
CLYDE GATEWAY DEVELOPMENTS LIMITED

Financial Statements

**For the period from 27 December 2007
(date of incorporation) to 31 March 2009**

Company registration number: SC335662

CLYDE GATEWAY DEVELOPMENTS LIMITED

Financial Statements

For the period ended 31 March 2009

Officers and Advisers:

Directors

Neil MacDonald
Ian Manson
Allan McQuade
George Redmond
Christopher Thompson (Chair)

Secretary

Burness LLP
120 Bothwell Street
Glasgow
G2 7JL

Registered office

15 Bridgeton Cross
Glasgow
G40 1BN

Bankers

Royal Bank of Scotland
Glasgow Bridgeton Branch
609 London Road
Glasgow
G40 1NE

Lawyers

Burness LLP
120 Bothwell Street
Glasgow
G2 7JL

Auditors

Scott-Moncrieff
25 Bothwell Street
Glasgow
G2 6NL

CLYDE GATEWAY DEVELOPMENTS LIMITED

Financial Statements

For the period ended 31 March 2009

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CLYDE GATEWAY DEVELOPMENTS LIMITED

Directors' Report

For the period ended 31 March 2009

The directors have pleasure in presenting their report and the financial statements of the company for the period ended 31 March 2009.

Date of incorporation

Clyde Gateway Developments Limited was incorporated on 27 December 2007 and these financial statements cover the period from then until 31 March 2009.

Principal activities

Clyde Gateway Developments Limited is a company limited by shares with the shares being 100% owned by Clyde Gateway URC. The company follows the same strategic objectives as its parent body and was established as the main delivery vehicle for commercial property projects within the Clyde Gateway operating area particularly the acquisition and development of land and buildings for these purposes.

Review of the business and future developments

Funding for the above activities is obtained from a number of sources including the Scottish Government and Scottish Enterprise. Glasgow City Council and South Lanarkshire Council will both provide land holdings on a phased basis over the anticipated 20 year lifespan of the Clyde Gateway project.

The accounting period covers the first 15 months of the company and during this time the emphasis has been on establishing effective governance arrangements and taking forward early regeneration projects including site assembly and clearance. These will continue to be the main priorities for the 2009/10 financial year together with the development and delivery of emerging business opportunities.

Financial results

The financial results are as set out in the attached financial statements.

The board of directors

The directors who served the company during the period were as follows:

Elizabeth Connolly	(appointed 27 December 2007, resigned 30 March 2009)
Neil MacDonald	(appointed 30 March 2009)
Ian Manson	(appointed 30 March 2009)
Allan McQuade	(appointed 30 March 2009)
George Redmond	(appointed 27 December 2007)
Christopher Thompson (Chairman)	(appointed 27 December 2007)

The company maintains directors' and officers' liability insurance which provides cover against liabilities which they may incur personally as a consequence of claims made against them alleging breach of duty or other wrongful act or omission in their capacity as directors or officers.

Directors and their interests

Where a director has an interest in a project under consideration by the board then they are required to declare the interest and thereafter to take no part in the appraisal or approval of the case. Such declarations by directors are recorded in the minutes of the appropriate board meeting. Details of directors' interests in contracts are given in note 12 to the accounts.

Risk Management

The directors of the company have assessed risk and where necessary put in place plans to manage and mitigate those risks to an acceptable level in its day to day operations. These procedures are periodically reviewed to ensure they continue to meet the needs of the company.

CLYDE GATEWAY DEVELOPMENTS LIMITED

Directors' Report

For the period ended 31 March 2009

Statement of directors' responsibilities

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company at the end of the year and of the incoming and outgoing resources for the year then ended.

In preparing those financial statements, the directors are required to select suitable accounting policies and then apply them consistently, making judgements and estimates that are reasonable and prudent. The directors must also prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue its activities.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. The directors are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Disclosure of information to auditors

As far as each of the directors at the time the report is approved are aware:

- a) there is no relevant information of which the company's auditors are unaware, and
- b) the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of the information.

Auditors

Scott-Moncrieff were appointed by the board as first auditors to the company. The auditors will be proposed for re-appointment in accordance with Section 385 of the Companies Act 1985.

Small company exemptions

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

On behalf of the board



Christopher Thompson
Chairman

29 June 2009

CLYDE GATEWAY DEVELOPMENTS LIMITED

Independent Auditors' Report to the Members of Clyde Gateway Developments Limited For the period ended 31 March 2009

We have audited the financial statements on pages 4 to 8 which have been prepared under the historical cost convention and the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an 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 the directors and the auditors

The responsibilities of the directors of the company for preparing the Directors' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards are set out in the Statement of Directors' Responsibilities on page 2.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Auditing Standards (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you if, in our opinion, the Directors' Report is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the Directors' Report and consider the implications for our report if we become aware of any apparent mis-statements within it. Our responsibilities do not extend to any other information.

Basis of audit opinion

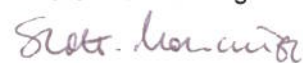
We conducted our audit in accordance with International Auditing Standards (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 March 2009 and of its result for the period;
- the financial statements have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the Directors' Report is consistent with the financial statements.



Scott-Moncrieff
Chartered Accountants
Registered Auditor
25 Bothwell Street
Glasgow G2 6NL

29 June 2009

CLYDE GATEWAY DEVELOPMENTS LIMITED

Profit and Loss Account

For the period ended 31 March 2009

	Notes	2009 £
Turnover		21,675
Administrative expenses		(21,675)
Operating profit	2	-
Profit on ordinary activities before taxation		-
Tax on profit on ordinary activities		-
Profit for the financial period after taxation		-
Retained profit brought forward		-
Retained profit		-

The notes on pages 6 to 8 form part of these financial statements

CLYDE GATEWAY DEVELOPMENTS LIMITED

Balance Sheet As at 31 March 2009

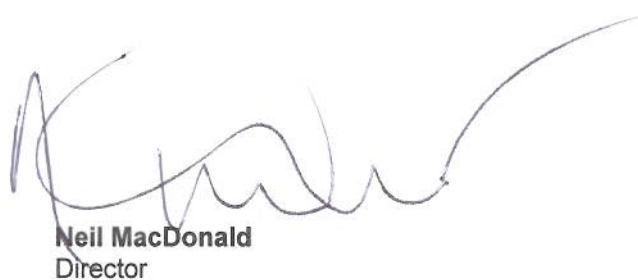
	Notes	2009 £
Fixed assets		
Tangible assets	3	5,434,120
Current assets		
Debtors	4	6,452,405
Cash in hand and in bank		3,401,513
		<u>9,853,918</u>
Creditors		
Amounts falling due within one year	5	(9,853,818)
Net current assets		<u>100</u>
Net assets		<u><u>5,434,220</u></u>
Capital and reserves		
Called up share capital	6	100
Profit and loss account	7	-
Land and property reserve	8	5,434,120
		<u>5,434,220</u>
Shareholders' funds		<u><u>5,434,220</u></u>

The financial statements have been prepared in accordance with the special provisions relating to small companies within Part VII of the Companies Act 1985 and with the Financial Reporting Standard for Smaller Entities.

Authorised for issue by the Board on 29 June 2009 and signed on their behalf by:



Christopher Thompson
Chairman and Director



Neil MacDonald
Director

The notes on pages 6 to 8 form part of these financial statements

CLYDE GATEWAY DEVELOPMENTS LIMITED

Notes to the Financial Statements

For the period ended 31 March 2009

1. Accounting policies

Accounting convention

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007).

Turnover

Turnover represents income received from all sources, excluding value added tax.

Fixed assets

Assets under the course of construction includes the cost of all land, buildings, demolition costs and professional fees incurred within the capital projects of the company.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset. As no assets have been completed no depreciation is charged.

Land and property reserve

The land and property reserve represents costs of assets acquired with grant funding. The reserve will be released to the Profit and Loss account in the event of any of the assets being sold.

2. Operating profit

2009
£

The operating profit is stated after charging:

Auditor's remuneration

- as auditors

- other services

3,185
300

3. Tangible fixed assets

2009
Assets under
the course of
construction
£

Cost

Additions during the period

5,434,120

At 31 March 2009

5,434,120

Depreciation

Charge for the period

-

At 31 March 2009

-

Net book value

At 31 March 2009

5,434,120

CLYDE GATEWAY DEVELOPMENTS LIMITED

Notes to the Financial Statements
For the period ended 31 March 2009

4. Debtors		2009
		£
Scottish Government		6,099,243
Prepayments		1,339
VAT		133,735
Amounts owed from parent company		18,088
Other debtors		200,000
		<hr/>
		6,452,405
		<hr/> <hr/>
5. Creditors: amounts falling due within one year		2009
		£
Trade creditors		73,236
Accruals		119,429
Deferred income (see also Note 10)		9,661,153
		<hr/>
		9,853,818
		<hr/> <hr/>
6. Called up share capital		2009
		£
Authorised, allotted, issued and fully paid:		
<u>Number</u>	<u>Class</u>	<u>Nominal value</u>
100	Ordinary shares	£1
		100
		<hr/> <hr/>
7. Profit and loss account		2009
		£
Results for period		-
		<hr/>
At 31 March 2009		-
		<hr/> <hr/>
8. Land & property reserve		2009
		£
Land at cost		1,226,070
Properties at cost		4,208,050
		<hr/>
Balance as at 31 March 2009		5,434,120
		<hr/> <hr/>
9. Ultimate Holding Company		
Clyde Gateway URC is the holding company and holds 100% of the share capital.		

CLYDE GATEWAY DEVELOPMENTS LIMITED

Notes to the Financial Statements

For the period ended 31 March 2009

10. Commitments

Capital

Capital expenditure authorised by the directors and contracted for amounted to £9,188,504

Capital commitments relate to four land and property acquisitions where missives were concluded after the year-end and title taken by Clyde Gateway Developments Limited prior to the date of signing these accounts. The above capital commitments total is included within deferred income at 31 March 2009.

Other

Clyde Gateway Developments Limited has also contracted to make a repayable grant contribution to Glasgow City Council of £3.0m during the 2009/10 financial year towards the construction costs of Phase 1 of the East End Regeneration Route.

11. Contingent liabilities

On some occasions the company may require to enter into agreements when purchasing land and property, including businesses, where compensation will require to be paid in the event of disturbance costs being incurred by the seller at a future date. Any such costs are accounted for as and when they arise.

12. Directors' interests in contracts

Due to the nature of the company's activities and the composition of its Board of Directors (being from private and public sector organisations), it is very likely that, in the normal course of business, transactions will take place with companies or organisations in which a director of Clyde Gateway Developments Limited may have an interest. Such transactions may take the form of participation in projects or programmes supported by Clyde Gateway Developments Limited or may relate to the supply of goods or services to Clyde Gateway Developments Limited.

During the accounting period, Clyde Gateway Developments Limited, in the normal course of business, did not enter into any transactions with companies in which directors have an interest.

The company works in partnership with a number of public bodies and business organisations with whom joint projects have been undertaken during the accounting period. The following also held official positions in these organisations, but cannot use this position for personal advantage:

<u>Director</u>	<u>Public Body</u>	<u>Position held</u>
Elizabeth Connolly	Scottish Enterprise Strathclyde Partnership for Transport	Employee Board Member
Allan McQuade	Scottish Enterprise	Employee
George Redmond	Glasgow City Council Glasgow East Regeneration Agency	Councillor Director
Christopher Thompson	South Lanarkshire Council Strathclyde Partnership for Transport	Councillor Board Member

13. Related Parties

Exemption has been taken from disclosing transactions with the holding company on the basis that consolidated financial statements are publicly available. The company has no other related party transactions during the period requiring disclosure.

