

**Registered number: 02424721**

**LYNXVALE LIMITED**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JULY 2008**

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COMPANIES HOUSE

# LYNXVALE LIMITED

**DIRECTORS**

Mr T T Gardner (Chairman)  
Mr K Sykes  
Mrs M B Gardner  
Mr K J Bradbury

**SECRETARY**

Mrs G Russell (to 9 November 2007)  
Dr J W Nicholls (from 9 November 2007)

**REGISTERED OFFICE**

The Old Schools  
Trinity Lane  
Cambridge  
CB2 1TS

**REGISTERED NUMBER**

02424721 (England and Wales)

**AUDITORS**

Deloitte & Touche LLP  
Cambridge

**BANKERS**

Barclays Bank Plc  
Bene't Street  
Cambridge  
CB2 3PZ

# LYNXVALE LIMITED

## REPORT OF THE DIRECTORS

The directors present their report and financial statements for the year ended 31 July 2008

This Directors' Report has been prepared in accordance with the special provisions relating to small companies under Section 246 (4) of the Companies Act 1985

### **Principal Activity**

The Company's principal activity is to undertake building projects and to provide Design Build Construction and development services.

### **Business Review**

During the year under review the Board have accepted the following projects

Genetics Field Station  
Refurbishment of Herchel Smith Laboratory  
SPRI - Museum Refurbishment

Projects reaching practical completion during the year were

Architecture – New Studio and refurbishment of Scroope Terrace  
History – Seeley Library roof refurbishment  
Melville Laboratory Extension refurbishment

At 31 July 2008 the company had 7 projects in progress, and 6 projects in design. The contract value of these projects is in the region of £138M

The lease of the Multi Storey Car Park at Addenbrooke's Hospital is ongoing

There have not been any significant changes in the company's principal activities in the year under review. The directors are not aware, at the date of this report, of any likely major changes in the company's activities in the next year.

As shown in the profit and loss account on page 6 of the financial statements, the company's turnover has increased over the prior year by 80%. Gross profit has increased significantly. This is as a result of a change in the balance of large and small projects and their varying margins.

The balance sheet, on page 7 of the financial statements, shows that the company's financial position at the year end, in net assets terms, is consistent with the prior year. Net profit is gifted to the University of Cambridge, the company's parent, on an annual basis.

There have not been any significant events since the balance sheet date.

There have not been any changes to the membership of the Board of Directors during the year.

## **Directors**

Mr T T Gardner (Chairman)

Mr K Sykes

Mrs M B Gardiner

Mr K J Bradbury

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## **Statement of Directors' Responsibilities**

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable laws 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the state of the affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent; 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 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. 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

## **Principal Risks and Uncertainties**

The principal risk to the company is the possibility that the funding available for building and refurbishment projects within the University sector will be reduced. As the company's largest source of business this would reduce the turnover of the company and consequently reduce the volume of profit. The Directors are in regular contact with the University of Cambridge to discuss future funding of building projects.

## **Auditors**

In the case of each of the persons who are directors of the company at the date when this report is approved:

- so far as each of the directors is aware, there is no relevant audit information (as defined in the Companies Act 1985) of which the company's auditors are unaware, and
- each of the directors has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information (as defined) and to establish that the company's auditors are aware of that information

This confirmation is given and should be interpreted in accordance with the provisions of s234ZA of the Companies Act 1985

The Company is a wholly owned subsidiary of the University of Cambridge. The University of Cambridge auditors, Deloitte & Touche LLP, have been appointed for the year to 31 July 2008. Deloitte & Touche LLP have expressed their willingness to continue in office as auditors.

**BY ORDER OF THE BOARD**



**Mr K Sykes**  
**Director**

**Date:** 21 October 2008

## LYNXVALE LIMITED

### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LYNXVALE LIMITED YEAR ENDED 31 JULY 2008

We have audited the financial statements of Lynxvale Limited for the year ended 31 July 2008 which comprise the Profit and Loss Account, the Balance Sheet and the related notes 1 to 10. These financial statements have been prepared under 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 directors and auditors**

The directors' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (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 whether in our opinion the information given in the Directors' Report is consistent with the financial statements.

In addition we report to you if, in our opinion, 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 other transactions is not disclosed.

We read the Directors' Report and consider the implications for our report if we become aware of any apparent misstatements within it.

#### **Basis of audit opinion**

We conducted our audit in accordance with International Standards on Auditing (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 judgments made by the directors 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 July 2008 and of its result for the year then ended,
- 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

*Deloitte & Touche LLP*

**Deloitte & Touche LLP**  
**Chartered Accountants and**  
**Registered Auditors**

**CAMBRIDGE, UNITED KINGDOM**

*3 November 2008*

# LYNXVALE LIMITED

## PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 JULY 2008

|                                                      | Notes | 2008<br>£    | 2007<br>£    |
|------------------------------------------------------|-------|--------------|--------------|
| Turnover                                             | 2     | 31,677,928   | 17,601,874   |
| Cost of Sales                                        |       | (30,765,421) | (17,299,354) |
| Gross Profit                                         |       | 912,507      | 302,520      |
| Administrative Expenses                              |       |              |              |
| Gift aid payable to the University of Cambridge      |       | (948,273)    | (328,416)    |
| Other administrative expenses                        |       | (556,138)    | (548,811)    |
| Total administrative expenses                        |       | (1,504,411)  | (877,227)    |
| Other operating income                               |       | 544,438      | 541,941      |
| Operating Loss                                       | 3     | (47,466)     | (32,766)     |
| Interest Receivable                                  |       | 47,466       | 32,766       |
| <b>Profit on Ordinary Activities before Taxation</b> |       | -            | -            |
| Taxation                                             |       | -            | -            |
| <b>Retained profit for year</b>                      |       | -            | -            |

All activities derive from continuing operations

There are no recognised gains and losses in the year or the prior year other than the result as stated above

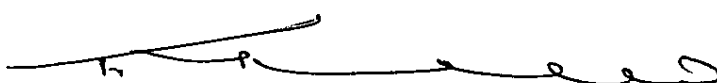
The attached notes form part of these financial statements

# LYNXVALE LIMITED

## BALANCE SHEET 31 JULY 2008

|                                                       | Notes | 2008<br>£          | £          | 2007<br>£          | £          |
|-------------------------------------------------------|-------|--------------------|------------|--------------------|------------|
| <b>Current Assets</b>                                 |       |                    |            |                    |            |
| Debtors                                               | 5     | 3,433,961          |            | 3,182,198          |            |
| Cash at bank and in hand                              |       | <u>832,532</u>     |            | <u>195,086</u>     |            |
|                                                       |       | 4,266,493          |            | 3,377,284          |            |
| <b>Creditors: amounts falling due within one year</b> |       |                    |            |                    |            |
|                                                       | 6     | <u>(4,266,393)</u> |            | <u>(3,377,184)</u> |            |
| <b>Net Current Assets</b>                             |       |                    | <u>100</u> |                    | <u>100</u> |
| <b>Net Assets</b>                                     |       |                    | <u>100</u> |                    | <u>100</u> |
| <b>Capital and Reserves</b>                           |       |                    |            |                    |            |
| Called up share capital                               | 7     |                    | 100        |                    | 100        |
| Profit and loss account                               |       |                    | <u>-</u>   |                    | <u>-</u>   |
| Shareholders' funds                                   |       |                    | <u>100</u> |                    | <u>100</u> |

### ON BEHALF OF THE BOARD



.....  
**Mr T T Gardner**  
**Director**

Approved by the Board on 21 October 2008

The attached notes form part of these financial statements

# LYNXVALE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2008

### 1 Accounting Policies

These financial statements have been prepared in accordance with the historical cost convention. The principal accounting policies which the directors have adopted are set out below.

a) Accounting Standards -

The financial statements have been prepared in accordance with applicable United Kingdom accounting standards.

b) Turnover -

Turnover relates to the Company's principal activity and represents the amounts recognised on long term contracts, excluding value added tax.

c) Long Term Contracts -

Long term contracts are stated at cost plus, where the outcome can be assessed with reasonable certainty, estimated profits attributable to the stage of completion, less provision for any known or anticipated losses and progress payments receivable on account. Where costs exceed income the sums are included under debtors as amounts recoverable on contracts.

d) Cash Flow Statement -

In accordance with Financial Reporting Standard Number 1, no cash flow statement is included in these financial statements as the consolidated financial statements of the University of Cambridge, in which Lynxvale Limited is included, are publicly available.

e) Taxation -

No corporation tax is due as the company gift aids all of its taxable profits to the University.

f) Leases -

Payments under operating leases are charged to the profit and loss account as incurred.

g) Other Operating Income -

Other operating income relates to rental income and service charges for the sublease of a leased asset. Income is recognised on an accruals basis.

### 2 Turnover

An analysis by geographical market is set out below.

|                | 2008       | 2007       |
|----------------|------------|------------|
|                | £          | £          |
| United Kingdom | 31,677,928 | 17,601,874 |

# LYNXVALE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2008

|           |                                                                                                                          |                  |                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| <b>3</b>  | <b>Operating Loss</b>                                                                                                    | <b>2008</b>      | <b>2007</b>      |
|           | Operating Loss is shown after charging (crediting):                                                                      | <b>£</b>         | <b>£</b>         |
|           | Auditors' remuneration                                                                                                   | 3,245            | 3,120            |
|           | Operating lease rentals on multi storey car park                                                                         | 280,000          | 280,000          |
|           | Other operating income – long term lease on multi storey car park                                                        | <u>(544,438)</u> | <u>(524,751)</u> |
| <b>4</b>  | <b>Information regarding the directors and employees</b>                                                                 |                  |                  |
|           | No directors' emoluments were incurred in the current and preceding year The company had no other employees (2007 – nil) |                  |                  |
| <b>5.</b> | <b>Debtors</b>                                                                                                           | <b>2008</b>      | <b>2007</b>      |
|           | Due within one year                                                                                                      | <b>£</b>         | <b>£</b>         |
|           | Trade debtors                                                                                                            | 1,050,375        | 689,500          |
|           | Other debtors                                                                                                            | 81,458           | 723,956          |
|           | Amounts recoverable on contracts                                                                                         | <u>2,302,128</u> | <u>1,768,742</u> |
|           |                                                                                                                          | <u>3,433,961</u> | <u>3,182,198</u> |
| <b>6</b>  | <b>Creditors: Amounts falling due within one year</b>                                                                    | <b>2008</b>      | <b>2007</b>      |
|           |                                                                                                                          | <b>£</b>         | <b>£</b>         |
|           | Gift aid Payable to University of Cambridge                                                                              | 948,273          | 328,416          |
|           | Trade creditors                                                                                                          | 768,993          | 2,574,062        |
|           | Accruals and deferred income                                                                                             | <u>2,549,127</u> | <u>474,706</u>   |
|           |                                                                                                                          | <u>4,266,393</u> | <u>3,377,184</u> |
| <b>7</b>  | <b>Called up Share Capital</b>                                                                                           | <b>2008</b>      | <b>2007</b>      |
|           |                                                                                                                          | <b>£</b>         | <b>£</b>         |
|           | Authorised:                                                                                                              |                  |                  |
|           | 100 Ordinary shares of £1 each                                                                                           | <u>100</u>       | <u>100</u>       |
|           | Allotted, issued and fully paid:                                                                                         |                  |                  |
|           | 100 Ordinary shares of £1 each                                                                                           | <u>100</u>       | <u>100</u>       |

# LYNXVALE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2008

### 8 Commitments

The Company has entered into Design Build contracts to provide certain buildings and in each case has sub-contracted the work of design and construction. As the Company has received interim payments equal to the amount paid to the sub-contractors or the estimated total cost of the project plus the agreed profit margin no figure for value of work completed at the balance sheet date is shown in the balance sheet. The Company sub-contracts the management of its projects to the Estate Management and Building Service of the University of Cambridge.

The company has a liability to hand over the completed buildings ready for occupation within agreed time limits. All contracts are with the University of Cambridge.

The company was committed to making the following payments during its next year in respect of operating leases

|                    | Land & Buildings<br>2008<br>£ | Land & Buildings<br>2007<br>£ |
|--------------------|-------------------------------|-------------------------------|
| Expiry date        |                               |                               |
| - after five years | <u>280,000</u>                | <u>280,000</u>                |

Contracts at 31 July 2008:

|                                                                | Value of Contract<br>(of the order of)<br>£m | Value of Work<br>Completed at<br>31 July 2008<br>£m |
|----------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------|
| <b>a) Buildings Complete and Awaiting Final Certificates</b>   |                                              |                                                     |
| Chemistry – Refurbishment of Labs 287/G55                      | 3.6                                          | 3.4                                                 |
| Plant Sciences - Phase 4                                       | 1.4                                          | 1.3                                                 |
| Zoology - Research Laboratory Renewal                          | 1.6                                          | 1.5                                                 |
| Merger of Stores - Pathology and Biochemistry                  | 1.1                                          | 1.1                                                 |
| Refurbishment of Mond Building                                 | 1.5                                          | 1.4                                                 |
| Special Facilities, Standby Power Supply – Downing Site        | 1.7                                          | 1.7                                                 |
| Architecture – New Studio and refurbishment of Scroope Terrace | 2.7                                          | 2.7                                                 |
| History – Seeley Library Roof Refurbishment                    | 1.5                                          | 1.2                                                 |
| Melville Laboratory Refurbishment                              | 1.4                                          | 1.1                                                 |
| <b>b) Contracts in Progress</b>                                |                                              |                                                     |
| University Library - Replacement storage                       | 2.1                                          | 1.6                                                 |
| Cavendish, Phase 1 – Physics for Medicine                      | 12.5                                         | 11.5                                                |
| Expansion Whipple Library                                      | 1.4                                          | 1.3                                                 |
| Engineering Refurbishment - Phases 1-5                         | 3.8                                          | 3.7                                                 |
| Institute for Manufacturing                                    | 12.8                                         | 5.7                                                 |
| Plant Sciences, Phase 5                                        | 4.0                                          | 2.5                                                 |
| Kavli Institute                                                | 3.4                                          | 0.4                                                 |

# LYNXVALE LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2008

| 8  | <b>Commitments (continued)</b>                         | Value of Contract<br>(of the order of) | Value of Work<br>Completed at<br>31 July 2008 |
|----|--------------------------------------------------------|----------------------------------------|-----------------------------------------------|
|    |                                                        | £m                                     | £m                                            |
| c) | <b>Contracts in Design</b>                             |                                        |                                               |
|    | Sainsbury Laboratory                                   | 84.8                                   | 8.2                                           |
|    | University Library, West Bookstacks, Stage III Phase 6 | 7.0                                    | 0.4                                           |
|    | Genetics Field Station                                 | 1.8                                    | 0.1                                           |
|    | Refurbishment of Herchel Smith Laboratory              | 1.5                                    | 0.1                                           |
|    | SPRI - Museum Refurbishment                            | 1.3                                    | -                                             |
|    | Classics – Alterations and Extension                   | 1.5                                    | -                                             |

## 9. **Contingent Liabilities**

There are problems with paint work on the Multi Storey Car Park at Addenbrooke's Hospital; this may give rise to a claim for loss of use during the coming year. Any claim against the Company would be directly offset by a claim against the lessor (University of Cambridge). At the time of signing the financial statements it is not possible to determine whether a claim will be made, or the amount that may be involved.

## 10. **Related Party Transactions**

The ultimate parent undertaking and ultimate controlling party is the University of Cambridge.

The Company is a wholly owned subsidiary of the University of Cambridge and its results are included in the consolidated accounts of the University of Cambridge. Accordingly the Company is exempt from disclosing transactions with other group companies under the Financial Reporting Standard 8. The accounts of the University of Cambridge are available from The Old Schools, Trinity Lane, Cambridge, Cambridgeshire, CB2 1TS.