

PARC CRAIGMILLAR LIMITED

Directors' report and Financial Statements

For the year ended 31 December 2016

Registered Number SC234777

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PARC CRAIGMILLAR LIMITED

Financial Statements

Year Ended 31 December 2016

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PARC CRAIGMILLAR LIMITED

Officers and professional advisers

For the year ended 31 December 2016

The Board of Directors

G K Barrie
G Munro
I Whyte
E W Adair
H Rutherford
N L Davies
M Bridgman

Registered Office

3 Cockburn Street
Edinburgh
EH1 1QB

Auditor

Scott-Moncrieff
Exchange Place 3
Sempie Street
Edinburgh
EH3 8BL

PARC CRAIGMILLAR LIMITED

Directors' report

For the year ended 31 December 2016

The directors present their report and the financial statements of the company for the year ended 31 December 2016.

Principle activities, business review and future developments

Parc Craigmillar Ltd is a company limited by shares which is incorporated and domiciled in Scotland. It is a wholly owned subsidiary of The EDI Group Ltd (EDI) whose ultimate parent is The City of Edinburgh Council. The company functions as an arm's length operation with the aim of investing in the development of land and buildings which are surplus to the Council's operational requirements and leading on the property aspects of regeneration in the Craigmillar district of Edinburgh. A business plan has been developed to create new homes both for private ownership and for rent, new schools, a new town centre and new public parks and community facilities.

Across 2016 and into 2017 we completed a number of land sales in Craigmillar. These will facilitate the supply of almost 500 new houses with over 250 already on site and new retail units in the town centre are already open. This continues the solid process of regeneration and further residential and commercial land sales are planned for 2017.

Over the early part of 2017 the Council conducted a review of its approach to the use of surplus land and its interactions with the property market. On land and buildings which are no longer being used for Council activities, the Council has concluded that such land and buildings will be used to deliver affordable housing. As a result the group will have no future pipeline of projects which leads to the conclusion that the group and this company should begin a process of managed closure. The Council as shareholder has instructed the directors to begin this process.

No timescale has been set for the closure to be completed. The Council's intention is that the group will fulfil all current project obligations. When a project or development reaches a gateway decision point, the Council and the company will assess the optimum route for completing the development including the option of the development being taken forward from within the Council.

It is the opinion of the directors at the date of this report that it is not possible to indicate a date when the company's operational activities will cease. The directors envisage that a managed process of development completions and cessation will therefore take place over a short number of years.

Results and dividends

The total comprehensive profit for the year amounted to £2,293,307 (2015: 2,004,282). The directors have not recommended a dividend.

Directors

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

G K Barrie – Appointed 10/03/2016
G Munro
I Whyte
E Adair
N Davies
G Munro
D Benson - Resigned 31/05/2016
H Rutherford
J Watt – Resigned 31/05/2016
M Bridgman
F Ross – Resigned 10/03/2016

PARC CRAIGMILLAR LIMITED

Directors' report (continued)

For the year ended 31 December 2016

Directors' responsibilities statement

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 the directors have elected to prepare the financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union. 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 profit or loss of the company for that period

In preparing these financial statements, the directors are also required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable IFRSs as adopted by the European Union have been followed, subject to any material departures 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 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 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.

In so far as the directors are aware:

- there is no relevant audit information of which the company's auditor is unaware; and
- 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 auditor is aware of that information.

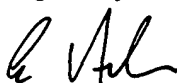
Auditor

Scott-Moncrieff are deemed to be re-appointed under section 487(2) of the Companies Act 2006.

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 order of the directors



E Adair

Director

Approved by the directors on 28th June 2017

PARC CRAIGMILLAR LIMITED

Independent auditor's report to the shareholders of Parc Craigmillar Limited

For the year ended 31 December 2016

Independent Auditor's Report to the Members of Parc Craigmillar Limited

We have audited the financial statements of Parc Craigmillar Limited for the year ended 31 December 2016 which comprise of the statement of profit or loss and comprehensive income, statement of changes in equity, statement of financial position, statement of cash flows and the notes to the financial statements. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRS) as adopted by the European Union.

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 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 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/auditscopeukprivate

Emphasis of matter – going concern

In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of the disclosure made in the Directors' Report and in note 2 to the financial statements concerning the company's ability to continue as a going concern, as well as the post balance sheet event disclosed in note 23.

In the early part of 2017 the Group's ultimate parent, City of Edinburgh Council, concluded that the EDI Group should begin a process of managed closure. No timescale has been set for the closure to be completed. It is of the opinion of the directors at the date of this report that it is not possible to indicate a date when the company's operational activities will cease. The directors envisage that a managed process of development completions and cessation will therefore take place over a short number of years. In the absence of a date as to when the company's activities will cease, a material uncertainty exists regarding the company's ability to continue as a going concern.

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 2016 and of its profit for the year then ended;
- have been properly prepared in accordance with IFRS as adopted by the European Union; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

PARC CRAIGMILLAR LIMITED

Independent auditor's report to the shareholders of Parc Craigmillar Limited

For the year ended 31 December 2016

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
- the directors were not entitled to 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
Exchange Place 3
Semple Street
Edinburgh
EH3 8BL

Date: 28th June 2017

PARC CRAIGMILLAR LIMITED

Statement of Profit and Loss and Comprehensive Income

For the year ended 31 December 2016

	Notes	2016 £	2015 £
Revenue	4	6,789,489	-
Cost of sales		(4,709,208)	(40,903)
Work in progress written off		(291,285)	(73,229)
Gross Profit		1,788,996	(114,132)
Government grant release	19	455,598	464,198
Administrative expenses		(54,316)	(181,649)
Operating Profit/(Loss)		2,190,278	168,417
Loan stock written off		-	2,200,000
Other income		47,537	56,328
Increase in fair value of investment property	10	150,000	-
Profit/(Loss) Before Interest and Tax		2,387,815	2,424,745
Finance income	7	4,001	111
Finance cost	8	(3,429)	(10,636)
Profit/(Loss) before tax		2,388,387	2,414,220
Corporation tax	9	(111,222)	(395,049)
Profit for the year		2,277,165	2,019,171
Other Comprehensive Income		2016	2015
Items that will be reclassified subsequently to profit or loss		£	£
Increase/ (Decrease) in fair value of available for sale financial assets		16,142	(14,889)
Other Comprehensive Income		16,142	(14,889)
Total Comprehensive Profit		2,293,307	2,004,282

The accompanying notes on pages 11 to 25 form part of these financial statements

PARC CRAIGMILLAR LIMITED

Statement of changes in equity

For the year ended 31 December 2016

	Issued capital £	Retained earnings £	Total equity £
Balance at 1 January 2016	8,000,100	(4,983,930)	3,016,170
Profit for the year	-	2,277,165	2,277,165
Other comprehensive income	-	16,142	16,142
Total comprehensive profit	-	2,293,307	2,293,307
Balance at 31 December 2016	8,000,100	(2,690,623)	5,309,477
	Issued capital £	Retained earnings £	Total equity £
Balance at 1 January 2015	8,000,100	(6,988,212)	1,011,888
Profit for the year	-	2,019,171	2,019,171
Other comprehensive income	-	(14,889)	(14,889)
Total comprehensive profit	-	2,004,282	2,004,282
Balance at 31 December 2015	8,000,100	(4,983,930)	3,016,170

The retained earnings reserve represents profits and losses retained in the current and previous periods.

The accompanying notes on pages 11 to 25 form part of these financial statements

PARC CRAIGMILLAR LIMITED

Statement of financial position

As at 31 December 2016


	Notes	2016 £	2015 £
ASSETS			
Non Current Assets			
Investment property	10	150,000	-
Investments	11	100	100
Available for sale financial assets	11	726,322	733,180
		<u>876,422</u>	<u>733,280</u>
Current Assets			
Inventories	12	4,280,730	7,126,087
Trade and other receivables	13	2,352,771	813,273
Cash and cash equivalents	14	2,328,824	107,885
		<u>8,962,325</u>	<u>8,047,245</u>
TOTAL ASSETS		<u><u>9,838,747</u></u>	<u><u>8,780,525</u></u>
EQUITY			
Issued Capital and Reserves			
Issued share capital	17	8,000,100	8,000,100
Retained profits		(2,690,623)	(4,983,930)
Total Equity		<u>5,309,477</u>	<u>3,016,170</u>
Non Current Liabilities			
Deferred income	19	320,676	776,274
Loan stock	21	1,100,933	1,100,933
Current Liabilities			
Trade and other payables	18	2,392,203	3,826,372
Provisions	20	715,458	60,776
TOTAL EQUITY AND LIABILITIES		<u><u>9,838,747</u></u>	<u><u>8,780,525</u></u>

The financial statements have been prepared in accordance with the special provisions for small companies under part 15 of the Companies Act 2006.

The financial statements were approved and authorised for issue by the Board of directors on 28th June 2017 and signed on its behalf by



E Adair, Director



G K Barrie, Director

Company registration number: SC234777

The accompanying notes on pages 11 to 25 form part of these financial statements

PARC CRAIGMILLAR LIMITED

Statement of cash flows

For the year ended 31 December 2016

	2016 £	2015 £
Cash flows from operating activities		
Profit before tax	2,388,387	2,414,220
Adjustments for:		
Increase in fair value of investment property	150,000	-
Interest received	(4,001)	(111)
Interest paid	3,429	10,636
Other income	(47,537)	(56,328)
	<u>2,190,278</u>	<u>2,368,417</u>
Decrease/(increase) in inventories	2,845,357	(3,618,378)
Increase/(decrease) in trade and other receivables (excl. tax)	(1,539,498)	457,579
Decrease in trade and other payables (excl. tax)	(496,405)	(177,646)
Government grant release	(455,598)	(464,198)
	<u>2,544,134</u>	<u>(1,388,423)</u>
Cash generated from operations	2,544,134	(1,388,423)
Other income	47,537	56,328
Income tax – group relief received	(394,304)	-
Interest received	4001	111
Interest paid	(3,429)	(10,636)
	<u>2,197,939</u>	<u>(1,388,432)</u>
Net cash flows from operating activities	2,197,939	(1,388,432)
Cash flows from investing activities		
Sale of investments available for sale financial assets	23,000	46,000
	<u>23,000</u>	<u>46,000</u>
Net cash flows used in investing activities	23,000	46,000
Cash flows from financing activities		
Loans from related parties	-	1,108,482
	<u>-</u>	<u>1,108,482</u>
Net cash flows from financing activities	-	1,108,482
Net decrease in cash and cash equivalents	2,220,939	(233,941)
Cash and cash equivalents as at 1 January	107,885	341,826
Cash and cash equivalents as at 31 December	<u>2,328,824</u>	<u>107,885</u>

The accompanying notes on pages 11 to 25 form part of these financial statements

PARC CRAIGMILLAR LIMITED

Notes to the financial statements (continued)

For the year ended 31 December 2016

1. Presentation of financial statements

The company's financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union and as applied in accordance with the provisions of the Companies Act 2006.

New accounting standards adopted during the year

The following new standards, amendments to standards and interpretations are mandatory for the first time for the financial year beginning 1 January 2016 and have been adopted by the company:

- Disclosure initiative (Amendments to IAS 1)

The above amendment is not considered to have materially impacted the financial statements of the company.

New standards and interpretations issued not applied

The International Accounting Standards Board ("IASB") and IFRIC have issued the following standards and interpretations, which may have an impact on the company, with an effective date for financial years beginning on or after the dates disclosed below and therefore after the date of these financial statements:

<i>International Accounting Standards and Interpretations</i>		<i>Effective for annual periods beginning on or after</i>
Amendments to IAS 7	Statement of cash flows: disclosure initiative*	1 January 2017
Amendments to IAS 12	Recognition of Deferred Tax Assets for Unrealised Losses*	1 January 2017
Amendments to IAS 40	Transfers of Investment Property*	1 January 2018
IFRS 9	Financial instruments (a)	1 January 2018
Amendments to IAS 1	Presentation of financial statements (a)	1 January 2018
Amendments to IAS 39	Financial Instruments: Recognition and Measurement (a)	1 January 2018
Amendments to IFRS 7	Financial Instruments: Disclosures (a)	1 January 2018

*not yet adopted for use in the European Union

PARC CRAIGMILLAR LIMITED

Notes to the financial statements (continued)

For the year ended 31 December 2016

1. Presentation of financial statements (continued)

With the exception of IFRS 9, as detailed below, the directors have reviewed the requirements of the new standards and interpretations listed above and they are not expected to have a material impact on the company's financial statements in the period of initial application.

- a) IFRS 9, 'Financial Instruments' will make it mandatory for entities to categorise all financial instruments into two categories based on their measurement, namely financial instruments at fair value through profit and loss or financial instruments at amortised cost. This will affect the current disclosure relating to Parc Craigmillar Limited's available-for-sale financial assets, a category that has now been removed by the amendment. The financial assets will remain held at fair value with movements being taken to profit-and-loss.

The amendments to IAS 1 and IFRS 7 arise due to the implementation of IFRS 9, and affect the disclosures required for the implementation of the new standard. The amendment to IAS 39 also arises out of IFRS 9; the amendments primarily remove items from the scope of the standard, insofar as they are dealt with by IFRS 9.

New standards and interpretations issued and adopted early

The International Accounting Standards Board ("IASB") and IFRIC have also issued the following accounting standard, with an effective date for financial years beginning after the date of these financial statements, which has been adopted early:

		<i>Effective for annual periods beginning on or after</i>
	<i>International Accounting Standards and Interpretations</i>	
IFRS 15	Revenue from contracts with customers	1 January 2018

The above accounting standard has been adopted with a date of initial application of 1 January 2015.

The adoption of the above accounting standard has had a significant impact on measuring revenue from contracts with customers. By early adopting this standard, revenue on contracts with customers has been recognised in line with the prescribed accounting treatment. See further details at the 'Revenue recognition' accounting policy in Note 3 to these financial statements.

Whilst the adoption of the above accounting standard has a significant impact on measuring revenue from contracts with customers, there is not considered to be a material impact on the financial statements in the current or previous year. There have therefore been no transitional adjustments required to the financial statements.

2. Going concern

As described in the Directors' Report, the groups ultimate shareholder, The City of Edinburgh Council, has concluded that the group should begin a process of closure. At the date of this report no timescale has been set or proposed for that closure and the Council has confirmed that the group and its subsidiaries will fulfil their development commitments. The directors envisage that a managed process of development completions and cessation will therefore take place over a short number of years.

PARC CRAIGMILLAR LIMITED

Notes to the financial statements (continued)

For the year ended 31 December 2016

2. Going concern (continued)

Each operating Company, and the Group, as part of its regular evaluation of liquidity risk, models the principal risks and uncertainties in its cash flow projections for the foreseeable future. This has included a range of trading and closure scenarios.

After discussions with the shareholder and after assessing the availability of cash balances under a range of scenarios, the Directors have formed the opinion that the Company has adequate resources to continue in business for the foreseeable future. Accordingly, the financial statements have been prepared on the going concern basis.

3. Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union and in accordance with UK companies' legislation, as applicable to companies reporting under IFRS. These financial statements therefore comply with IFRS as adopted by the EU.

The principal accounting policies adopted to prepare the financial statements are set out below.

Critical accounting estimates and sources of estimation uncertainty

In applying the accounting policies, the directors may at times, require to make critical accounting judgements and estimates about the carrying amount of assets and liabilities. These estimates and assumptions, when made, are based on historical experience and other factors that the directors consider are relevant.

The directors consider that there are no accounting estimates that have been made, or sources of uncertainty in the current year or prior year that would have a material effect on these financial statements.

Revenue recognition

Revenue is measured at the fair value of consideration received from income from the company's ordinary business activities. Revenue is stated net of discounts, sales and other taxes. The company recognises income when it transfers control of a product or service to a customer.

Revenue from property sales are recognised upon legal completion, at which time the company's performance obligation is satisfied.

Rentals receivable under operating leases are recognised in the income statement over the term of the lease on a straight line basis.

Consolidation

The company has taken advantage of the exemption provided by Section 400 of the Companies Act 2006 not to prepare group accounts on the basis that it is wholly owned by The EDI Group Limited, and that company prepares consolidated financial statements which are publicly available and comply with International Financial Reporting Standards. Details of the company's ownership and access to the financial statements are given in note 15.

PARC CRAIGMILLAR LIMITED

Notes to the financial statements (continued)

For the year ended 31 December 2016

3. Accounting policies (continued)

Financial instruments

Financial instruments are measured initially at cost, which is the fair value of what was paid or received to acquire or incur them.

After initial recognition, financial assets and liabilities may be classified into the following categories: financial assets or liabilities at fair value through profit or loss; held to maturity investments; available for sale financial assets; loans and receivables and other financial liabilities at amortised cost.

The company has the following categories of financial assets and liabilities:

Trade and other receivables

Trade and other receivables are initially measured at fair value, which is the original invoice amount, and subsequently measured at amortised cost, using the effective interest method. A provision for impairment is accounted for when management deems that specific receivable balances will not be collected. The amount of the impairment loss is recognised in the income statement. Bad debts are written off when they are identified as being irrecoverable.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand.

Trade and other payables

Trade payables are initially measured at fair value and subsequently measured at amortised cost using the effective interest method, unless the effect would not be material.

Property, plant and equipment

Items of property, plant and equipment are stated at cost of acquisition or production cost.

Investment property

Investment property is property held to generate rental income and/or for capital appreciation. Investment property is initially measured at fair value and subsequently revalued annually to its fair value at the balance sheet date.

Gains or losses arising from changes in the fair value of investment property are included in net profit or loss for the period in which they arise.

Investments

Investments in subsidiary and associated undertakings are stated at cost less provision for permanent impairment

PARC CRAIGMILLAR LIMITED

Notes to the financial statements (continued)

For the year ended 31 December 2016

3. Accounting policies (continued)

Provisions

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of economic benefits will be required to settle the obligation, and a reliable estimate of the amount can be made.

Provisions at the year-end relate to infrastructure works for sites which have been sold in the year.

Available for sale financial assets

Available for sale assets arise when the company sells a property under a shared equity scheme and represents a percentage of the value of the property sold.

Available for sale financial assets are initially measured at fair value and subsequently revalued annually at its fair value at the balance sheet date.

Gains or losses arising from changes in the fair value of available for sale financial assets are included in net profit or loss for the period in which they arise.

Taxation

The charge for current tax is based on the results for the year as adjusted for items which are non-assessable or disallowed. It is calculated using rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is accounted for using the balance sheet liability method in respect of temporary differences arising from differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax basis used in the computation of taxable profit. In principle, deferred tax liabilities are recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill (or negative goodwill) or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction which affects neither the tax profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries and associates, and interests in joint ventures, except where the company is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax is calculated at the rates that are expected to apply when the asset or liability is settled. Deferred tax is charged or credited in the income statement, except when it relates to items credited or charged directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when they relate to income taxes levied by the same taxation authority and the company intends to settle its current tax assets and liabilities on a net basis.

PARC CRAIGMILLAR LIMITED

Notes to the financial statements (continued)

For the year ended 31 December 2016

3. Accounting policies (continued)

Inventories

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

In the case of community assets, being either public buildings or public facilities or infrastructure works constructed by the company as part of the regeneration process, work in progress is written off on the earlier of completion or transfer of ownership to the City of Edinburgh Council.

Interest incurred during the construction and development phase on development loans for this specific purpose is capitalised as part of the cost of work in progress. All other interest is charged to the profit and loss account. Overheads and administration costs are written off in the year in which they are incurred.

The directors consider all work-in-progress to be current in nature however due to the activities of the company, it is possible that they will not be realised within 12 months due to external factors such as customer demand and market activity.

Grants receivable

Grants are accounted for by the company when receivable.

Grants receivable in respect of contributions to fixed assets in course of construction and property development work in progress costs are credited to deferred income.

Where grants are given for a specific purpose they are released to the profit and loss account to match the cost of completed project.

Provisions

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of economic benefits will be required to settle the obligation, and a reliable estimate of the amount can be made.

Provisions at the year-end relate to infrastructure works at sites, currently held within inventories, where temporary water connections were granted with the condition that infrastructure works were subsequently completed by the company.

4. Revenue

An analysis of revenue is as follows:

	2016 £	2015 £
Contracts with customers - property sales	6,789,489	-
	<u>6,789,489</u>	<u>-</u>

PARC CRAIGMILLAR LIMITED

Notes to the financial statements (continued)

For the year ended 31 December 2016

5. Directors

No directors received emoluments from PARC Craigmillar Limited in the year or the previous year. There were no other transactions with directors in the year.

6. Auditor's remuneration

During the year the following fees for audit services were paid to the company's auditor:

	2016	2015
	£	£
Fees payable to the company's auditor for audit services	5,500	5,500
Fees payable to the company's auditor for other services	600	600
	<u>6,100</u>	<u>6,100</u>

7. Finance income

	2016	2015
	£	£
Interest receivable	4,001	111
	<u>4,001</u>	<u>111</u>

8. Finance costs

	2016	2015
	£	£
Other interest payable	3,429	10,636
	<u>3,429</u>	<u>10,636</u>

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

	2016	2015
	£	£
Current tax:		
Current tax charge	-	40,113
Intercompany tax – group relief claimed	111,222	354,936
	<u>111,222</u>	<u>395,049</u>
	<u>111,222</u>	<u>395,049</u>

PARC CRAIGMILLAR LIMITED

Notes to the financial statements (continued)

For the year ended 31 December 2016

9. Corporation tax (continued)

(b) Factors affecting tax credit in the year

The tax assessed for the year is different from that calculated using the standard rate of corporation tax in the UK of 20.00% (2015: 20.25%). The differences are explained below:

	2016	2015
	£	£
Profit on ordinary activities before tax	2,388,387	2,414,220
Loss on ordinary activities multiplied by standard rate of corporation tax of 20.25% (2015: 20.25%)	477,677	488,797
Effects of:		
Income not taxable for tax purposes	(30,000)	-
Expenses not deductible for tax purposes	-	352
Adjustments in respect of prior periods	(101)	-
Origination and reversal of temporary differences	(345,975)	(92,840)
Group relief claimed	(111,323)	(355,052)
Group relief surrendered	111,323	354,936
Adjust deferred tax to average rate	9,621	(1,144)
Current tax credit in the year	111,222	395,049

(c) Factors affecting future tax charges

The company has a deferred tax asset of nil (2015: £245,234) in respect of tax losses carried forward. This asset has not been recognised in the financial statements and is recoverable against future taxable trading profits.

The company also has a deferred tax asset of £54,515 (2015: £155,255) in respect of fixed assets, which has not been recognised in the financial statements.

PARC CRAIGMILLAR LIMITED

Notes to the financial statements (continued)

For the year ended 31 December 2016

10. Investment property

	Investment property £
Cost	
At 1 January 2016	
Change in fair value	150,000
At 31 December 2016	<u>150,000</u>
Depreciation	
At 1 January 2016 and 31 December 2016	<u>-</u>
Net book value	
At 31 December 2016	<u>150,000</u>
At 31 December 2015	<u>-</u>

Investment property at 31 December 2016 was valued in January 2017 by GVA on the basis of open market value for existing use. The valuation was carried out in accordance with the Practice Statement in the RICS Appraisal and Valuation Manual.

The Scottish Ministers hold a standard security on a development property in respect of any amounts due to them by the company. The carrying value of this at the year-end is £nil. (2015: £nil)

The related rental income recognised in the income statement during the year was £nil (2015: £45,000) along with direct operating expenses of £nil (2015: £37,833).

Under the fair value hierarchy in IFRS 13 – Fair Value Measurement, investment property is deemed a level 2.

Level 2 inputs are inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

PARC CRAIGMILLAR LIMITED

Notes to the financial statements (continued)

For the year ended 31 December 2016

11. Investments

	Investments £	Available for sale financial assets £	Total £
Cost			
At 1 January 2016	100	733,180	733,280
Disposals		(23,000)	(23,000)
Increase in fair value	–	16,142	16,142
At 31 December 2016	<u>100</u>	<u>726,322</u>	<u>726,422</u>
Net book value			
At 31 December 2016	<u>100</u>	<u>726,322</u>	<u>726,422</u>
At 31 December 2015	<u>100</u>	<u>733,180</u>	<u>733,280</u>

The company owns 100% of the share capital of Parc Craigmillar Developments Limited, a company registered in Scotland, which acts as the contracting arm for the company with regards to the building contractors and design team.

Parc Craigmillar Developments Limited made a loss of £2,278 (2015: £2,324) for the year ended 31 December 2016 and its aggregate capital and reserves at 31 December 2016 amounted to £16,951 (2015: £19,179)

The company also owned 100% of the share capital of Parc Whitehouse Limited, a company registered in Scotland. This company was dissolved in 2014.

The company has retained an interest of up to 25% in certain residential development properties which were sold under a shared equity scheme. These assets are disclosed as 'Available for sale financial assets'.

12. Inventories

	2016 £	2015 £
Property under development	<u>4,280,730</u>	<u>7,126,087</u>

No interest has been capitalised within the value of work in progress at the balance sheet date (2015: £nil).

PARC CRAIGMILLAR LIMITED

Notes to the financial statements (continued)

For the year ended 31 December 2016

13. Trade and other receivables

	2016 £	2015 £
Current		
Receivable from trade customers	502,525	45,940
Amounts owed by group undertakings	1,972	1,972
Prepayments	47,236	78,698
	<u>551,733</u>	<u>126,610</u>
Non-current		
Other receivables	1,801,038	686,663
	<u>2,352,771</u>	<u>813,273</u>

14. Cash and cash equivalents

	2016 £	2015 £
Cash on hand	2,328,824	107,885

15. Related party transactions

The company is a wholly owned subsidiary of The EDI Group. The EDI Group Limited is registered in Scotland. The financial statements of the parent undertaking is available at 3 Cockburn Street, Edinburgh, EH1 1QB. The ultimate controlling party is the City of Edinburgh Council.

At the balance sheet date there was an amount of £478,949 (2015: £1,625,231) owed to The EDI Group Limited.

During the year the company was charged construction services of £644,088 (2015: £395,084) by Parc Craigmillar Developments Limited. At the balance sheet date the company owed £180,521 (2015: £623,967) to Parc Craigmillar Developments Limited.

At the balance sheet date there was an amount of £nil (2015: £241,726) owed to Waterfront Edinburgh Limited.

At the balance sheet date the company owed £1,219,764 (2015: £1,219,764) to the City of Edinburgh Council in respect of loans to finance infrastructure works.

At the balance sheet date the company owed £nil to (2015: £11,288) other group undertakings.

16. Financial commitments

At the balance sheet date the company had contractual commitments of £nil (2015: £nil).

PARC CRAIGMILLAR LIMITED

Notes to the Financial Statements (continued)

YEAR ENDED 31 DECEMBER 2016

17. Share capital

Allotted, called up and fully paid:

	2016		2015	
	No	£	No	£
'A' Ordinary shares of £1 each	50	50	50	50
'B' Ordinary shares of £1 each	50	50	50	50
Preference shares of £1 each	8,000,000	8,000,000	8,000,000	8,000,000
	<u>8,000,100</u>	<u>8,000,100</u>	<u>8,000,100</u>	<u>8,000,100</u>

The company passed a special resolution in October 2010 for the conversion to preference shares of debt owed to The EDI Group Limited. 8,000,000 preference shares of £1 each were allotted.

A cumulative, preferential dividend at the annual rate of 7% of the nominal value per preference share is payable to the preference shareholder. However, liability for payment of the preference dividend, and/or any arrears of the preference dividend is entirely contingent on the company declaring and paying dividends and does not otherwise constitute a debt due by the company. Consequently, no amount for the period ending 31 December 2016 has been recognised in the financial statements.

18. Trade and other payables

	2016	2015
	£	£
Payable to trade suppliers	93,109	31,994
Corporation tax payable	750	40,965
Accrued liabilities	64,993	29,437
Other payables	2,000	2,000
Amounts due to group undertakings	1,990,558	3,721,976
Tax and social security	240,793	-
	<u>2,392,203</u>	<u>3,826,372</u>

19. Deferred income

	2016	2015
	£	£
Balance brought forward	776,274	1,240,472
Grants released to profit and loss account	(455,598)	(464,198)
	<u>320,676</u>	<u>776,274</u>

PARC CRAIGMILLAR LIMITED

Notes to the Financial Statements (continued)

YEAR ENDED 31 DECEMBER 2016

20. Provisions

	2016	2015
	£	£
Balance brought forward	60,776	217,336
Provision recognised in year	715,458	40,903
Provision released in year	(60,776)	(197,463)
Balance carried forward	<u>715,458</u>	<u>60,776</u>

Provisions for infrastructure expenditure required for a completed project has been spent and released in the year.

21. Loan stock

	2016	2015
	£	£
Loan stock	<u>1,100,933</u>	<u>1,100,933</u>

The unsecured loan stock is held by The City of Edinburgh Council, the company's ultimate parent undertaking. It bears no interest and is repayable on sale of associated land assets or cancellable on provision of community assets.

22. Financial instruments and risk management

The company has the following categories of financial instruments at the balance sheet date:

	2016	2015
	£	£
Financial assets		
Financial assets measured at amortised cost		
- Trade and other receivables	2,416,859	734,575
- Cash and cash equivalents	2,328,824	107,885
Financial assets measured at fair value		
- Available for sale financial assets	726,322	733,180
	<u>5,472,005</u>	<u>1,575,640</u>
	2016	2015
	£	£
Financial liabilities		
Financial liabilities measured at amortised cost		
- Trade and other payables	2,039,335	3,785,407
- Provisions	715,458	60,776
	<u>2,754,793</u>	<u>3,846,183</u>

22. Financial instruments and risk management (continued)

Capital risk management

The company aims to manage its overall capital structure to ensure it continues to operate as a going concern. The company's capital structure represents the equity attributable to the shareholders of the company together with cash equivalents. The directors are closely involved in the running of the company and are therefore fully aware of the capital position of the company at any point in time and any changes that circumstances bring. As a result they are in a position to address any issues that may arise on a timely basis.

Risk management objectives

The Board is charged with the overall responsibility of establishing and monitoring the company's risk management policies and processes in order to identify, analyse and monitor the risks that are faced by the company. The company does not enter into or trade financial instruments for speculative purposes.

The main risks that the company is exposed to through its financial instruments are market risk, credit risk and liquidity risk. These are managed as follows:

Market risk

Market risk is the risk that the value of the company's properties and sites under development may fall resulting in further write-offs to the income statement. The company manages this risk by carrying out sensitivity analysis for fluctuations in the property market. Included in market risk is interest rate risk, which is the risk that the expected receipts from deposits may fluctuate due to market conditions. The company monitors this risk but it is very unlikely to affect the company's overall liquidity.

Credit risk

Exposure to credit risk relating to financial assets arises from the potential non-performance by counterparties of contract obligations that could lead to a financial loss to the company. It arises from exposure to customers and amounts owed by group undertakings.

The maximum exposure to credit risk to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements.

Credit risk is reviewed regularly by the Board of Directors and monitored by actively assessing the rating quality and liquidity of counterparties as follows:

- Only banks and institutions with an acceptable credit rating are utilised;
- All potential customers are rated for credit worthiness taking into account their size, market position and financial standing; and
- Customers that do not meet the company's credit policies may only purchase in cash or using recognised credit cards.

Liquidity risk

Liquidity risk arises from the possibility that the company might encounter difficulty in settling its debts or otherwise meeting its obligations related to financial liabilities. The company manages that risk as follows:

- Preparing forward looking cash flow analysis; and
- Ensuring that adequate unutilised borrowing facilities are maintained.

PARC CRAIGMILLAR LIMITED

Notes to the Financial Statements (continued)

YEAR ENDED 31 DECEMBER 2016

22. Financial instruments and risk management (continued)

Fair values

The directors consider that the carrying values of all the company's financial assets and liabilities approximate their fair values at the balance sheet dates.

The only financial instruments measured at fair value are available for sale financial assets. These are valued annually by an independent valuer, GVA, in accordance with the Practice Statement in the RICS Appraisal and Valuation Manual.

The directors therefore consider that the risk in relation to financial instruments at fair value is low.

23. Post Balance Sheet event

On 23rd February 2017 the Company's ultimate shareholder, The City of Edinburgh Council, decided that the company should begin a process of closure. At the date of these Financial Statements no timescale has been set or proposed for that closure and the Council has confirmed that the company will fulfil its development commitments. The directors envisage that a managed process of development completions and cessation will therefore take place over a short number of years.

On 24th January 2017, Parc Craigmillar Limited completed the sale of a plot of land at Craigmillar Town Centre for a loss on disposal of £0.83m.