

**Report of the Directors and
Consolidated Financial Statements
For The Year Ended 31 December 2012
for
Ashwood Scotland Limited**

THURSDAY



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For The Year Ended 31 December 2012**

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Ashwood Scotland Limited

**Company Information
For The Year Ended 31 December 2012**

DIRECTORS:	Archibald Grant Meikle David Scott Charman Brian Mackay
REGISTERED OFFICE:	Ashwood House Starlaw Road Bathgate West Lothian EH47 7BW
REGISTERED NUMBER:	SC199488 (Scotland)
AUDITORS:	Cahill Jack Associates Limited Chartered Accountants and Statutory Auditors 91 Alexander Street Airdrie North Lanarkshire ML6 0BD
SOLICITORS:	Drummond Miller W.S. 64 South Bridge Street Bathgate EH48 1TL

**Report of the Directors
For The Year Ended 31 December 2012**

The directors present their report with the financial statements of the company and the group for the year ended 31 December 2012.

PRINCIPAL ACTIVITIES

The principal activities of the group in the year under review were those of construction based operations, the development and selling of real estate and renting of own property.

REVIEW OF BUSINESS

The directors are pleased to report on a satisfactory result in what was another extremely difficult set of circumstances affecting the whole of the economy, particularly the construction sector, nationwide. Despite the continued difficulties encountered from the financial sector the core business has continued to make progress in responding to the different market conditions which prevail. Gross profit was £448,379 representing an increase in percentage of turnover from 11.9% to 12.68%. The group of companies managed to maintain an operating profit of almost £155,000.

The directors are confident that the business will continue to trade successfully and be able to respond positively to the changing markets and economic situation.

FUTURE DEVELOPMENTS

Tendering opportunities continue to remain high brought about by the policies adopted within the strategic business plan and the company's excellent trading reputation.

The ongoing risks faced by the business and all other companies within the construction industry are minimised by the company's ongoing secured order book, strong balance sheet and extremely well managed operational and financial controls.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 January 2012 to the date of this report.

Archibald Grant Meikle
David Scott Charman
Brian Mackay

POLITICAL AND CHARITABLE CONTRIBUTIONS

The board of directors have pledged 5% of the profit before tax and dividends of the holding company to a charitable trust set up by the company. There has been no amount provided during the year based on the criteria set for the pledge to be made (2011: £1,438).

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Report of the Directors 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 group and of the profit or loss of the group 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 accounting 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 directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's and the group's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Ashwood Scotland Limited (Registered number: SC199488)

**Report of the Directors
For The Year Ended 31 December 2012**

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the group's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the group's auditors are aware of that information.

AUDITORS

The auditors, Cahill Jack Associates Limited, will be proposed for re-appointment at the forthcoming Annual General Meeting.

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

ON BEHALF OF THE BOARD:

A handwritten signature in black ink, appearing to read 'A. Grant Meikle', written over a horizontal line.

Archibald Grant Meikle - Director

12 September 2013

Report of the Independent Auditors to the Members of Ashwood Scotland Limited

We have audited the financial statements of Ashwood Scotland Limited for the year ended 31 December 2012 on pages five to twenty two. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 a Report of the Auditors 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

As explained more fully in the Statement of Directors' Responsibilities set out on page two, 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 Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the group's and the parent company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Directors to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the parent company's affairs as at 31 December 2012 and of the group's loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; 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 Report of the Directors 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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the Report of the Directors.



Audrey Wolfson (Senior Statutory Auditor)
for and on behalf of Cahill Jack Associates Limited
Chartered Accountants and Statutory Auditors
91 Alexander Street
Airdrie
North Lanarkshire
ML6 0BD

12 September 2013

Ashwood Scotland Limited (Registered number: SC199488)

**Consolidated Profit and Loss Account
For The Year Ended 31 December 2012**

	Notes	31.12.12 £	31.12.11 £
TURNOVER		3,536,308	3,865,617
Cost of sales		3,087,929	3,404,208
GROSS PROFIT		448,379	461,409
Administrative expenses		474,057	495,998
		(25,678)	(34,589)
Other operating income		179,662	191,045
OPERATING PROFIT	2	153,984	156,456
Profit/loss on sale of tangible fixed assets	3	91,522	-
		62,462	156,456
Interest receivable and similar income		-	4
		62,462	156,460
Interest payable and similar charges	4	106,008	101,421
(LOSS)/PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		(43,546)	55,039
Tax on (loss)/profit on ordinary activities	5	9,176	12,367
(LOSS)/PROFIT FOR THE FINANCIAL YEAR FOR THE GROUP		(52,722)	42,672

CONTINUING OPERATIONS

None of the group's activities were acquired or discontinued during the current year or previous year.

The notes form part of these financial statements

Ashwood Scotland Limited (Registered number: SC199488)

**Consolidated Statement of Total Recognised Gains and Losses
For The Year Ended 31 December 2012**

	31.12.12 £	31.12.11 £
(LOSS)/PROFIT FOR THE FINANCIAL YEAR	(52,722)	42,672
Unrealised deficit on revaluation of properties	-	(190,000)
Revaluation adjustment on investment property	86,980	-
TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE YEAR	<u>34,258</u>	<u>(147,328)</u>

The notes form part of these financial statements

Ashwood Scotland Limited (Registered number: SC199488)

**Consolidated Balance Sheet
31 December 2012**

	Notes	31.12.12 £	31.12.11 £
FIXED ASSETS			
Tangible assets	8	279,823	18,176
Investments	9	-	-
Investment property	10	3,005,526	3,605,526
		<u>3,285,349</u>	<u>3,623,702</u>
CURRENT ASSETS			
Debtors	11	1,034,247	1,111,005
Cash at bank and in hand		56,789	320,660
		<u>1,091,036</u>	<u>1,431,665</u>
CREDITORS			
Amounts falling due within one year	12	1,092,765	1,682,558
NET CURRENT LIABILITIES			
		<u>(1,729)</u>	<u>(250,893)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
		3,283,620	3,372,809
CREDITORS			
Amounts falling due after more than one year	13	(2,080,999)	(2,189,677)
PROVISIONS FOR LIABILITIES			
	17	<u>(3,194)</u>	<u>-</u>
NET ASSETS			
		<u><u>1,199,427</u></u>	<u><u>1,183,132</u></u>
CAPITAL AND RESERVES			
Called up share capital	18	200	200
Share premium	19	490	490
Revaluation reserve	19	428,099	341,119
Profit and loss account	19	770,638	841,323
SHAREHOLDERS' FUNDS			
	23	<u><u>1,199,427</u></u>	<u><u>1,183,132</u></u>

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 12 September 2013 and were signed on its behalf by:



Archibald Grant Meikle - Director

The notes form part of these financial statements

Ashwood Scotland Limited (Registered number: SC199488)

**Company Balance Sheet
31 December 2012**

	Notes	31.12.12 £	31.12.11 £
FIXED ASSETS			
Tangible assets	8	279,823	18,176
Investments	9	3	3
Investment property	10	506,000	1,106,000
		<u>785,826</u>	<u>1,124,179</u>
CURRENT ASSETS			
Debtors	11	1,147,314	751,720
Cash at bank and in hand		16,869	320,657
		<u>1,164,183</u>	<u>1,072,377</u>
CREDITORS			
Amounts falling due within one year	12	1,050,311	1,175,077
NET CURRENT ASSETS/(LIABILITIES)		<u>113,872</u>	<u>(102,700)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>899,698</u>	<u>1,021,479</u>
CREDITORS			
Amounts falling due after more than one year	13	(6,116)	(113,677)
PROVISIONS FOR LIABILITIES	17	(3,194)	-
NET ASSETS		<u><u>890,388</u></u>	<u><u>907,802</u></u>
CAPITAL AND RESERVES			
Called up share capital	18	200	200
Share premium	19	490	490
Revaluation reserve	19	147,071	60,091
Profit and loss account	19	742,627	847,021
SHAREHOLDERS' FUNDS	23	<u><u>890,388</u></u>	<u><u>907,802</u></u>

The financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies and with the Financial Reporting Standard for Smaller Entities (effective March 2000).

The financial statements were approved by the Board of Directors on 12 September 2013 and were signed on its behalf by:



Archibald Grant Meikle - Director

The notes form part of these financial statements

**Notes to the Consolidated Financial Statements
For The Year Ended 31 December 2012**

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Basis of consolidation

The group financial statements consolidate those of the company and of its subsidiary undertakings drawn up to 31st December 2012. The results of subsidiary undertakings acquired or disposed of during the year have been included from the date of acquisition to the date of disposal. Profit or losses on inter company transactions are eliminated in full. On acquisition of a subsidiary, all of the subsidiary's assets and liabilities which exist at the date of acquisition are recorded at their fair values reflecting their condition at that date. All inter company balances and trading are eliminated on consolidation. An amount is included in fixed asset investments for the holding company which represents its investment in subsidiaries.

Financial reporting standard number 1

Exemption has been taken from preparing a cash flow statement on the grounds that the group qualifies as a small group.

Turnover

Turnover represents income earned from contracts to provide construction services, excluding value added tax charged where applicable.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life or, if held under a finance lease, over the lease term, whichever is the shorter.

Land and buildings	- 1% on cost
Plant and machinery etc	- 33% on cost and 25% on reducing balance

Investment property

In accordance with SSAP 19 "accounting for investment properties" the group's properties which are held for long-term investment are included in the balance sheet at the open market value and are not depreciated. The surplus or deficit on revaluation of the properties is transferred to a revaluation reserve. This policy represents a departure from the Companies Act 2006, which requires depreciation to be provided on all fixed assets. The directors consider this policy is necessary to give an overriding true and fair view as current values and changes in current values are considered more significant than the calculation of systematic annual depreciation. Depreciation is only one of many factors reflected in the valuation and the amount which might otherwise have been charged cannot be separately identified or quantified.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date. 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 underlying timing differences can be deducted. Deferred tax is measured at the rates that are expected to apply in the periods in which the timing differences reverse and is not discounted.

Hire purchase and leasing commitments

Assets obtained under hire purchase contracts or finance leases are capitalised in the balance sheet. Those held under hire purchase contracts are depreciated over their estimated useful lives. Those held under finance leases are depreciated over their estimated useful lives or the lease term, whichever is the shorter.

The interest element of these obligations is charged to the profit and loss account over the relevant period. The capital element of the future payments is treated as a liability.

Pension costs and other post-retirement benefits

The group operates defined contribution pension schemes. Contributions payable for the year are charged in the profit and loss account.

Notes to the Consolidated Financial Statements - continued
For The Year Ended 31 December 2012

1. ACCOUNTING POLICIES - continued

Long-term contracts and work in progress

A significant amount of the group's activities are undertaken via long-term contracts. These contracts are accounted for in accordance with Amendment to FRS 5 "Reporting the substance of transactions: revenue recognition" which requires estimates to be made for contract costs and revenues.

The directors base their judgements of contract costs and revenues on the latest available information, which includes detailed contract valuations. In many cases the results reflect the expected outcome of long-term contractual obligations which span more than one reporting period. Contract costs and revenues are affected by a variety of uncertainties that depend on the outcome of future events and often need to be revised as events unfold and uncertainties are resolved. The estimates are updated regularly and significant changes are highlighted through established internal review procedures which ensure that there is no significant over or under statement of profits earned in any period.

Long-term work in progress is therefore calculated based on the excess of expected revenue less costs from each contract less appropriate payments received to date and is included within debtors in the balance sheet under the heading of amounts recoverable on contracts.

2. OPERATING PROFIT

The operating profit is stated after charging/(crediting):

	31.12.12	31.12.11
	£	£
Depreciation - owned assets	8,146	3,857
Depreciation - assets on hire purchase contracts	8,787	7,439
Profit on disposal of fixed assets	(1,260)	-
Auditors' remuneration	4,250	5,000
Pension costs	20,250	20,250
Staff pension costs	14,448	15,772
	<u>272,453</u>	<u>274,461</u>
Directors' remuneration and other benefits etc		
	<u>272,453</u>	<u>274,461</u>

The number of directors to whom retirement benefits were accruing was as follows:

	3	3
Money purchase schemes	<u>3</u>	<u>3</u>

3. EXCEPTIONAL ITEMS

The company sold two properties during the year previously held as investment properties and suffered a loss on the disposal of one of the properties leading to the recognition of a previously unrealised loss of £91,522. This loss occurred due to the current exceptional position of the property market and had been previously adjusted in the revaluation reserve brought forward.

4. INTEREST PAYABLE AND SIMILAR CHARGES

Interest payable and similar charges includes the following:

	31.12.12	31.12.11
	£	£
Hire purchase	<u>598</u>	<u>627</u>

Notes to the Consolidated Financial Statements - continued
For The Year Ended 31 December 2012

5. TAXATION

Analysis of the tax charge

The tax charge on the loss on ordinary activities for the year was as follows:

	31.12.12 £	31.12.11 £
Current tax:		
UK corporation tax	5,982	13,136
Deferred tax	3,194	(769)
Tax on (loss)/profit on ordinary activities	<u>9,176</u>	<u>12,367</u>

Factors affecting the tax charge

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	31.12.12 £	31.12.11 £
(Loss)/profit on ordinary activities before tax	<u>(43,546)</u>	<u>55,039</u>
(Loss)/profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 20% (2011 - 20.246%)	(8,709)	11,143
Effects of:		
Expenses not deductible for tax purposes	266	514
Depreciation in excess of capital allowances	14,457	1,479
Adjustments to tax charge in respect of previous periods	<u>(32)</u>	<u>-</u>
Current tax charge	<u>5,982</u>	<u>13,136</u>

6. LOSS OF PARENT COMPANY

As permitted by Section 408 of the Companies Act 2006, the profit and loss account of the parent company is not presented as part of these financial statements. The parent company's loss for the financial year was £(86,431) (2011 - £24,334 profit).

7. DIVIDENDS

	31.12.12 £	31.12.11 £
A Ordinary Shares shares of £1 each		
Interim	6,787	-
B Ordinary Shares shares of £1 each		
Interim	5,492	-
C Ordinary Shares shares of £1 each		
Interim	5,684	-
	<u>17,963</u>	<u>-</u>

Notes to the Consolidated Financial Statements - continued
For The Year Ended 31 December 2012

8. TANGIBLE FIXED ASSETS

Group

	Land and buildings £	Plant and machinery etc £	Totals £
COST OR VALUATION			
At 1 January 2012	-	73,230	73,230
Additions	-	28,581	28,581
Disposals	-	(19,192)	(19,192)
Reclassification/transfer	250,000	-	250,000
	<u>250,000</u>	<u>82,619</u>	<u>332,619</u>
At 31 December 2012	250,000	82,619	332,619
DEPRECIATION			
At 1 January 2012	-	55,054	55,054
Charge for year	938	15,995	16,933
Eliminated on disposal	-	(19,191)	(19,191)
	<u>938</u>	<u>51,858</u>	<u>52,796</u>
At 31 December 2012	938	51,858	52,796
NET BOOK VALUE			
At 31 December 2012	<u>249,062</u>	<u>30,761</u>	<u>279,823</u>
At 31 December 2011	<u>-</u>	<u>18,176</u>	<u>18,176</u>

Included in cost or valuation of land and buildings is freehold land of £125,000 (2011 - £0) which is not depreciated.

Cost or valuation at 31 December 2012 is represented by:

	Land and buildings £	Plant and machinery etc £	Totals £
Valuation in 2004	64,476	-	64,476
Cost	185,524	82,619	268,143
	<u>250,000</u>	<u>82,619</u>	<u>332,619</u>

Notes to the Consolidated Financial Statements - continued
For The Year Ended 31 December 2012

8. TANGIBLE FIXED ASSETS - continued

Group

Fixed assets, included in the above, which are held under hire purchase contracts are as follows:

	Plant and machinery etc £
COST OR VALUATION	
At 1 January 2012	22,318
Additions	11,320
Transfer to ownership	(10,664)
	<u>22,974</u>
At 31 December 2012	
DEPRECIATION	
At 1 January 2012	15,713
Charge for year	8,787
Transfer to ownership	(10,664)
	<u>13,836</u>
At 31 December 2012	
NET BOOK VALUE	
At 31 December 2012	<u>9,138</u>
At 31 December 2011	<u>6,605</u>

Company

	Land and buildings £	Plant and machinery etc £	Totals £
COST OR VALUATION			
At 1 January 2012	-	73,230	73,230
Additions	-	28,581	28,581
Disposals	-	(19,192)	(19,192)
Reclassification/transfer	250,000	-	250,000
	<u>250,000</u>	<u>82,619</u>	<u>332,619</u>
At 31 December 2012			
DEPRECIATION			
At 1 January 2012	-	55,054	55,054
Charge for year	938	15,995	16,933
Eliminated on disposal	-	(19,191)	(19,191)
	<u>938</u>	<u>51,858</u>	<u>52,796</u>
At 31 December 2012			
NET BOOK VALUE			
At 31 December 2012	<u>249,062</u>	<u>30,761</u>	<u>279,823</u>
At 31 December 2011	<u>-</u>	<u>18,176</u>	<u>18,176</u>

Included in cost or valuation of land and buildings is freehold land of £125,000 (2011 - £0) which is not depreciated.

Notes to the Consolidated Financial Statements - continued
For The Year Ended 31 December 2012

8. TANGIBLE FIXED ASSETS - continued

Company

Cost or valuation at 31 December 2012 is represented by:

	Land and buildings £	Plant and machinery etc £	Totals £
Valuation in 2004	64,476	-	64,476
Cost	185,524	82,619	268,143
	<u>250,000</u>	<u>82,619</u>	<u>332,619</u>

Fixed assets, included in the above, which are held under hire purchase contracts are as follows:

	Plant and machinery etc £
COST OR VALUATION	
At 1 January 2012	22,318
Additions	11,320
Transfer to ownership	(10,664)
At 31 December 2012	<u>22,974</u>
DEPRECIATION	
At 1 January 2012	15,713
Charge for year	8,787
Transfer to ownership	(10,664)
At 31 December 2012	<u>13,836</u>
NET BOOK VALUE	
At 31 December 2012	<u>9,138</u>
At 31 December 2011	<u>6,605</u>

9. FIXED ASSET INVESTMENTS

Company

	Shares in group undertakings £
COST	
At 1 January 2012 and 31 December 2012	<u>3</u>
NET BOOK VALUE	
At 31 December 2012	<u>3</u>
At 31 December 2011	<u>3</u>

Notes to the Consolidated Financial Statements - continued
For The Year Ended 31 December 2012

9. FIXED ASSET INVESTMENTS - continued

The group or the company's investments at the balance sheet date in the share capital of companies include the following:

Subsidiaries

Ashwood Scotland Clydebank Limited

Nature of business: letting of owned property

	% holding		
Class of shares:			
Ordinary	100.00	31.12.12	31.12.11
		£	£
Aggregate capital and reserves		138,366	88,822
Profit for the year		49,544	32,777

Ashwood Scotland Starlaw Limited

Nature of business: letting of owned property

	% holding		
Class of shares:			
Ordinary	100.00	31.12.12	31.12.11
		£	£
Aggregate capital and reserves		253,497	240,198
Profit for the year		13,299	4,150

Ashwood Scotland MacIntosh Limited

Nature of business: building and development

	% holding		
Class of shares:			
Ordinary	100.00	31.12.12	31.12.11
		£	£
Aggregate capital and reserves		(74,394)	(53,688)
Loss for the year		(20,706)	(18,591)

10. INVESTMENT PROPERTY

Group

	Total £
COST OR VALUATION	
At 1 January 2012	3,605,526
Disposals	(350,000)
Reclassification/transfer	(250,000)
At 31 December 2012	3,005,526
NET BOOK VALUE	
At 31 December 2012	3,005,526
At 31 December 2011	3,605,526

Notes to the Consolidated Financial Statements - continued
For The Year Ended 31 December 2012

10. INVESTMENT PROPERTY - continued

Group

Cost or valuation at 31 December 2012 is represented by:

	£
Valuation in 2004	56,339
Valuation in 2005	20,256
Valuation in 2006	6,000
Valuation in 2007	189,699
Valuation in 2008	91,324
Cost	2,641,908
	<u>3,005,526</u>

Desk top valuations were carried out during the previous year on all investment properties held directly by the parent company which showed no change to previous valuations carried out and the Directors are therefore of the opinion that there was no change in the market value of these investment properties from the date of the last independent surveys to the balance sheet date.

The investment property held by Ashwood Clydebank Limited was valued at £800,000 on an open market value basis by Graham & Sibbald, surveyors during the previous year and the directors are satisfied that the value in the accounts is an accurate reflection of the current market value.

The investment property held by Ashwood Starlaw Limited was valued at £1,010,000 during the previous year by Graham & Sibbald, independent chartered surveyors. The Board does not consider the decrease in value to be a permanent diminution and as such the value of the property is unchanged in the accounts.

Company

	Total £
COST OR VALUATION	
At 1 January 2012	1,106,000
Disposals	(350,000)
Reclassification/transfer	(250,000)
	<u>506,000</u>
At 31 December 2012	
NET BOOK VALUE	
At 31 December 2012	<u>506,000</u>
At 31 December 2011	<u>1,106,000</u>

Cost or valuation at 31 December 2012 is represented by:

	£
Valuation in 2001	14,989
Valuation in 2004	41,350
Valuation in 2005	20,256
Valuation in 2006	6,000
Cost	423,405
	<u>506,000</u>

Notes to the Consolidated Financial Statements - continued
For The Year Ended 31 December 2012

10. INVESTMENT PROPERTY - continued

Company

Desk top valuations were carried out during the previous year on investment properties which showed no change to previous valuations carried out and the Directors are therefore of the opinion that there was no change in the market value of these investment properties from the date of the last independent surveys to the balance sheet date.

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Company	
	31.12.12	31.12.11	31.12.12	31.12.11
	£	£	£	£
Trade debtors	6,017	51,833	6,017	51,833
Amounts owed by group undertakings	-	-	779,385	300,171
Amounts recoverable on contract	956,066	1,009,905	314,415	368,254
Other debtors	72,164	49,267	47,497	31,462
	<u>1,034,247</u>	<u>1,111,005</u>	<u>1,147,314</u>	<u>751,720</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Company	
	31.12.12	31.12.11	31.12.12	31.12.11
	£	£	£	£
Bank loans and overdrafts (see note 14)	-	565,070	-	79,676
Hire purchase contracts (see note 15)	4,446	5,368	4,446	5,368
Trade creditors	877,874	992,325	877,577	992,175
Taxation and social security	112,624	43,594	104,197	34,220
Other creditors	97,821	76,201	64,091	63,638
	<u>1,092,765</u>	<u>1,682,558</u>	<u>1,050,311</u>	<u>1,175,077</u>

13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Group		Company	
	31.12.12	31.12.11	31.12.12	31.12.11
	£	£	£	£
Bank loans (see note 14)	2,074,883	2,189,094	-	113,094
Hire purchase contracts (see note 15)	6,116	583	6,116	583
	<u>2,080,999</u>	<u>2,189,677</u>	<u>6,116</u>	<u>113,677</u>

Notes to the Consolidated Financial Statements - continued
For The Year Ended 31 December 2012

14. LOANS

An analysis of the maturity of loans is given below:

	Group		Company	
	31.12.12	31.12.11	31.12.12	31.12.11
	£	£	£	£
Amounts falling due within one year or on demand:				
Bank overdrafts	-	38,632	-	64,238
Bank loans	-	526,438	-	15,438
	<u>-</u>	<u>565,070</u>	<u>-</u>	<u>79,676</u>
Amounts falling due between one and two years:				
Bank loans - 1-2 years	-	1,331,438	-	15,438
	<u>-</u>	<u>1,331,438</u>	<u>-</u>	<u>15,438</u>
Amounts falling due between two and five years:				
Bank loans - 2-5 years	2,074,883	806,313	-	46,313
	<u>2,074,883</u>	<u>806,313</u>	<u>-</u>	<u>46,313</u>
Amounts falling due in more than five years:				
Repayable by instalments				
Bank loans > 5 yr by instalments	-	51,343	-	51,343
	<u>-</u>	<u>51,343</u>	<u>-</u>	<u>51,343</u>

15. OBLIGATIONS UNDER HIRE PURCHASE CONTRACTS AND LEASES

Group

	Hire purchase contracts	
	31.12.12	31.12.11
	£	£
Net obligations repayable:		
Within one year	4,446	5,368
Between one and five years	6,116	583
	<u>10,562</u>	<u>5,951</u>

Company

	Hire purchase contracts	
	31.12.12	31.12.11
	£	£
Net obligations repayable:		
Within one year	4,446	5,368
Between one and five years	6,116	583
	<u>10,562</u>	<u>5,951</u>

Notes to the Consolidated Financial Statements - continued
For The Year Ended 31 December 2012

15. OBLIGATIONS UNDER HIRE PURCHASE CONTRACTS AND LEASES - continued

The following operating lease payments are committed to be paid within one year:

Group

	Other operating leases	
	31.12.12	31.12.11
	£	£
Expiring:		
Within one year	5,640	5,880
Between one and five years	19,704	15,180
	<u>25,344</u>	<u>21,060</u>

Company

	Other operating leases	
	31.12.12	31.12.11
	£	£
Expiring:		
Within one year	5,640	5,880
Between one and five years	19,704	15,180
	<u>25,344</u>	<u>21,060</u>

16. SECURED DEBTS

The following secured debts are included within creditors:

	Group		Company	
	31.12.12	31.12.11	31.12.12	31.12.11
	£	£	£	£
Bank overdraft	-	38,632	-	64,238
Bank loans	2,074,883	2,715,532	-	-
Hire purchase contracts	10,562	5,951	10,562	5,951
	<u>2,085,445</u>	<u>2,760,115</u>	<u>10,562</u>	<u>70,189</u>

Royal Bank of Scotland borrowings to the group headed by Ashwood Scotland Limited are secured by a bond and floating charge and standard securities over the group's properties at; 159a West Main Street, Whitburn; Ashwood House, Starlaw Road, Bathgate; 44 Lindsay Gardens, Bathgate; 131 Howdenhall Drive, Edinburgh; Flat 3/1, 38 Pleasance Street, Glasgow; development land known as Tailend Court, Starlaw Park, Livingston; Andrew Court, Clydebank; site at MacIntosh Road, Livingston. The bank also holds cross guarantees from the group members in respect of the overall group debt.

A charge over the company's book debt was granted on 28th May 2012 in favour of Technical & General Guarantee S. A. in relation to a performance bond. This liability has been discharged post year end.

Hire purchase and finance lease creditors hold security over the assets which are the subject of the relevant agreements.

Notes to the Consolidated Financial Statements - continued
For The Year Ended 31 December 2012

17. PROVISIONS FOR LIABILITIES

	Group		Company	
	31.12.12	31.12.11	31.12.12	31.12.11
	£	£	£	£
Deferred tax	<u>3,194</u>	<u>-</u>	<u>3,194</u>	<u>-</u>
Group				
				Deferred tax
				£
Accelerated capital allowances				<u>3,194</u>
Balance at 31 December 2012				<u>3,194</u>
Company				
				Deferred tax
				£
Accelerated capital allowances				<u>3,194</u>
Balance at 31 December 2012				<u>3,194</u>

Deferred taxation not provided for in the financial statements is set out below and calculated at rates as stated:

Unrealised gains on investment properties less capital losses brought forward at 20% (2011: 26%) - £64,470 (2011: £138,089). No provision has been made for the unrealised gain on properties as no binding agreement has been made for the disposal of the properties.

18. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.12.12	31.12.11
			£	£
150	A Ordinary Shares	£1	150	150
40	B Ordinary Shares	£1	40	40
10	C Ordinary Shares	£1	10	10
			<u>200</u>	<u>200</u>

19. RESERVES

Group

	Profit and loss account	Share premium	Revaluation reserve	Totals
	£	£	£	£
At 1 January 2012	841,323	490	341,119	1,182,932
Deficit for the year	(52,722)			(52,722)
Dividends	(17,963)			(17,963)
Adjustment on disposal	-	-	86,980	86,980
At 31 December 2012	<u>770,638</u>	<u>490</u>	<u>428,099</u>	<u>1,199,227</u>

Notes to the Consolidated Financial Statements - continued
For The Year Ended 31 December 2012

19. RESERVES - continued

Company

	Profit and loss account £	Share premium £	Revaluation reserve £	Totals £
At 1 January 2012	847,021	490	60,091	907,602
Deficit for the year	(86,431)			(86,431)
Dividends	(17,963)			(17,963)
Adjustment on disposal	-	-	86,980	86,980
At 31 December 2012	<u>742,627</u>	<u>490</u>	<u>147,071</u>	<u>890,188</u>

20. TRANSACTIONS WITH DIRECTORS

The following loans to directors subsisted during the years ended 31 December 2012 and 31 December 2011:

	31.12.12 £	31.12.11 £
Archibald Grant Meikle		
Balance outstanding at start of year	6,787	-
Amounts advanced	-	6,787
Amounts repaid	(6,787)	-
Balance outstanding at end of year	<u>-</u>	<u>6,787</u>
David Scott Charman		
Balance outstanding at start of year	5,491	-
Amounts advanced	-	5,491
Amounts repaid	(5,491)	-
Balance outstanding at end of year	<u>-</u>	<u>5,491</u>
Brian Mackay		
Balance outstanding at start of year	5,684	-
Amounts advanced	-	5,684
Amounts repaid	(5,684)	-
Balance outstanding at end of year	<u>-</u>	<u>5,684</u>

21. RELATED PARTY DISCLOSURES

During the year, total dividends of £17,963 were paid to the directors.

During the year a property was sold to the directors' pension scheme at the prevailing market value of £110,000 less costs.

22. ULTIMATE CONTROLLING PARTY

A G Meikle, as the majority shareholder of Ashwood Scotland Limited, is considered to be the controlling party of the company and the group.

Notes to the Consolidated Financial Statements - continued
For The Year Ended 31 December 2012

23. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

Group	31.12.12	31.12.11
	£	£
(Loss)/profit for the financial year	(52,722)	42,672
Dividends	(17,963)	-
	(70,685)	42,672
Other recognised gains and losses relating to the year (net)	86,980	(190,000)
Net addition/(reduction) to shareholders' funds	16,295	(147,328)
Opening shareholders' funds	1,183,132	1,330,460
Closing shareholders' funds	1,199,427	1,183,132
Company	31.12.12	31.12.11
	£	£
(Loss)/profit for the financial year	(86,431)	24,334
Dividends	(17,963)	-
	(104,394)	24,334
Other recognised gains and losses relating to the year (net)	86,980	(190,000)
Reversal of depreciation previously charged on property		
Net reduction of shareholders' funds	(17,414)	(165,666)
Opening shareholders' funds	907,802	1,073,468
Closing shareholders' funds	890,388	907,802