

Lend Lease Infrastructure Holdings (EMEA) Limited

Registered number 5804271

Directors' Report and Financial Statements

Year ended 30 June 2011

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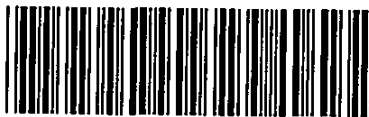
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Director's Report and Financial Statements

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Directors' Report

The Directors present their annual report and the audited financial statements for the year ended 30 June 2011

Principal activities

The principal activity of the Company is to act as a holding company for the Lend Lease Infrastructure group, and to hold investments in the group's Public Private Partnership (PPP) activities

The Company is a limited liability company incorporated and domiciled in the United Kingdom. The address of its registered office is 142 Northolt Road, Harrow, Middlesex HA2 0EE

These financial statements were authorised for issue by the Board of Directors on 13 January 2012

Business review and future developments

During the year the Company injected further loan stock of £13,328,723 in Lancashire Waste as part of its ongoing commitments to fund the project

On 20 April 2011 the Company reached financial close on the South Tyne & Wear Waste Project

On 5th July 2010, the UK Government announced the cancellation of the Building Schools for the Future (BSF) programme. This has resulted in a smaller pipeline of projects than was anticipated. The working capital loan to Birmingham LEP Company Limited, funded via Birmingham Schools PSP Phase 1A Limited (formerly Catalyst Education (Birmingham) Limited) will also be restricted with its decreased role in partnerships with the Council. Due to this there was a write down of the working capital loan to the Birmingham LEP of £3,558,548 during the current year

The Company successfully completed the sale of a significant part of its investment portfolio to the Lend Lease PFI/PPP Infrastructure Fund achieving a sales price of £82,444,161 of which £5,729,142 is deferred. The Company also completed the sale of its investment in Roehampton hospital and achieved a sales price of £5,146,829. The sale of the investments is set out in "Note 4 Other Income". The sale of the assets is in line with the company's strategy of recycling its capital in order to continue investment in new projects

The Company will continue to act as a holding company for the Lend Lease Infrastructure group and will provide the equity required under the existing PPP agreements, as well as provide equity for any future projects secured by the Lend Lease Infrastructure group

The Company's activities expose it to financial risks in the form of market risk including foreign exchange risk, price and credit risk. These risks have been addressed and mitigated as set out in "Note 22 Financial Risk Management"

Results and dividends

The results of the Company for the year are set out in the income statement on page 6. The results and the position of the Company at the year end are in line with the expectations of the Directors

The Directors do not recommend a final dividend for the year (2010: £nil) and no interim dividend was paid during the year (2010: £nil)

Directors and Directors' interests

The Directors who held office during the year were as follows

D J Lewis (resigned 1 October 2010)

G Kondo (appointed 25 November 2010, resigned 4 October 2011)

G D Taylor (resigned 27 January 2011)

A J Watson (resigned 31 May 2011)

None of the Directors who held office at the end of the financial period had any disclosable interest in group undertakings as recorded in the register of Directors' interests

Directors' Report (continued)

Appointment of Directors

Subsequent to the year end, the following directors were appointed

B O'Rourke (appointed 10 August 2011)

S K Grist (appointed 26 August 2011)

N M Davy (appointed 8 November 2011)

L Gledhill (appointed 8 November 2011)

N Martin (appointed 8 November 2011)

H Miller (appointed 8 November 2011)

Creditor Payment Policy

The Company's policy is to pay suppliers in accordance with terms and conditions agreed when orders are placed. Where payment terms have not been specifically agreed, then the invoices received each calendar month are paid close to the end of the following month. This policy is understood by the purchasing and financing departments. The Company has procedures for dealing promptly with complaints and disputes. The Company had no outstanding payables to external suppliers at the Balance Sheet date.

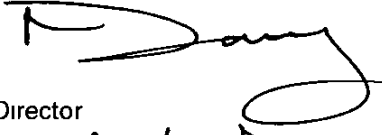
Disclosure of information to auditors

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 they ought to have taken as a Director to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

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 the office.

By order of the board


Director
Nicola Davy
13/01/2012

20 Triton Street
Regent's Place
London
NW1 3BF

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 IFRSs as adopted by the EU and applicable law.

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 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 they have been prepared in accordance with IFRSs as adopted by the EU, 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 adequate accounting records that are sufficient to show and explain the Company's transactions and 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 2006. 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.

Independent Auditor's Report to the Members of Lend Lease Infrastructure Holdings (EMEA) Limited

We have audited the financial statements of Lend Lease Infrastructure Holdings (EMEA) Limited ("the Company"), for the year ended 30 June 2011 set out on pages 6 to 20. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the EU.

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 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

As explained more fully in the Directors' Responsibilities Statement set out on page 4, 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, and express an opinion on, 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

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/private/cfm

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the Company's affairs as at year ended 30 June 2011 and of its profit for the year then ended,
- have been properly prepared in accordance with IFRSs as adopted by the EU, 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 Auditor's Report to the Members of Lend Lease Infrastructure Holdings (EMEA) 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, or returns adequate for our audit have not been
- the 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



William Meredith (Senior Statutory Auditor)

13 January 2012

For and on behalf of KPMG LLP, Statutory Auditor

Chartered Accountants

KPMG LLP
15 Canada Square
Canary Wharf
London
E14 5GL

Income Statement for the year ended 30 June 2011

	Note	2011 £'000	2010 £'000
Revenue			
Dividend income from shares in joint ventures	1,3	1,527	3,251
Interest income from loans to joint ventures	1,3	8,831	9,004
Other Income from joint ventures	1,3	73	350
		10,431	12,605
Other Income	4	49,403	16,424
Other provisions		(3,911)	(7,215)
Other expenses	5	(4,811)	-
Administrative Expenses		-	(48)
Operating Profit	5	51,112	21,766
Finance Income		441	-
Finance costs	8	(1)	(1,035)
Profit before income tax		51,552	20,731
Income Tax Expense	9	(3,122)	(2,316)
Profit for the year		48,430	18,415

There is no material difference between the result disclosed in the income statement and the result given on an unmodified historical cost basis

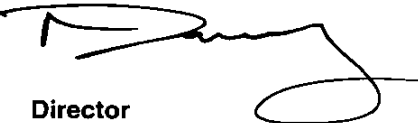
The notes to and forming part of these financial statements are set out on pages 10 to 20

**Balance Sheet
 as at 30 June 2011**

	Note	2011 £'000	2010 £'000
Assets			
Non current assets			
Investments in subsidiary and joint ventures	10	17,519	8,291
Loans and other receivables	11	67,748	81,003
		85,267	89,294
Current assets			
Trade and other receivables	12	56,126	9,664
Cash and cash equivalents	13	2,817	1,857
		58,943	11,521
Total Assets		144,210	100,815
Current liabilities			
Trade and other payables	14	(13,485)	(6,066)
Provisions	15	(7,403)	(7,215)
		(20,888)	(13,281)
Non-current liabilities			
Related party loans	21	-	(12,642)
		-	(12,642)
Total liabilities		(20,888)	(25,923)
Net Assets		123,322	74,892
Capital and reserves			
Ordinary shares	16	42,773	42,773
Retained earnings	17	80,549	32,119
Total Equity		123,322	74,892

The notes on pages 10 to 20 are an integral part of these financial statements

The financial statements were authorised for issue by the board of Directors on 13 January 2012 and were signed on its behalf


 Director
 NICOLA DAVY

Cash Flow Statement for the year ended 30 June 2011

	Note	2011 £'000	2010 £'000
Cash flows from operating activities			
Cash generated from operations	19	7,037	10,353
Interest paid		(1)	-
Net cash generated from operating activities		7,036	10,353
Cash flows from investing activities			
Acquisition of equity investments in joint ventures		(13,661)	(48)
Disposal of equity investments in joint ventures		79,562	23,900
Acquisition and injection of loan stock in joint ventures		(13,329)	(12,509)
Loan stock repayments received from associates		21	154
Loans granted to related parties		(1,160)	-
Loans repayments to related parties		(181)	-
Net cash generated from investing activities		51,252	11,497
Cash flows from financing activities			
Repayment of loan received from parent undertaking		(80,000)	(21,742)
Repayments of borrowings		(12,669)	-
Acquisition of loan from parent undertaking		35,341	-
Net cash generated from financing activities		(57,328)	(21,742)
Net increase in cash and cash equivalents		960	108
Cash and cash equivalents at beginning of year		1,857	1,749
Cash and cash equivalents at end of year	13	2,817	1,857

The notes on pages 10 to 20 are an integral part of these financial statements

**Statement of Recognised Income and Expense
 for the year ended 30 June 2011**

	Note	Ordinary Share Capital £'000	Retained earnings £'000	Total equity £'000
Balance at 1 July 2009 (£1 ordinary share)		42,773	13,704	56,477
Profit for the year		-	18,415	18,415
Balance at 30 June 2010		42,773	32,119	74,892
Profit for the year		-	48,430	48,430
Balance at 30 June 2011		42,773	80,549	123,322

The notes on pages 10 to 20 are an integral part of these financial statements

Notes to the Financial Statements (continued)

1. Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

1.1 Basis of preparation

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

The financial statements have been prepared with International Financial Reporting Standards (IFRS) and IFRIC interpretations as adopted by the European Union and with those parts of the Companies Act 2006 applicable to companies under IFRS.

The Company is not required to prepare consolidated financial statements under section 400 of the Companies Act 2006 and IAS 27 – "Presentation of Consolidated Financial Statements" as it is a subsidiary of another entity that prepares consolidated financial statements. As such, the results presented here are for the Company as an individual undertaking and not of its Group.

The financial statements have been prepared under the historical cost convention and on a going concern basis.

1.2 Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable in the ordinary course of business.

a) *Interest income*

Interest income is recognised on a time proportionate basis using the effective interest method.

b) *Dividend income*

Dividend income is recognised when the right to receive payment is established.

c) *Other income*

Other income is recognised when the right to receive payment is established.

1.3 Investments

Equity investments in subsidiaries, joint ventures and associated undertakings are stated at cost less impairment. Adjustments are made to the carrying value to reflect the net realisable value of the investment where these are lower than cost. Management conducts impairment reviews annually.

1.4 Financial Assets

Classification

The Company classifies its financial assets in the following categories: at fair value through profit or loss, loans and receivables, and available-for-sale. The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition.

Recognition and measurement

Loan stock investments are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, less provision for impairment.

Notes to the Financial Statements (continued)

1.5 Trade payables

Trade payables are recognised at fair value and comprise amounts payable to group undertakings. Group tax relief payable is recognised only where there are sufficient gains across the group to utilise the loss relief.

1.6 Cash and cash equivalents

Cash and cash equivalents comprise cash in hand and at bank. Bank overdrafts are shown within borrowings in current liabilities on the balance sheet.

1.7 Foreign currency translation

Transactions in currencies other than the entity's functional currency (foreign currencies) are initially recorded at the rates of exchange prevailing on the date of the transaction. At each subsequent balance sheet date assets and liabilities denominated in foreign currencies are translated into sterling at rates of exchange ruling at the end of the financial period. Foreign exchange differences are taken to the income statement in the period in which they arise. All exchange differences arising are dealt with in the income statement.

1.8 Current and deferred income tax

The tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and further excludes items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all temporary differences that have originated but not reversed at the balance sheet date. Temporary differences are differences between the tax base assets and liabilities and their carrying amounts in the financial statements. Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the temporary differences are expected to reverse based on tax rates and laws that have been enacted or subsequently enacted by the balance sheet date. Deferred tax assets are not recognised to the extent that the transfer of economic benefits in future is uncertain. Deferred tax assets and liabilities recognised have not been discounted.

1.9 Provisions

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

1.10 Finance Costs

Finance expenses comprise interest expense on borrowings. Interest expense is calculated based on the terms of the loan agreements and recognised as incurred.

Notes to the Financial Statements (continued)

2 Critical accounting estimates and judgements

The preparation of financial statements under IFRS requires management to make estimates and assumptions that affect amounts recognised for assets and liabilities at the balance sheet date and the amounts of revenue and expenses incurred during the reporting period. Actual outcomes may therefore differ from these estimates and assumptions.

3. Segment Information

The Company is a parent undertaking in the United Kingdom. All of its investments relate to operations located in the United Kingdom, and accordingly all of its results are in that one segment.

4. Other Income

The other income of £49,403k relates to the profit made on sale of the following investments

	Date of sale	Consideration £'000	Profit on sale £'000
Calderdale Royal Hospital	09-Dec-10	10,181	3,430
Worcestershire Royal Hospital	09-Dec-10	9,305	8,452
Hexham General Hospital	09-Dec-10	4,214	2,261
Burnley General Hospital	09-Dec-10	2,231	1,247
Bexley Wing, St James's University Hospital, Leeds	09-Dec-10	16,930	7,046
Lincolnshire Schools	09-Dec-10	1,483	238
Newcastle Schools	09-Dec-10	2,879	1,031
Lilian Baylis Technology School, Lambeth	09-Dec-10	1,022	203
National Maritime College, Cork	09-Dec-10	4,356	2,150
Lancashire BSF Phase 1	09-Dec-10	4,677	1,555
Lancashire BSF Phase 2	09-Dec-10	2,279	715
HM Treasury - EP1	09-Dec-10	7,671	6,070
HM Revenue & Customs - EP2	09-Dec-10	8,338	6,407
Lancashire Schools Phase 2A	09-Dec-10	3,351	3,352
Lancashire Schools Phase 3	09-Dec-10	2,378	612
Deferred payment for Fund setup costs	09-Dec-10	1,150	1,150
Total of investments sold to Fund		82,445	45,919
Roehampton Hospital	05-Nov-10	5,147	3,484
Total for the year		87,592	49,403

5 Operating profit

The results for the year relate to interests in joint ventures.

An indemnity loss of £4,810,657 (2010: £nil) was recognised for operating losses incurred on Global Renewables Lancashire Waste.

Auditor's remuneration of £31,000 (2010: £31,000) has been borne by the Company's subsidiary undertaking.

6. Remuneration of Directors

The Directors did not receive any remuneration from the Company for their services during the year (2010: £nil).

Notes to the Financial Statements (continued)

	2011 £'000	2010 £'000
7. Staff Numbers and Costs		
The Company is a parent undertaking in the United Kingdom. All of its investments relate to operations located in the United Kingdom, and accordingly all of its results are in that one segment. The Company has nil (2010: nil) staff members.		
8. Finance costs		
Interest payable to group undertakings	<u>1</u>	<u>1,035</u>
9. Tax On Profit On Ordinary Activities		
a) Analysis Of Charge In The Year		
Current tax (note 7(b))	3,122	2,316
Deferred tax	-	-
Income tax expense	<u>3,122</u>	<u>2,316</u>
b) Factors Affecting Tax Charge For Period		
The tax assessed differs from the application of the standard rate of corporation tax in the UK (rate of 27.5% effective during the year) to the Company's accounting profit before taxation for the following:		
Profit on ordinary activities before tax	<u>51,552</u>	<u>20,731</u>
Profit on ordinary activities multiplied by standard rate of corporation tax	14,177	5,805
Tax effects of:		
- Income not subject to tax	(12,130)	(5,509)
- Expenses not deductible for tax purposes (note 12)	<u>1,075</u>	<u>2,020</u>
Total tax charge for the year (note 7 (a))	<u>3,122</u>	<u>2,316</u>
c) Factors that may affect future tax charges		
The Chancellor has announced that the UK corporation tax rate will reduce from 28% to 23% over a period of four years by April 2014. The first reduction from 28% to 26% was substantively enacted on 29 March 2011 and was effective from 1 April 2011. The reduction in the UK corporation tax rate from 26% to 25% was substantively enacted on 5 July 2011 and is effective from 1 April 2012. This will reduce the Company's future current tax charge accordingly and the impact has not yet been estimated.		

Notes to the Financial Statements (continued)

10 Investments

	Cash Investment £'000	Shares in subsidiary £'000	Shares in joint ventures £'000	Total £'000
Cost				
At beginning of year	-	5	8,289	8,294
Additions	13,661	-	-	13,661
Disposals	-	(2)	(4,431)	(4,433)
At end of the year	13,661	3	3,858	17,522
Provisions / amortisation				
At beginning of year	-	(3)	-	(3)
Provision made during the year	-	-	-	-
At end of the year	-	(3)	-	(3)
Net book value				
At 30 June 2011	13,661	-	3,858	17,519
At 30 June 2010	-	2	8,289	8,291

The principal companies in which the Company's interest is more than 10% are as follows

	Country of registration or incorporation	Principal activity	Percentage of ordinary shares held
Subsidiary			
Lend Lease Infrastructure (EMEA) Limited	England and Wales	PFI holding company	100%
Birmingham Schools PSP Phase 1A Limited	England and Wales	PFI holding company	100%
EP3 Holdings Limited	England and Wales	PFI holding company	100%

Joint ventures

Catalyst Higher Education (Sheffield) Holdings Limited	England and Wales	PFI holding company	50%
Global Renewables Lancashire Holdings Limited	England and Wales	PFI holding company	50%
Catalyst Healthcare (UK) Limited	England and Wales	Dormant	33%
Catalyst Healthcare Limited	England and Wales	Dormant	33%
Sita South Tyne & Wear Holdings Limited	England and Wales	PFI holding company	35%

In the financial year the following investments were sold to the fund

Catalyst Investment Holdings Limited	England and Wales	PFI holding company	50%
EP2 Limited	England and Wales	Dormant	43%

In the financial year the following acquisitions were made

- an additional 50% share in EP3 holdings limited at no additional cost
- a 35% share in Sita South Tyne & Wear Holdings Limited for £3,500

In the opinion of the Directors the investments in and amounts due from the Company's subsidiary and joint ventures are worth at least the amounts at which they are stated in the balance sheet

Notes to the Financial Statements (continued)

	2011 £'000	2010 £'000
11. Non current loans and other receivables		
Loans to related parties (note 21d)	57,314	73,836
Accrued interest on loans to related parties (note 21d)	10,434	7,167
	<u>67,748</u>	<u>81,003</u>
Loans to related parties represent long term loan investments in joint ventures (note 21)		
12. Trade and other receivables		
Other debtors	1,150	-
Accrued interest income from related parties (note 21d)	1,250	1,725
Loans to related parties (note 21e)	53,726	7,939
	<u>56,126</u>	<u>9,664</u>
The ageing of accrued interest income at the reporting date was		
Not past due	890	536
Past due 0-90 days	-	-
More than 90 days	360	1,189
	<u>1,250</u>	<u>1,725</u>
The Directors believe that no impairment allowance is necessary in respect of trade receivables		
13. Cash and cash equivalents		
Cash at bank and on hand	2,817	1,857
	<u>2,817</u>	<u>1,857</u>
14. Trade and other payables		
Amounts payable to group undertakings	11,016	6,066
Amount payable to Global Renewables Lancashire Waste	2,469	-
	<u>13,485</u>	<u>6,066</u>
Details of interest and repayment terms attached to these amounts are provided in note 21		
15. Provisions		
Current Provisions	7,403	7,215
	<u>7,403</u>	<u>7,215</u>
This is a indemnity provision for operating losses incurred on Global Renewables Lancashire Waste for odour deductions and financing costs		

Notes to the Financial Statements (continued)

	2011 £'000	2010 £'000
16 Ordinary Share Capital		
Authorised Share Capital		
The authorised share capital is £50,000,000 consisting of 50,000,000 Ordinary Shares of £1 each		
Allotted, called up and fully paid 42,772,560 ordinary shares of £1 each	<u>42,773</u>	<u>42,773</u>
The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company		
17 Reserves		
Retained Earnings		
At beginning of year	32,119	13,704
Profit for the year	<u>48,430</u>	<u>18,415</u>
At the end of the year	<u>80,549</u>	<u>32,119</u>
18 Events after the reporting period		
On 30 September 2011, the Company completed the sale of Manchester Hospital to the Lend Lease PFI/PPP Infrastructure Fund achieving a sales price of £23,368,627		
19. Cash Flows From Operating Activities		
Cash flows from operating activities		
Net profit	48,430	18,415
Adjustments for		
- Tax charge	3,122	2,316
- Sale of equity accounted investment	(49,403)	(16,424)
- Finance costs	1	1,035
- Interest received	(441)	-
- Indexation and other non-cash	(1,247)	(298)
Changes in working capital:		
(Decrease)/Increase in amounts due by related parties	(1,725)	6,658
Increase/(Decrease) in prepayments and accrued income	3,911	(1,349)
Increase in other payables	<u>4,389</u>	<u>-</u>
Cash generated from operating activities	<u>7,037</u>	<u>10,353</u>
20. Commitments		
As at 30 June 2011, the Company was contractually committed to pay £21,049,718 (2010 £33,070,000)		
All commitments relate to investment commitments to the following PPP investments		
- Birmingham Schools PSP Phase 1B Ltd	2,612	-
- Waste 2 Resources - Project Lancashire LLP	5,037	33,070
- Sita South Tyne & Wear Holdings	<u>13,400</u>	<u>-</u>
Total commitments	<u>21,049</u>	<u>33,070</u>

Notes to the Financial Statements (continued)

2011	2010
£'000	£'000

21. Related Party Transactions

The following transactions were carried out with related parties

a) Acquisition of interests in subsidiary and joint ventures

During the year the Company injected further loan stock of £12,509,445 into Lancashire Waste as part of its ongoing commitments to fund the project

b) Income from joint ventures

Revenue includes income from joint ventures as follows

Dividend income from shares in joint ventures	1,527	3,251
Interest income from loans to joint ventures	9,218	9,004
Other income from joint ventures	-	350

Interest on loans is earned at effective rates between 9% and 13% per annum

c) Finance costs

Finance costs during the current year represent interest payable on certain balances with group undertakings. Interest is charged at LIBOR plus margin of 1.5%

d) Loans to joint ventures

Opening balance	82,728	75,551
Loan notes acquired in the year	-	-
Loan notes disposed in the year	(28,019)	(6,888)
Loans advanced during the year	14,489	12,397
Effective interest adjustment	-	26
Interest charged	8,831	9,004
Interest received	(6,038)	(7,065)
Other income charged	-	350
Other income received	-	(334)
Indexation on indexed linked loans	1,067	(279)
Capital repayments	(21)	(34)
Loan Repayments	(479)	-
Provision for unrecoverability of loan	(3,559)	-
At 30 June 2011	68,999	82,728
Analysed as		
Non current loans (note 11)	57,314	73,836
Accrued interest on loans – Non current (note 11)	10,434	7,167
Accrued interest on loans – Current (note 12)	1,250	1,725
	68,998	82,728

These loans bear effective interest rates between 9% and 13% per annum

Notes to the Financial Statements (continued)

	2011 £'000	2010 £'000
e) Other year-end balances with related parties comprise:		
Amounts payable to group undertakings (note 14)	11,016	6,066
Amounts receivable from group undertakings (note 12)	53,726	7,939
Long term loan from group undertaking	-	(12,642)
Provisions in relation to joint ventures and associates	(7,403)	(7,215)

Included in amounts receivable from undertakings is a loan receivable of £53,726,370 (2010 loan receivable £7,939,468) which bears interest at LIBOR plus margin of 1.5% per annum. The amounts payable balance relate to Group Relief payable to associated group companies. This liability is recognised only where there are sufficient losses across the group to utilise the loss relief.

The long term loan from group undertaking bears interest at 7.75% per annum, and was fully repaid in June 2011.

22. Financial Risk Management

The Company's activities expose it to financial risks in the form of market risk including foreign exchange risk, price risk and credit risk. The Company's risk management programme seeks to minimise potential adverse effects on the Company's financial performance.

Foreign currency risk

Foreign currency risk is the risk that the value of a financial commitment, a recognised asset or liability will fluctuate due to changes in foreign currency rates.

The Company operates predominantly within the UK such that its exposure to currency risk is considered to be minimal with only a small proportion of items both in terms of volume and value transacted in a foreign currency. As a result, there are no hedges in place with respect to any potential

The Company's material exposure to foreign currency is set out below.

	Local Currency €'000	Total £'000
30 June 2011		
Investments in subsidiary and joint ventures	21	17
Loans and other receivables	2,734	2,187
Net Asset Exposure	2,755	2,204
30 June 2010		
Investments in subsidiary and joint ventures	21	17
Loans and other receivables	2,737	2,187
Net Asset Exposure	2,758	2,204

The following significant exchange rates applied during the year

GBP/EUR

2011	1.113
2010	1.250

The Company does not consider that it has material exposure to changes in the exchange rates at the year-end reporting date.

Notes to the Financial Statements (continued)

Credit risk

Credit risk is the risk of financial loss to the Company if a customer fails to meet its contractual obligations, and arises principally from the Company's trade receivables

The Company has no significant concentrations of credit risk. Credit risk is managed by limiting the aggregate exposure to any one individual counterparty, taking into account its credit rating. Such counterparty exposures are regularly reviewed and adjusted as necessary. The main financial asset that the Company holds is in the form of loan stock and loan stock interest receivable from joint ventures, with fixed payment and redemption terms. The Company recognises no impairment to trade receivables.

The maximum exposure to credit risk at the balance sheet date on financial assets recognised in the balance sheet equals the carrying amount, net of any impairment.

Price risk

The Company does not have significant equity investments or investments in commodities and does not consider itself to be exposed to any significant equity, commodity or other price risk.

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument or future cash flow associated with the instrument will fluctuate due to changes in the market interest rates. The only financial instruments that the Company holds and are subject to interest rate risk are financial assets and liabilities in the form of loans to and from joint ventures. Repayment and interest rate terms of the financial liabilities are disclosed in Note 21. Repayment and interest rate terms of the loans receivable are also fixed.

Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as and when they fall due. The Company has a loan facility with Lend Lease Europe Finance plc to meet short term financing needs. Typically the Company ensures that it has sufficient cash on demand to meet expected operational expenses for a period of 60 days, including the servicing of financial obligations, which fall

The following are the contractual cash flow maturities of financial liabilities as at 30 June 2011

30 June 2011	Carrying Amount	Contractual Cash Flows	6 mths or less	6-12 mths	1-2 years	2-5 years	More than 5 years
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Non-derivative financial liabilities							
Trade and other payables – current	13,485	13,485	13,485	-	-	-	-
Related party loans – non current	-	-	-	-	-	-	-
Total	13,485	13,485	13,485	-	-	-	-

Notes to the Financial Statements (continued)

30 June 2010	Carrying Amount	Contractual Cash Flows	6 mths or less	6-12 mths	1-2 years	2-5 years	More than 5 years
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Non-derivative financial liabilities							
Trade and other payables – current	6,066	6,066	6,066	-	-	-	-
Related party loans – non current	12,642	12,642	-	12,642	-	-	-
Total	18,708	18,708	6,066	12,642	-	-	-

Net fair values of assets and liabilities

All financial instruments recognised on the balance sheet, including those instruments carried at amortised cost, are recognised at amounts that represent a reasonable approximation of fair value

Capital management

When investing capital, the Company's objective is to deliver strong shareholder returns and to continue to generate high levels of liquid assets in line with the Lend Lease Corporation capital management

The Company actively manages the working capital on a daily basis with periodic narrative and recommendations prepared for senior management on movements, risk, exceptions and tracking against business targets. The Company operates under a strict regime of contract billings and debtor payment cycle to maximise liquidity

There were no changes to the Company's approach to capital management during the year. The Company is not subject to externally imposed capital requirements

23. Ultimate parent undertaking and parent undertaking of larger group of which the Company is a member

The Company is a subsidiary undertaking of Lend Lease Construction Holdings (EMEA) Limited, which is registered in England and Wales. Its ultimate parent undertaking is Lend Lease Corporation Limited, which is incorporated in Australia.

The largest group in which the results of the Company are consolidated is that headed by Lend Lease Corporation Limited. The consolidated financial statements of this group may be obtained from Level 4, 30 The Bond, 30 Hickson Road, Millers Point, New South Wales, Australia 2000 or from its website at www.lendlease.com.au

The smallest group in which the financial statements of the Company are consolidated is that headed by Lend Lease Europe Holdings Limited, which is registered in England and Wales. The consolidated financial statements of this group may be obtained from the Registrar of Companies, Companies House, Crown Way, Mandy, Cardiff