

Registered in England No: 5935959

IIC MILES PLATTING FUNDING INVESTMENT LIMITED
DIRECTORS' REPORT AND CONSOLIDATED FINANCIAL
STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2015

TUESDAY



A51DFLEI

A07

23/02/2016

#332

COMPANIES HOUSE

IIC Miles Platting Funding Investment Limited

Contents

	Page
Directors' report	3
Statement of directors' responsibilities in respect of the directors' report and the financial statements	5
Independent auditor's report to the members of IIC Miles Platting Funding Investment Limited	6
Consolidated profit and loss account	7
Consolidated balance sheet	8
Company balance sheet	9
Consolidated cash flow statement	10
Notes to the financial statements	11

IIC Miles Platting Funding Investment Limited

Directors' report for the year ended 30 June 2015

The directors present their report and the audited financial statements of the Group for the year ended 30 June 2015.

Principal activity and business review

The company's principal activity is that of an intermediate investment company which provides funding to IIC Miles Platting Subdebt Limited in the form of loan stock, which in turn provides funding in the form of loan stock to Renaissance Miles Platting Limited.

The directors have reviewed the activities of the business for the year and the position as at 30 June 2015 and consider them to be satisfactory.

Results and dividends

The trading results for the year to 30 June 2015 and the Group's financial position at 30 June 2015 are shown in the attached financial statements. The Group made a profit during the year of £51,541 (2014: £68,453) and the shareholders' funds at 30 June 2015 show a surplus of £494,273 (2014: £442,732).

The directors do not recommend the payment of a dividend for the year ended 30 June 2015 (2014: £nil).

Directors

The directors of the company who held office during the year and to the date of this report are listed below:

P A Cartwright
V L Everett
T B Symes
J Hames

Strategic report

The Group has taken advantage of the exemption, under section 414B of the Companies Act 2006, from preparing a strategic report for the financial year.

IIC Miles Platting Funding Investment Limited

Directors' report for the year ended 30 June 2015 (*continued*)

Disclosure of information to the auditor

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 Group's auditor is unaware; and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the Group's auditor is aware of that information.

Auditor

RSM UK Audit LLP (formerly Baker Tilly UK Audit LLP) have indicated their willingness to be reappointed for another term and appropriate arrangements are being made for them to be deemed reappointed as auditors in absence of an Annual General Meeting.

Registered office:
Victoria House
Victoria Road
Chelmsford
United Kingdom
CM1 1JR

On behalf of the Board



P A Cartwright
Director

Approved by the directors on *22 Dec* 2015.

IIC Miles Platting Funding Investment Limited

Statement of directors' responsibilities in respect of the directors' report and the financial statements

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

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 the Group and of the profit or loss of the Group for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departure disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Group's and Company's transactions and disclose with reasonable accuracy at any time the financial position of the Group 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 Group and to prevent and detect fraud and other irregularities.

Independent auditor's report to the members of IIC Miles Platting Funding Investment Limited

We have audited the group and parent company financial statements (the "financial statements") on pages 7 to 21. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom 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 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 auditor

As more fully explained in the Directors' Responsibilities Statement set out on page 5, 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 Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at <http://www.frc.org.uk/auditscopeukprivate>.

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 June 2015 and of the group's profit for the year then ended;
- have been properly prepared in accordance with United Kingdom 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.

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; or
- the directors were not entitled to take advantage of the small companies exemption from the requirement to prepare a strategic report.

RSM UK Audit LLP

ANDREW ALLCHIN (Senior Statutory Auditor)

**For and on behalf of RSM UK AUDIT LLP (formerly BAKER TILLY UK AUDIT LLP,
Statutory Auditor
2 Whitehall Quay
Leeds
LS1 4HG**

IIC Miles Platting Funding Investment Limited

Consolidated profit and loss account for the year ended 30 June 2015

	Notes	2015 £	2014 £
Administrative expenses		(62)	10,277
Operating (loss)/profit	2	(62)	10,277
Interest receivable	5	627,540	649,883
Interest payable and similar charges	6	(562,445)	(582,536)
Profit on ordinary activities before taxation		65,033	77,624
Tax on profit on ordinary activities	7	(13,492)	(9,171)
Profit for the financial year	14	51,541	68,453

All results are in respect of continuing activities.

The company has no recognised gains or losses other than those included in the profit and loss account above and therefore no separate statement of total recognised gains and losses has been presented.

The notes on pages 11 to 21 form part of these financial statements.

IIC Miles Platting Funding Investment Limited

Consolidated balance sheet as at 30 June 2015

		2015	2014
	Notes	£	£
Fixed assets			
Investments	9	4,559,701	4,728,709
Current assets			
Cash at bank		80,581	89,594
Debtors: amounts falling due within one year	10	191,246	157,768
		271,827	247,362
Creditors: amounts falling due within one year	11	(294,887)	(338,620)
Net current liabilities		(23,060)	(91,258)
Total assets less current liabilities		4,536,641	4,637,451
Creditors: amounts falling due after one year	12	(4,042,368)	(4,194,719)
Net assets		494,273	442,732
Capital and reserves			
Called up share capital	13	4,000	4,000
Profit and loss account	14	490,273	438,732
Equity shareholders' funds	15	494,273	442,732

The notes on pages 11 to 21 form part of these financial statements.

These financial statements, for company registration number 5935959, were approved by the board of directors and authorised for issue on 22 Dec 2015 and signed on its behalf by:



P A Cartwright
Director

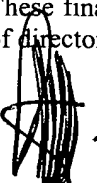
IIC Miles Platting Funding Investment Limited

Company balance sheet as at 30 June 2015

	Notes	2015 £	2014 £
Fixed assets			
Investments	9	4,652,161	4,825,301
Current assets			
Cash at bank		73,148	84,570
Debtors: amounts falling due within one year	10	187,694	156,467
		260,842	241,037
Creditors: amounts falling due within one year	11	(298,125)	(342,750)
Net current liabilities		(37,283)	(101,713)
Total assets less current liabilities		4,614,878	4,723,588
Creditors: amounts falling due after one year	12	(4,124,020)	(4,280,505)
Net assets		490,858	443,083
Capital and reserves			
Called up share capital	13	4,000	4,000
Profit and loss account	14	486,858	439,083
Equity shareholders' funds	15	490,858	443,083

The notes on pages 11 to 21 form part of these financial statements.

These financial statements, for company registration number 5935959, were approved by the board of directors and authorised for issue on 22 Dec 2015 and signed on its behalf by:


P A Cartwright
Director

IIC Miles Platting Funding Investment Limited

Consolidated cash flow statement for the year ended 30 June 2015

Reconciliation of operating (loss)/profit to net cash from operating activities

	2015	2015	2014	2014
	£	£	£	£
Operating (loss)/profit		(62)		10,277
Increase in other debtors		(39,071)		-
Decrease in creditors		(146,662)		(10,280)
Net cash outflow from operating activities		(185,795)		(3)

Cash flow statement

Net cash outflow from operating activities	(185,795)	(3)
---	------------------	------------

Returns on investments and servicing of finance

Interest received	626,958	649,134
Interest paid	(416,756)	(583,362)
Equity return on subdebt	175,271	170,111

	385,473	235,883
Taxation	(48,716)	8,839
Cash inflow before financing	150,962	244,719

Financing

Repayment of loan stock	(159,975)	(155,263)
Net cash outflow from financing activity	(159,975)	(155,263)
(Decrease)/increase in cash in the year	(9,013)	89,456

Reconciliation of net cash flow to movement in net debt

(Decrease)/increase in cash in the year	16	(9,013)	89,456
Decrease in debt during the year	16	159,975	155,263
Change in net debt resulting from cash flows		150,962	244,719
Non-cash flows	16	(4,132)	(4,130)
Net debt at the beginning of the year		(4,261,000)	(4,501,589)
Net debt at end of year		(4,114,170)	(4,261,000)

The notes on pages 11 to 21 form part of these financial statements.

IIC Miles Platting Funding Investment Limited

Notes to the financial statements for the year ended 30 June 2015

1. Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements.

Basis of preparation

These financial statements have been prepared on the going concern basis, under the historical cost convention and in accordance with applicable UK accounting standards, the Companies Act 2006 and the accounting policies set out below.

Basis of consolidation

The consolidated financial statements include the financial statements of the company and its subsidiary undertaking made up to 30 June 2015. The acquisition method of accounting has been adopted. Under this method, the results of subsidiary undertakings acquired or disposed of in the year are included in the consolidated profit and loss account from the date of acquisition or up to the date of disposal.

Under section 408 of the Companies Act 2006 the company is exempt from the requirement to present its own profit and loss account.

Going concern

The financial statements have been prepared on a going concern basis. In forming that assessment, the directors have considered the associated group companies' financial projections, cash flows and ability to continue to operate with the long term facility currently agreed and their ability to meet liabilities as they fall due.

Investments

Investments are stated at cost less provision for any impairment in value.

Interest

Interest costs are expensed to profit and loss account when incurred.

Loan issue costs

Cost associated with the issue of loans are capitalised and netted off against the loan amount in the balance sheet.

Taxation

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

Deferred tax is recognised, without discounting, in respect of all timing differences between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date, except as otherwise required by FRS 19.

IIC Miles Platting Funding Investment Limited

Notes to the financial statements for the year ended 30 June 2015 (*continued*)

2. Operating (loss)/profit

Operating (loss)/profit is stated after charging:

	2015	2014
	£	£
Auditor's remuneration		
- for the statutory audit of the company	-	-
- taxation services	-	-

The audit and non-audit fees for the statutory audit of the Group for 2015 of £2,000, payable to RSM UK Audit LLP (formerly Baker Tilly UK Audit LLP), have been borne by a group undertaking (2014: £2,000 payable to Baker Tilly UK Audit LLP).

3. Directors' remuneration

The directors received no emoluments in respect of their services to the Group during the year (2014: £nil).

4. Particulars of employees

The Group had no employees during the year (2014: no employees).

5. Interest receivable

	2015	2014
	£	£
Interest receivable on loan stock	621,244	643,601
Loan issue costs receivable	6,263	6,263
Other interest receivable	33	19
	<u>627,540</u>	<u>649,883</u>

6. Interest payable and similar charges

	2015	2014
	£	£
Loan stock interest payable	558,313	578,406
Amortisation of issue costs	4,132	4,130
Other interest payable	-	-
	<u>562,445</u>	<u>582,536</u>

IIC Miles Platting Funding Investment Limited

Notes to the financial statements for the year ended 30 June 2015 (*continued*)

7. Tax on profit on ordinary activities

	2015 £	2014 £
(a) Tax on profit on ordinary activities		
United Kingdom corporation tax	13,404	15,918
Adjustments in respect of prior periods	-	(8,343)
	<hr/>	<hr/>
Current tax	13,404	7,575
Deferred taxation (note 8)	88	1,596
	<hr/>	<hr/>
	13,492	9,171
	<hr/>	<hr/>

(b) Factors affecting the tax charge for the current period

Current tax reconciliation	2015	2014 £
Profit on ordinary activities before tax	65,033	77,624
	<hr/>	<hr/>
Current tax at 20.75% (2014: 22.5%)	13,495	17,466
Effects of:		
Other short term timing differences	-	475
Utilisation of tax losses and other deductions	(91)	(2,023)
Adjustment to tax charge in respect of previous periods	-	(8,343)
	<hr/>	<hr/>
Total current tax charge	13,404	7,575
	<hr/>	<hr/>

(c) Factors that may affect future tax charges

Reductions in the UK corporation tax rate to 21% (effective 1 April 2014) were substantively enacted on 2 July 2012. Further reductions to 20% (effective from 1 April 2015), was substantively enacted on 17 July 2013. This will reduce the company's future current tax charge accordingly.

IIC Miles Platting Funding Investment Limited

Notes to the financial statements for the year ended 30 June 2015 (*continued*)

8. Deferred tax

Group	2015 £	2014 £
Asset at the start of year	88	1,684
Charged in the year	(88)	(1,596)
Asset at the end of year	-	88
Movement in provision		
Origination and reversal of timing differences	(88)	(1,376)
Effect of tax rate change on opening balance	-	(220)
	(88)	(1,596)
 Company	 2015 £	 2014 £
Liability at the start of year	-	485
Charged in the year	-	(485)
Liability at the end of year	-	-
Movement in provision		
Origination and reversal of timing differences	-	(422)
Effect of tax rate change on opening balance	-	(63)
	-	(485)

The deferred tax asset relates to losses and other deductions and has been included in debtors due in less than one year as the tax losses will be utilised against projected future profits. There is no unprovided deferred tax (2014: £Nil).

IIC Miles Platting Funding Investment Limited

Notes to the financial statements for the year ended 30 June 2015 (*continued*)

9. Investments

Group	2015 £	2014 £
Loan stock in:		
Renaissance Miles Platting Limited		
- Loan stock part paid	4,689,740	4,865,011
- Less issue costs receivable	(130,039)	(136,302)
	<u>4,559,701</u>	<u>4,728,709</u>

Renaissance Miles Platting Limited is a company registered in England and Wales and its principal activity is the refurbishment, construction, demolition and facilities management operation of a number of Council properties under a private finance initiative ("PFI") with Manchester City Council over a 30 year concession period. The service works for the project (excluding the central parks) were completed on 22 February 2013.

The loan stock in Renaissance Miles Platting Limited had an interest coupon of 5.55% during the construction phase of the project. The coupon rate has increased to 13% now that the project is operational.

There were no equity returns during the year (2014: £nil).

IIC Miles Platting Funding Investment Limited

Notes to the financial statements for the year ended 30 June 2015 (*continued*)

9. Investments (*continued*)

Company	2015 £	2014 £
Loan stock in:		
IIC Miles Platting Subdebt Limited		
- Loan stock part paid	4,689,740	4,865,011
- Less issue costs receivable	(44,255)	(46,386)
	<u>4,645,485</u>	<u>4,818,625</u>
Equity investment in:		
IIC Miles Platting Subdebt Limited		
- 1 £1 ordinary share representing 100% of issued share capital of the company	6,676	6,676
	<u>4,652,161</u>	<u>4,825,301</u>
	2015	2014
	£	£
Net assets		
IIC Miles Platting Subdebt Limited	<u>10,092</u>	<u>6,326</u>
Retained profit for the year		
IIC Miles Platting Subdebt Limited	<u>3,766</u>	<u>6,910</u>

IIC Miles Platting Subdebt Limited is a company registered in England and Wales and its principal activity is that of an intermediate investment company. IIC Miles Platting Subdebt Limited ultimately invests, in the form of loan stock, in Renaissance Miles Platting Limited, which is involved in the refurbishment, construction, demolition and facilities management operation of a number of Council properties under a private finance initiative ("PFI") with Manchester City Council over a 30 year concession period. The service works for the project (excluding the central parks) were completed on 22 February 2013.

The loan stock had an interest rate of 5.55% during the construction stage of Renaissance Miles Platting Limited's project. The interest rate increased to 12.9% now that the project is operational.

IIC Miles Platting Funding Investment Limited

Notes to the financial statements for the year ended 30 June 2015 (*continued*)

10. Debtors: amounts falling due within one year

Group	2015 £	2014 £
Accrued income	151,999	157,680
Amounts owed by group undertakings	39,247	-
Deferred tax	-	88
	<u>191,246</u>	<u>157,768</u>

Company	2015 £	2014 £
Accrued income	150,830	156,467
Amounts owed by group undertakings	36,864	-
	<u>187,694</u>	<u>156,467</u>

11. Creditors: amounts falling due within one year

Group	2015 £	2014 £
Loan stock	156,515	160,005
Accruals	136,601	141,706
Corporation tax	5,903	41,039
	<u>299,019</u>	<u>342,750</u>
Issue costs	(4,132)	(4,130)
	<u>294,887</u>	<u>338,620</u>

Issue costs are netted off against the loan stock in accordance with the loan issue costs accounting policy.

Company	2015 £	2014 £
Loan stock	156,515	160,005
Accruals	136,601	141,706
Corporation tax	5,009	41,039
	<u>298,125</u>	<u>342,750</u>

IIC Miles Platting Funding Investment Limited

Notes to the financial statements for the year ended 30 June 2015 (*continued*)

12. Creditors: amounts falling due after one year

Group	2015 £	2014 £
Loan stock	4,124,020	4,280,505
Issue costs	(81,652)	(85,786)
	<u>4,042,368</u>	<u>4,194,719</u>

	2015 £	2014 £
Debt can be analysed as falling due as follows:		
In less than one year	156,515	160,005
Between one and two years	130,596	156,515
Between two and five years	121,125	214,835
In five years or more	3,872,299	3,909,155
	<u>4,280,535</u>	<u>4,440,510</u>
Issue costs	(85,784)	(89,916)
	<u>4,194,751</u>	<u>4,350,594</u>

Company	2015 £	2014 £
Loan stock	<u>4,124,020</u>	<u>4,280,505</u>

	2015 £	2014 £
Debt can be analysed as falling due as follows:		
In less than one year	156,515	160,005
Between one and two years	130,596	156,515
Between two and five years	121,125	214,835
In five years or more	3,872,299	3,909,155
	<u>4,280,535</u>	<u>4,440,510</u>

IIC Miles Platting Funding Investment Limited

Notes to the financial statements for the year ended 30 June 2015 (*continued*)

12. Creditors: amounts falling due after one year (*continued*)

The term loan has a variable interest rate of LIBOR plus a margin of 0.5%.

On 22 March 2007, the Group issued £6,000,000 of fixed rate unsecured subordinated loan stock due in 2036 part paid at the amount of £1. A further £2,738,467 was repaid on 30 April 2013. The loan stock was subscribed for by Investors in the Community LP but had been issued to and held by its nominee, IIC II Nominees Limited. The loan stock has an interest rate of 5.55% during the construction stage of Renaissance Miles Platting Limited's project and increased to 12.8% now that the project is operational.

On 23 August 2013, Investors in the Community LP, previously the ultimate parent company of IIC Miles Platting Funding Investment Limited, sold its loan stock subscription to JLIF Investments Limited for cash. JLIF Investments Limited, a company registered in England and Wales is a wholly owned subsidiary of John Laing Infrastructure Fund Limited, a close ended investment company, registered in Guernsey and listed on the London Stock Exchange.

13. Share capital

Allotted, called up and fully paid:	2015		2014	
	Number	£	Number	£
Ordinary shares of £1 each	4,000	4,000	4,000	4,000

14. Profit and loss account

Group	2015	2014
	£	£
Retained profit brought forward	438,732	370,279
Profit for the year	51,541	68,453
Retained profit carried forward	490,273	438,732
 Company	 2015	 2014
	£	£
Retained profit brought forward	439,083	377,540
Profit for the year	47,775	61,543
Retained profit carried forward	486,858	439,083

IIC Miles Platting Funding Investment Limited

Notes to the financial statements for the year ended 30 June 2015 (*continued*)

15. Reconciliation of movements in shareholders' funds

Group	2015	2014
	£	£
Opening shareholder's funds	442,732	374,279
Profit for the year	51,541	68,453
Closing shareholders' funds	<u>494,273</u>	<u>442,732</u>

Company	2015	2014
	£	£
Opening shareholder's funds	443,083	381,540
Profit for the year	47,775	61,543
Closing shareholders' funds	<u>490,858</u>	<u>443,083</u>

16. Analysis of net debt

	2014	Cash flow	Non-cash	2015
	£	£	flow	£
			£	
Cash in hand and at bank	89,594	(9,013)	-	80,581
Debt falling due within one year	(160,005)	159,975	(156,485)	(156,515)
Debt falling due after one year	(4,280,505)	-	156,485	(4,124,020)
Loan issue costs	89,916	-	(4,132)	85,784
	<u>(4,261,000)</u>	<u>150,962</u>	<u>(4,132)</u>	<u>(4,114,170)</u>

IIC Miles Platting Funding Investment Limited

Notes to the financial statements for the year ended 30 June 2015 (*continued*)

17. Related party transactions

At the balance sheet date, the Group was a wholly owned subsidiary of JLIF Investments Limited (2014: JLIF Investments Limited) and has taken advantage of the exemption, under the terms of the Financial Reporting Standard 8, from disclosing related party transactions with entities that are part of the group headed by JLIF Investments Limited (2014: group headed by JLIF Investments Limited).

18. Ultimate controlling party

At the balance sheet date the Directors regard JLIF Investments Limited as the ultimate controlling parent entity. The consolidated financial statements of this group are available to the public and may be obtained from the Company Secretary, Victoria House, Victoria Road, Chelmsford, Essex, CM1 1JR.

The head of the largest and smallest group for which consolidated financial statements are prepared and of which the Company is a member is IIC Miles Platting Funding Investment Limited. The consolidated financial statements of this group are available to the public and may be obtained from the Company Secretary, Victoria House, Victoria Road, Chelmsford, Essex, CM1 1JR.