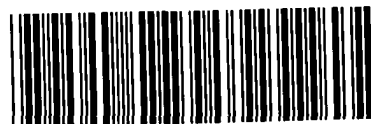

STIRLING ENTERPRISE PARK LIMITED

FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017

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STIRLING ENTERPRISE PARK LIMITED

COMPANY INFORMATION

Directors	Mr S G Bell Mr B H Azam Ms F E MacDiarmid Mr S Burgess Mr D W Beggs Ms A L Silverwood Mr J Forrest Mrs M A Brisley
Company secretary	Mr J Forrest
Registered number	SC085314
Registered office	John Player Building Stirling FK7 7RP
Independent auditors	French Duncan LLP Statutory Auditors & Chartered Accountants Macfarlane Gray House Castlecraig Business Park Springbank Road Stirling FK7 7WT
Bankers	Bank of Scotland 1 Munro Road Stirling FK7 7SY

STIRLING ENTERPRISE PARK LIMITED

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STIRLING ENTERPRISE PARK LIMITED
REGISTERED NUMBER: SC085314

BALANCE SHEET
AS AT 31 MARCH 2017

	Note	2017 £	2016 £
Fixed assets			
Tangible assets	5	2,650,107	2,686,174
Fixed asset investments	6	5,000	5,002
		<u>2,655,107</u>	<u>2,691,176</u>
Current assets			
Debtors: amounts falling due within one year	7	380,177	255,701
Cash at bank and in hand	8	884,358	883,260
		<u>1,264,535</u>	<u>1,138,961</u>
Creditors: amounts falling due within one year	9	(377,352)	(446,474)
Net current assets		<u>887,183</u>	<u>692,487</u>
Total assets less current liabilities		<u>3,542,290</u>	<u>3,383,663</u>
Creditors: amounts falling due after more than one year	10	(205,702)	(253,793)
Net assets excluding pension liability		<u>3,336,588</u>	<u>3,129,870</u>
Pension liability	12	(950,000)	(503,000)
Net assets		<u><u>2,386,588</u></u>	<u><u>2,626,870</u></u>
Capital and reserves			
Called up share capital		101,310	101,310
Non-distributable reserve		1,114,172	1,114,172
Profit and loss account		1,171,106	1,411,388
		<u><u>2,386,588</u></u>	<u><u>2,626,870</u></u>

STIRLING ENTERPRISE PARK LIMITED
REGISTERED NUMBER: SC085314


BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2017

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on

 4th September 2017

Mr S G Bell
Director

The notes on pages 4 to 18 form part of these financial statements.

STIRLING ENTERPRISE PARK LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2017**

	Called up share capital £	Non distributable reserve £	Profit and loss account £	Total equity £
At 1 April 2016	101,310	1,114,172	1,411,388	2,626,870
Comprehensive income for the year				
Profit for the year	-	-	101,728	101,728
Other comprehensive income	-	-	(342,010)	(342,010)
At 31 March 2017	<u>101,310</u>	<u>1,114,172</u>	<u>1,171,106</u>	<u>2,386,588</u>

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2016**

	Called up share capital £	Non distributable reserve £	Profit and loss account £	Total equity £
At 1 April 2015	101,310	1,114,172	1,159,771	2,375,253
Comprehensive income for the year				
Profit for the year	-	-	9,957	9,957
Other comprehensive income	-	-	241,660	241,660
At 31 March 2016	<u>101,310</u>	<u>1,114,172</u>	<u>1,411,388</u>	<u>2,626,870</u>

The notes on pages 4 to 18 form part of these financial statements.

STIRLING ENTERPRISE PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

1. General information

The company is a private company limited by shares and is incorporated in Scotland. The registered office is John Player Building, Stirling, FK7 7RP.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The company transitioned from previously extant UK GAAP to FRS 102 as at 1 April 2015. An explanation of how the transition to FRS 102 has affected the reporting position and financial performance is given in note 16.

The company's functional and presentational currency is GBP.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Investment in associates

Investment in associates are held at cost less impairment.

2.3 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Revenue from investment properties comprises rental income and service charges. This income is recognised in the Statement of comprehensive income on a straight line basis over the term of the lease.

STIRLING ENTERPRISE PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

2. Accounting policies (continued)

2.4 Tangible fixed assets

Tangible fixed assets, other than investment properties, are stated at historical cost less accumulated depreciation.

The company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to the Statement of comprehensive income during the period in which they are incurred.

Depreciation is provided on the following basis:

Motor vehicles	- 20% on reducing balance
Fixtures and fittings	- 20% on reducing balance
Computer equipment	- 25% on reducing balance

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Statement of comprehensive income.

2.5 Investment property

The company's property is held for long-term investment. Investment properties are accounted for as follows:

- Investment properties are initially recognised at cost which includes purchase cost and any directly attributable expenditure.
- Investment properties whose fair value can be reliably measured are held at fair value. The surplus or deficit on revaluation is recognised in the Statement of comprehensive income and accumulated in the non distributable reserve.

2.6 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.7 Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties and loans to related parties.

2.8 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

STIRLING ENTERPRISE PARK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

2. Accounting policies (continued)

2.9 Government grants

Grants are accounted for under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to the Statement of comprehensive income at the same rate as the depreciation on the assets to which the grant relates. The deferred element of grants is included in creditors as deferred income.

2.10 Operating leases: the company as lessor

Rental income from operating leases is credited to the Statement of comprehensive income on a straight line basis over the term of the relevant lease.

2.11 Operating leases: the company as lessee

Rentals paid under operating leases are charged to the Statement of comprehensive income on a straight line basis over the lease term.

STIRLING ENTERPRISE PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

2. Accounting policies (continued)

2.12 Pensions

Defined benefit pension plan

The company operates a defined benefit plan for certain employees. A defined benefit plan defines the pension benefit that the employee will receive on retirement, usually dependent upon several factors including but not limited to age, length of service and remuneration. A defined benefit plan is a pension plan that is not a defined contribution plan.

The liability recognised in the Balance sheet in respect of the defined benefit plan is the present value of the defined benefit obligation at the balance sheet date less the fair value of plan assets at the balance sheet date out of which the obligations are to be settled.

The defined benefit obligation is calculated using the projected unit credit method. Annually the company engages independent actuaries to calculate the obligation. The present value is determined by discounting the estimated future payments using market yields on high quality corporate bonds that are denominated in sterling and that have terms approximating to the estimated period of the future payments ('discount rate').

The fair value of plan assets is measured in accordance with the FRS 102 fair value hierarchy and in accordance with the company's policy for similarly held assets. This includes the use of appropriate valuation techniques.

Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are charged or credited to other comprehensive income. These amounts together with the return on plan assets, less amounts included in net interest, are disclosed as 'Remeasurement of net defined benefit liability'.

The cost of the defined benefit plan, recognised in the Statement of comprehensive income as employee costs comprises:

- a) the increase in net pension benefit liability arising from employee service during the period; and
- b) the cost of plan introductions, benefit changes, curtailments and settlements.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is recognised in Statement of comprehensive income as a 'finance expense'.

STIRLING ENTERPRISE PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

2. Accounting policies (continued)

2.13 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. Tax is recognised in the Statement of comprehensive income, except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the company operates and generates income.

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the Balance sheet date, except that:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Deferred tax balances are not recognised in respect of permanent differences. Deferred tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

STIRLING ENTERPRISE PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2017

3. Judgements in applying accounting policies and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that effect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from these estimates. The following judgements and estimates have had the most significant effects on amounts recognised in the financial statements.

Investment property valuation

The company's investment property is revalued annually by the directors. The valuation is subjective to, among other factors, the nature of the property, its location and the expected future rental. As a result, the valuation of the investment property incorporated into the financial statements is subject to a degree of uncertainty and is made on the basis of assumptions which may prove to be inaccurate, particularly in periods of volatility or low transaction flow in the property market. If any of the assumptions used by the directors prove to be incorrect this could result in the valuation of the company's investment property differing from the valuation incorporated into the financial statements and the difference could have a material effect on the financial statements.

4. Employees

The average monthly number of employees, including directors, during the year was 28 (2016 - 27).

STIRLING ENTERPRISE PARK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

5. Tangible fixed assets

	Freehold property £	Motor vehicles £	Fixtures and fittings £	Computer equipment £	Total £
Cost or valuation					
At 1 April 2016	2,490,000	15,747	331,068	188,818	3,025,633
Additions	-	-	5,414	1,525	6,939
At 31 March 2017	2,490,000	15,747	336,482	190,343	3,032,572
Depreciation					
At 1 April 2016	-	4,826	168,817	165,816	339,459
Charge for the year	-	2,184	35,171	5,651	43,006
At 31 March 2017	-	7,010	203,988	171,467	382,465
Net book value					
At 31 March 2017	2,490,000	8,737	132,494	18,876	2,650,107
At 31 March 2016	2,490,000	10,921	162,251	23,002	2,686,174

The carrying amount of land and buildings comprises:

	2017 £	2016 £
Investment properties at fair value	2,440,200	2,440,200
Freehold property	49,800	49,800
	<u>2,490,000</u>	<u>2,490,000</u>

Basis of investment property valuation

The investment property was valued by an independent valuer with a recognised and relevant professional qualification, Graham & Sibbald, on the basis of open market value in accordance with the RICS Valuation Professional Standards 2014 and International Valuation Standards at 17 October 2016. The directors consider that the valuation at this date closely approximates that of the value at 31 March 2017 and 31 March 2016.

STIRLING ENTERPRISE PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017

6. Fixed asset investments

	Investment in subsidiary company £	Investment in associate £	Total £
Cost or valuation			
At 1 April 2016	2	5,000	5,002
Disposals	(2)	-	(2)
At 31 March 2017	-	5,000	5,000
Net book value			
At 31 March 2017	-	5,000	5,000
At 31 March 2016	2	5,000	5,002

Subsidiary undertaking

During the year the company's subsidiary undertaking Stirling Enterprise Limited was dissolved.

STIRLING ENTERPRISE PARK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

6. Fixed asset investments (continued)

Associate

Name	Country of incorporation	Class of shares	Holding	Principal activity
Stirling Business Centre Limited	Scotland	Original	50 %	Business centre

The aggregate of the share capital and reserves as at 31 March 2017 and of the profit or loss for the year ended on that date for the associate undertaking was as follows:

	Aggregate of share capital and reserves £	Profit/(loss) £
Stirling Business Centre Limited	292,211	28,991

7. Debtors

	2017 £	2016 £
Trade debtors	129,014	157,977
Prepayments and accrued income	108,629	24,514
Deferred taxation	142,534	73,210
	380,177	255,701

8. Cash and cash equivalents

	2017 £	2016 £
Cash at bank and in hand	884,358	883,260

STIRLING ENTERPRISE PARK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

9. Creditors: Amounts falling due within one year

	2017 £	2016 £
Trade creditors	143,698	172,218
Amounts owed to group undertakings	-	2
Corporation tax	18,450	50,923
Taxation and social security	65,663	55,454
Other creditors	83,248	61,448
Accruals	66,293	106,429
	<u>377,352</u>	<u>446,474</u>

10. Creditors: Amounts falling due after more than one year

	2017 £	2016 £
Government grants	<u>205,702</u>	<u>253,793</u>

11. Deferred taxation

	2017 £	2016 £
At beginning of year	73,210	133,258
Credited/(charged) to other comprehensive income	63,990	(71,340)
Charged to profit and loss account	5,334	11,292
At end of year	<u>142,534</u>	<u>73,210</u>

The deferred tax asset is made up as follows:

	2017 £	2016 £
Accelerated capital allowances	(18,966)	(17,330)
Pension deferred tax asset	161,500	90,540
	<u>142,534</u>	<u>73,210</u>

No deferred tax liability arises on the revaluation of fixed assets as a result of the impact of indexation on the original cost of the assets for tax purposes.

STIRLING ENTERPRISE PARK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

12. Pension commitments

The company participates in the Falkirk Council Pension Fund ("the Fund"), a multi employer defined benefit pension scheme, which is funded.

The pension cost and provision for the year ended 31 March 2017 are based on the advice of a professionally qualified actuary. The most recent formal valuation is dated 31 March 2014. Details of the company's pension scheme liability are included below based on information provided by an independent actuary.

Changes in the present value of the defined benefit obligations are analysed as follows:

	2017 £	2016 £
At the beginning of the year	3,175,000	3,354,000
Current service cost	128,000	143,000
Interest cost	113,000	108,000
Actuarial losses/(gains)	883,000	(360,000)
Contributions	31,000	29,000
Benefits paid	(68,000)	(99,000)
At the end of the year	4,262,000	3,175,000

	2017 £	2016 £
Changes in the fair value of plan assets are analysed as follows:		
At the beginning of the year	2,672,000	2,604,000
Interest income	95,000	84,000
Return on scheme assets less interest income	477,000	(47,000)
Contributions	136,000	130,000
Benefits paid	(68,000)	(99,000)
At the end of the year	3,312,000	2,672,000

	2017 £	2016 £
The net defined pension scheme liability is as follows:		
Fair value of plan assets	3,312,000	2,672,000
Present value of plan liabilities	(4,262,000)	(3,175,000)
Net pension scheme liability	(950,000)	(503,000)

STIRLING ENTERPRISE PARK LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017

12. Pension commitments (continued)

The amounts recognised in Statement of comprehensive income as follows:

	2017 £	2016 £
Current service cost	(128,000)	(143,000)
Net interest cost	(18,000)	(24,000)
Total	(146,000)	(167,000)
Taken to other comprehensive income		
Actuarial losses/(gains)	883,000	(360,000)
Return on scheme assets less interest income	(477,000)	47,000
Total remeasurement (loss)/gain recognised on deferred benefit pension scheme	(406,000)	313,000

Principal actuarial assumptions at the Balance sheet date (expressed as weighted averages):

	2017 %	2016 %
Discount rate	2.6	3.5
Future salary increases	3.9	3.7
Future pension increases	2.4	2.2

13. Commitments under operating leases

The company as a lessee has future operating lease commitments of £2,041.

The company as a lessor is entitled to future operating lease income of £455,486.

STIRLING ENTERPRISE PARK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

14. Related party transactions

During the year the company received income of £176,500 (2016 - £201,503) in respect of services provided from owners holding a participating interest in the company.

The company paid £7,547 to a company owned by a director for company secretarial services provided during the year.

Key management personnel

Directors who have authority and responsibility for planning, directing and controlling the activities of the company are considered to be key management personnel. Total remuneration excluding social security in respect of those directors is £114,499 (2016 - £113,359).

15. Controlling party

Stirling Council is the ultimate holding company. The articles of association preclude any shareholder from receiving dividends or having any rights over the assets of the company in the event of a winding up.

STIRLING ENTERPRISE PARK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

16. First time adoption of FRS 102

The company transitioned to FRS 102 from previously extant UK GAAP as at 1 April 2015. The impact of the transition to FRS 102 is as follows:

Reconciliation of net assets at 1 April 2015

	£
Net assets at 1 April 2015 under previous UK GAAP	2,261,081
Investment property valuation (note 1 below)	114,172
Transfer to revaluation reserve	20,000
Transfer from profit and loss account	(20,000)
Restated net assets at 1 April 2015 under FRS 102	2,375,253

Reconciliation of net assets at 31 March 2016

	£
Net assets at 31 March 2016 under previous UK GAAP	2,463,294
Investment property valuation (note 1 below)	114,172
Reversal of depreciation previously charged on assets reclassified as investment properties	49,404
Transfer to revaluation reserve	40,000
Transfer from profit and loss account	(40,000)
Restated net assets at 31 March 2016 under FRS 102	2,626,870

Reconciliation of total comprehensive income for the year ended 31 March 2016

	£
Total comprehensive income for year under UK GAAP	202,213
Reversal of depreciation previously charged on assets reclassified as investment properties	49,404
Restated total comprehensive income for the year ended 31 March 2016 under FRS 102	251,617

STIRLING ENTERPRISE PARK LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2017**

16. First time adoption of FRS 102 (continued)

The following were changes in accounting policies arising from the transition to FRS 102:

- 1 The property owned by the company is held to earn rentals. On adoption of FRS 102 the property was reclassified as an investment property and included in the financial statements at valuation.
- 2 The application of FRS 102 impacts the measurement of the various components representing movements in retirement benefit obligations and associated disclosures, but not the total retirement benefit obligations. Following the replacement of expected returns on pension scheme assets with a net finance cost in the statement of comprehensive income, the profit for the period reduces and accordingly the actuarial gain in the Other Comprehensive income increases. This change has been applied retrospectively and accordingly the comparative figures have been adjusted for 31 March 2016. The effect is to increase the finance expense by £39,000 and to increase the actuarial gain by £39,000. The tax charge in both the statement of comprehensive income and other comprehensive income decreases and increases respectively by £7,020.

17. Auditors' information

The auditors' report for the year ended 31 March 2017 was unqualified. The Independent Auditors were French Duncan LLP and the Senior Statutory Auditor was Paula Galloway.