

Company Registration Number SC282046

**EDI CENTRAL LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2013**

EDI CENTRAL LIMITED
FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2013

Contents	Pages
Officers and professional advisers	1
The director's report	2 to 3
Independent auditor's report to the members	4 to 5
Profit and loss account	6
Balance sheet	7
Notes to the financial statements	8 to 10

EDI CENTRAL LIMITED
OFFICERS AND PROFESSIONAL ADVISERS

The Sole Director

E W Adair

Registered Office

7-9 North St David Street
Edinburgh
EH2 1AW

Auditor

Scott-Moncrieff
Chartered Accountants
& Statutory Auditor
Exchange Place 3
Sempie Street
Edinburgh
EH3 8BL

EDI CENTRAL LIMITED

THE DIRECTOR'S REPORT

YEAR ENDED 31 DECEMBER 2013

The director has pleasure in presenting the report and the financial statements of the company for the year ended 31 December 2013.

Principal activities

The company is principally engaged in property development and investment.

The Company's main business has been the leasing of one property in central Edinburgh. The property is leased by the Company from its owner, The City of Edinburgh Council, and in turn is leased on to a tenant.

In 2006 the Company made a refundable payment to the tenant for the right to terminate their lease in order to develop the property. Following successful legal proceedings proving the tenants obligation to make the repayment, agreement was reached in April 2012 with the tenant for the full amount to be repaid over 8 years. EDI Central's involvement in the lease ceased from April 2012. Agreement has also been reached with The City of Edinburgh Council on a repayment mechanism for the sum due to them from the Company.

Directors

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

E W Adair
T Buchanan (deceased 03/04/2013)

Director's responsibilities

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable law and regulations.

Company law requires the director to prepare financial statements for each financial year. Under that law the director has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the director must not approve the financial statements unless 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 those financial statements, the director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The director is 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. The director is 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.

In so far as the sole director is aware:

- there is no relevant audit information of which the company's auditor is unaware; and
- each director has taken all steps that ought to have been taken to ensure they are aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditor

The auditor, Scott-Moncrieff, is deemed to be reappointed under section 487 (2) of the Companies Act 2006.

EDI CENTRAL LIMITED

THE DIRECTOR'S REPORT *(continued)*

YEAR ENDED 31 DECEMBER 2013

Small company provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

Signed by the sole director:



E W Adair
Director

Approved on 20th May 2014

EDI CENTRAL LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EDI CENTRAL LIMITED

YEAR ENDED 31 DECEMBER 2013

We have audited the financial statements of EDI Central Limited for the year ended 31 December 2013 which are set out on pages 6 to 10. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (Effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

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 explained more fully in the Directors' Responsibilities Statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit 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 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 31 December 2013 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; 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, or returns adequate for our audit have not been received from branches not visited by us; or
- 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; or

EDI CENTRAL LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EDI CENTRAL LIMITED

YEAR ENDED 31 DECEMBER 2013

- the directors were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemption in preparing the directors' report; or
- the directors were not exempt from the requirement to prepare a strategic report.



Nick Bennett (Senior Statutory Auditor)
for and on behalf of **Scott-Moncrieff, Statutory Auditor**
Chartered Accountants
Exchange Place 3
Semple Street
Edinburgh
EH3 8BL

Date: 20 May 2014

EDI CENTRAL LIMITED
PROFIT AND LOSS ACCOUNT
YEAR ENDED 31 DECEMBER 2013

	Note	2013 £	2012 £
Turnover	2	-	474,571
Cost of sales		<u>3,063</u>	<u>(345,526)</u>
Gross profit		3,063	129,045
Administrative expenses		<u>(3,028)</u>	<u>(47,661)</u>
Legal fees reimbursed		-	330,000
Operating profit	3	<u>35</u>	<u>411,384</u>
Interest receivable		<u>7</u>	<u>25</u>
Interest payable and similar charges		<u>(5,307)</u>	<u>(7,327)</u>
(Loss)/Profit on ordinary activities before taxation		<u>(5,265)</u>	<u>404,082</u>
Tax on profit on ordinary activities	4	<u>1,189</u>	<u>(98,989)</u>
(Loss)/Profit for the financial year		<u><u>(4,076)</u></u>	<u><u>305,093</u></u>

EDI CENTRAL LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2013

	Note	2013 £	2012 £
Current assets			
Debtors	5	3,639,264	4,173,075
Cash at bank		274	261
		<u>3,639,538</u>	<u>4,173,336</u>
Creditors: amounts falling due within one year	6	<u>(1,690,919)</u>	<u>(2,220,641)</u>
Net current assets		<u>1,948,619</u>	<u>1,952,695</u>
Total assets less current liabilities		<u>1,948,619</u>	<u>1,952,695</u>
Capital and reserves			
Called-up equity share capital	8	100	100
Profit and loss account	9	<u>1,948,519</u>	<u>1,952,595</u>
Shareholders' funds	9	<u>1,948,619</u>	<u>1,952,695</u>

These financial statements have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These financial statements were approved by the sole director for issue on 20th May 2014, and are signed by:



.....
E W Adair
Director

Company Registration Number: SC282046

EDI CENTRAL LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2013

1. Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Going Concern

The sole director is of the opinion that the company can continue to trade profitably and meet its obligations as they fall due for at least 12 months from the date of signing of the financial statements. As a consequence, the financial statements have been prepared on a going concern basis.

Turnover

Turnover represents amounts receivable, exclusive of Value Added Tax, where there is a right to consideration from trading activities.

Work in progress

Properties in the course of development or major refurbishment are stated in the financial statements at the lower of cost and net realisable value.

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more tax, with the following exceptions:

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

2. Turnover

Turnover is wholly attributable to the company's main activities and arose entirely in the UK.

3. Operating profit

Operating profit is stated after charging:

	2013	2012
	£	£
Auditor's fees	<u>2,500</u>	<u>2,500</u>

The only employees of the company were the directors and they received no remuneration (2012: £ Nil).

EDI CENTRAL LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2013

4. Corporation tax
(a) Analysis of charge in the year

	2013	2012
	£	£
Current Tax:	<u>(1,189)</u>	<u>98,989</u>

There were no factors that affected the tax charge for the year which has been calculated at the standard rate of tax in the UK.

There were no specific factors that may affect future tax charges.

5. Debtors

	2013	2012
	£	£
Amounts owed by associated undertakings	8,075	8,075
Amounts owed by group undertakings	3,631,189	4,165,000
	<u>3,639,264</u>	<u>4,173,075</u>

6. Creditors: amounts falling due within one year

	2013	2012
	£	£
Amounts owed to group undertakings	440,943	517,162
Amounts owed to associated undertakings	1,247,126	1,601,640
Other creditors including taxation and social security	-	98,989
Accruals	2,850	2,850
	<u>1,690,919</u>	<u>2,220,641</u>

7. Parent organisation and ultimate controlling party

The company is wholly owned by The EDI Group Limited, a company registered in Scotland. The financial statements of the parent undertaking are available at the company's registered office.

The ultimate controlling party is The City of Edinburgh Council.

The company has taken advantage of the exemption under FRS 8 paragraph 3(c) from the requirement to disclose information of transactions with entities that are part of the group on the basis that consolidated group financial statements are publicly available.

EDI CENTRAL LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2013

8. Share capital

Allotted, called up and fully paid:

	2013		2012	
	No.	£	No.	£
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

9. Reconciliation of shareholders' funds and movement on reserves

	Share capital	Profit and loss account	Total shareholder's funds
	£	£	£
Balance brought forward	100	1,952,595	1,952,695
Loss for the year	–	(4,076)	(4,076)
Balance carried forward	<u>100</u>	<u>1,948,519</u>	<u>1,948,619</u>

