

17. Creditors - Amounts Falling Due After More Than One Year

	Group		Company	
	2009 £000	2008 £000	2009 £000	2008 £000
Accruals and deferred income	1,403	1,984	-	-
Instalments due under hire purchase contracts	36	269	-	-
Bank loans	17,822	34,260	17,822	34,260
Deferred financing costs	(729)	(1,374)	(729)	(1,374)
	<u>£18,532</u>	<u>£35,139</u>	<u>£17,093</u>	<u>£32,886</u>

Included in the above are amounts repayable by instalments

Between one and two years	6,705	11,325	6,669	11,079
Between two and five years	10,424	21,248	10,424	21,225
After more than five years	-	582	-	582
	<u>£17,129</u>	<u>£33,155</u>	<u>£17,093</u>	<u>£32,886</u>

Obligations under hire purchase contracts

	Group	
	2009 £000	2008 £000
Amounts payable within		
one to two years	36	246
two to five years	-	23
	<u>£36</u>	<u>£269</u>

The Company's loans bear interest at various rates which fluctuate in line with LIBOR. At the end of the period the rate on each loan was as follows

LIBOR loans £000	Interest rate
£17,000	2.54%
£12,000	5.67%
£5,000	7.67%

The bank loans are secured by fixed charges over the group's land and work in progress, an unlimited debenture over its assets and "key man" policies over the lives of four group directors

The obligations under hire purchase contracts are secured by related assets and bear finance charges which fluctuate in line with bank base rate. At the period end effective interest rates ranged from 3.75% to 5.75% per annum

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

18 Share Capital

	Authorised	Allotted and issued		
	£000	Fully paid £000	Partly paid £000	Total £000
2009				
"A" Ordinary shares of 10p each	414	339	3	342
"B" Ordinary shares of 10p each	310	310	-	310
"C" Ordinary shares of 10p each	310	310	-	310
	<u>£1,034</u>	<u>£959</u>	<u>£3</u>	<u>£962</u>
2008				
"A" Ordinary shares of 10p each	414	330	-	330
"B" Ordinary shares of 10p each	310	310	-	310
"C" Ordinary shares of 10p each	310	310	-	310
	<u>£1,034</u>	<u>£950</u>	<u>-</u>	<u>£950</u>

The "A" ordinary shares are non-voting, the "B" ordinary shares carry 80.01% of the voting rights and the "C" ordinary shares carry 19.99% of the voting rights. All shares rank equally in the event of a winding up and for the receipt of dividends.

The company has granted various options to directors of subsidiary companies and senior employees within the group to acquire shares in the company. The options create the right to acquire a number of shares detailed in the table below. 50% of each option may be exercised on or after a date 3 years from the date of grant and 50% on or after 3 years from the date of the first exercise.

Date of Grant	Number of options	Number of Shares	Price per share
7 March 2006	46	326,500	£2.00
3 July 2006	1	3,000	£2.00
5 July 2006	1	8,000	£2.00
20 July 2006	1	5,000	£2.00
9 March 2007	1	625	£2.36
13 March 2007	1	2,500	£2.36
16 March 2007	1	2,500	£2.36
19 March 2007	1	5,000	£2.36
27 June 2007	1	3,000	£2.36
19 December 2007	4	5,500	£2.88
3 January 2008	1	2,500	£2.88
4 January 2008	1	5,000	£2.88
10 January 2008	1	1,000	£2.88
8 April 2008	1	4,000	£2.88
1 November 2008	7	33,000	£2.88

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

19. Reconciliation of Movements in Shareholders' Funds

	Group		Company	
	2009 £000	2008 £000	2009 £000	2008 £000
(Loss) profit for the year	(536)	262	1,154	2,342
Other recognised losses relating to the year	<u>(2,001)</u>	<u>(716)</u>	<u>-</u>	<u>-</u>
Net (decrease) increase in shareholders' funds	(2,537)	(454)	1,154	2,342
Issue of ordinary shares of 10p each	225	77	225	77
Redemption of ordinary shares of 10p each	-	(236)	-	(236)
Opening shareholders' funds	<u>12,391</u>	<u>13,004</u>	<u>14,657</u>	<u>12,474</u>
Closing shareholders' funds	<u>£10,079</u>	<u>£12,391</u>	<u>£16,036</u>	<u>£14,657</u>

20. Minority interests

	Group	
	2009 £000	2008 £000
At 30 September 2008	17	-
Profit on ordinary activities after taxation	<u>5</u>	<u>17</u>
At 30 September 2009	<u>£22</u>	<u>£17</u>

The minority interest relates to a 50% investment in Beacon Plant Hire (Southern) Limited

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

21. Reserves

Group

	Share Premium Account £000	Capital Redemption Reserve £000	Profit and Loss Account £000	Total £000
At 30 September 2008	1,875	10	9,556	11,441
Premium arising on the issue of 425,388 ordinary shares of 10p each	213	-	-	213
Retained loss for the year	-	-	(536)	(536)
Actuarial loss recognised in STRGL	-	-	(2,001)	(2,001)
At 30 September 2009	<u>£2,088</u>	<u>£10</u>	<u>£7,019</u>	<u>£9,117</u>

Of the total amount of reserves, £2,098,000 (2008 - £1,885,000) is not available for distribution

Company

	Share Premium Account £000	Capital Redemption Reserve £000	Profit and Loss Account £000	Total £000
At 30 September 2008	1,875	10	11,822	13,707
Premium arising on the issue of 425,388 ordinary shares of 10p each	213	-	-	213
Retained profit for the year	-	-	1,154	1,154
At 30 September 2009	<u>£2,088</u>	<u>£10</u>	<u>£12,976</u>	<u>£15,074</u>

Of the total amount of reserves, £2,098,000 (2008 - £1,885,000) is not available for distribution

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

22. Contingent Liabilities

The company has given an unlimited guarantee to its bankers for monies due to the bank by the company's subsidiary undertakings. No liability is expected to arise.

23. Pension Commitments

Defined contribution schemes

The group contributes to defined contribution schemes in respect of certain directors and employees. The assets of the schemes are held separately from those of the group in independently administered funds. The pension cost charge represents contributions payable by the group to the fund and amounted to £245,836 (2008 - £261,824).

Defined benefit scheme

The group's defined benefits scheme was closed to future accrual of benefits on 30 September 2009, with all active members at that date becoming deferred members. As a result an assumption is not required for salary increases this year as the linkage of benefits to salary increases has been broken. Members' accrued benefits will be revalued to retirement in line with inflation. This has resulted in a curtailment charge of £897,000. The pension cost is assessed in accordance with the advice of a qualified actuary using the projected unit method. The last full actuarial assessment of the scheme was as at 30 September 2006.

The total pension cost for the group was £1,449,000 (2008 - £757,000).

At the date of the last actuarial valuation, the market value of the assets of the scheme was £19,794,000 and the actuarial value of the assets was sufficient to cover 90% of the benefits that had accrued to members.

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

23. Pension Commitments (continued)

The major assumptions used by the Actuary were

	30 September 2009 % pa	30 September 2008 % pa	30 September 2007 % pa
Price inflation	3.2	3.6	3.5
Rate of increase in pay			
- Executives and directors	n/a	2.6	2.5
- Staff	n/a	2.6	2.5
Rate of increase of pensions in payment			
- Pre 6 April 1997	0.0	0.0	0.0
- Post 6 April 1997	3.2	3.6	3.5
Rate of increase for deferred pensioners	3.2	3.6	3.5
Discount rate	5.5	7.0	5.9

The assets in the scheme are held in Managed Funds and Unit Trusts operated by F & C Asset Management. The fair value of the assets held and the expected rates of return assumed are as follows

	Expected rate of return year commencing 30 September 2009	Value at 30 September 2009 £000	Expected rate of return year commencing 30 September 2008	Value at 30 September 2008 £000	Expected rate of return year commencing 30 September 2007	Value at 30 September 2007 £000
Equities	6.50% pa	15,547	7.20% pa	13,200	7.40% pa	17,669
Bonds	4.50% pa	5,175	5.50% pa	4,607	5.40% pa	3,887
Property	6.50% pa	111	7.20% pa	65	7.40% pa	79
Cash	0.50% pa	1,377	5.00% pa	625	5.75% pa	847
Total value of assets		<u>£22,210</u>		<u>£18,497</u>		<u>£22,482</u>

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

23. Pension Commitments (continued)

The historical funding position of the scheme measured in accordance with FRS17 was as follows:

	At 30 September 2009 £000	At 30 September 2008 £000	At 30 September 2007 £000
Total market value of assets	22,210	18,497	22,482
Present value of scheme liabilities	(22,456)	(15,814)	(19,599)
(Deficit) surplus in scheme	(246)	2,683	2,883
Related deferred tax asset (liability)	69	(752)	(807)
Net Pension (liability) asset	£(177)	£1,931	£2,076

Analysis of the amount charged to operating profit

	2009 £000	2008 £000	2007 £000
Current service cost	552	757	747
Curtailment charge	897	-	-
	<u>£1,449</u>	<u>£757</u>	<u>£747</u>

Analysis of the amount credited to other finance income

	2009 £000	2008 £000	2007 £000
Expected return on pension scheme assets	1,277	1,560	1,297
Interest on pension scheme liabilities	(1,124)	(1,133)	(916)
	<u>£153</u>	<u>£427</u>	<u>£381</u>

Analysis of amount recognised in statement of total recognised gains and losses (STRGL)

	2009 £000	2008 £000	2007 £000
Actual return less expected return on pension scheme assets	1,316	(5,204)	434
Experience gain arising on the scheme liabilities	128	528	91
Change in assumptions underlying the present value of the scheme liabilities	(4,223)	3,668	(749)
Actuarial loss recognised in STRGL	£(2,779)	£(1,008)	£(224)

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

23. Pension Commitments (continued)

Movements in surplus during the year

	2009 £000	2008 £000	2007 £000
Surplus in scheme at beginning of the year	2,683	2,883	2,583
Movement in period			
Current service cost	(552)	(757)	(747)
Curtailment charge	(897)	-	-
Contributions	1,146	1,138	890
Other finance income	153	427	381
Actuarial (loss) gain	<u>(2,779)</u>	<u>(1,008)</u>	<u>(224)</u>
(Deficit) / surplus in scheme at end of the year	<u>£(246)</u>	<u>£2,683</u>	<u>£2,883</u>

History of experience gains and losses

	Year ended 30 September 2009 £000	Year ended 30 September 2008 £000	Year ended 30 September 2007 £000
Difference between the expected and actual return on scheme assets:			
Gain (loss)	<u>£1,316</u>	<u>£(5,204)</u>	<u>£434</u>
Percentage of scheme assets	<u>5.9%</u>	<u>28.1%</u>	<u>1.9%</u>
Experience gains and losses on scheme liabilities:			
Gain	<u>£128</u>	<u>£528</u>	<u>£91</u>
Percentage of the present value of the scheme liabilities	<u>0.6%</u>	<u>3.3%</u>	<u>0.5%</u>
Total amount recognised in statement of recognised gains and losses:			
Loss	<u>£(2,779)</u>	<u>£(1,008)</u>	<u>£(224)</u>
Percentage of the present value of the scheme liabilities	<u>12.4%</u>	<u>6.4%</u>	<u>1.1%</u>

Rydon Holdings Limited

Notes to the Financial Statements For the year ended 30 September 2009

23. Pension Commitments (continued)

Total pension costs charged to the consolidated profit and loss account

	2009 £000	2008 £000	2007 £000
Current service cost of defined benefit scheme	552	757	747
Curtailment charge on closure of defined benefit scheme	897	-	-
Contributions to defined contribution scheme	246	262	228
	<u>£1,695</u>	<u>£1,019</u>	<u>£975</u>

24. Other Financial Commitments

At 30 September 2009 the group was committed to making the following payments under non-cancellable operating leases in the year to 30 September 2010

	Land and Buildings	
	2009 £000	2008 £000
Leases due to expire		
In less than one year	29	54
In two to five years	-	79
After 5 years	646	562
Total	<u>£675</u>	<u>£695</u>

22. Related Party Transactions

During the year the Group invoiced the following amounts to joint venture companies for work carried out in the ordinary course of business

Ryhurst Newton Abbot Limited	£2,868,000
RSRM (Redcar and Cleveland) Ltd	£72,000

Amounts owed by joint venture companies are disclosed in note 15. These amounts all relate to trading balances.

23. Post Balance Sheet Events

In May 2010 the group completed the renewal of its revolving credit facility and its working capital facility with its bankers, Bank of Scotland. These facilities, for £25m and £10m respectively, extend to the end of December 2013.