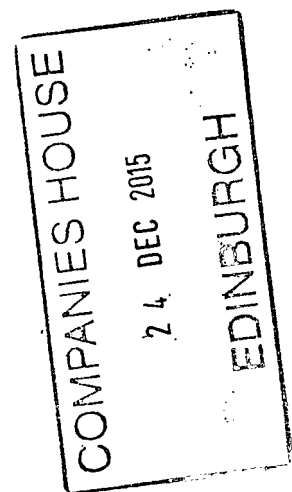


Robertson Construction Group Limited

Directors' report and financial statements

Registered number SC347921

03-April-2015



Contents

Company information	1
Strategic Report	2 - 4
Directors' Report	5
Independent auditor's report to the members of Robertson Construction Group Limited	6
Consolidated profit and loss account	7
Consolidated balance sheet	8
Company balance sheet	9
Consolidated cash flow statement & Statement of recognised gains and losses	10
Notes	11 - 23

Company information

Directors	W.G Robertson D.W Shewan S Roberts
Secretary	I Wilson
Company number	SC347921
Registered office	10 Perimeter Road Elgin IV30 6AE
Auditor	Grant Thornton UK LLP Statutory Auditor Chartered Accountants Level 8 110 Queen Street Glasgow G1 3BX
Bankers	Santander UK plc, 1st Floor 287-301 St Vincent Street Glasgow G2 5HN
Solicitors	The Commercial Law Practice Commercial House 2 Rubislaw Terrace Aberdeen AB10 1XE

Strategic Report

Principal activities

Robertson Construction Group provides construction and property development services to clients throughout Scotland and the North of England. Its aim is to identify opportunities early in their development to enable it to work in partnership with - and deliver best value for - its clients and wherever possible, establish long term relationships with them

The Group's activities in 2014/15 can be summarised as follows

•	Education	31%
•	Private Sector (excl distilleries)	25%
•	Housing / Residential Care	17%
•	Distilleries	11%
•	Public Sector (excl health, education & housing)	11%
•	Health	5%

Business Review

Since the beginning of the financial crisis in 2008 and the resulting difficult economic conditions and significant changes in the banking and funding markets, Robertson Construction Group has evolved its business to meet the changes in both the public and private sectors. Our business has concentrated on using its 49 year track record to secure positions on several major public sector frameworks as well as ensuring service and product quality is best in class, resulting in high levels of repeat business from our client base.

Whilst the recession may be coming to an end, it has resulted in a significantly changed market place with the loss of many key players and probably more importantly the loss of a significant part of the country's skill base - the latter, as a consequence of reduced investment in apprenticeships and training over the last 7 years and from many leaving the industry to find employment elsewhere. I am pleased to report that despite the effect of the recession, we have increased our Construction employment level by 30% from 2008.

The market for companies with our range of product offering do appear to be in a strong position to capitalise on opportunities where major clients in the public and private sector wish to accelerate their investment proposals whilst stemming the delay of the last few years. To support the Construction Group's ability to meet client's needs, we have invested in a knowledge based resource and approach to business procurement. As a Group, we are passionate about our knowledge based approach whereby our business, resources and processes are structured in a way which assists the identification of suitable opportunities earlier, leading to better value outcomes. This, we believe, will reduce our reliance on tendered opportunities in order to improve net profit and cash generation outcomes.

The market place and our key sectors continue to evolve and as a result, Construction Group recognises the need to focus on profitability and improved margins in order to meet both the changed lending and investment criteria of the development funding market and to provide the capacity to invest and attract the appropriate skills base.

The Robertson Construction companies delivered a positive trading performance in a challenging economic environment with its turnover increasing by 9% on last year and comparing well to its market peers. To a large extent, the success of this is due to our clearly defined regional business model and a continued focus on the local supply chain. The visibility in our Construction market continues to grow where we are partners on attractive frameworks such as East Central HUB, SCAPE and NHS Scotland 2.

Our Construction business has been very successful within all of the regions they operate and with the addition of a new regional business covering Yorkshire and East Midlands our geographic coverage continues to expand. We now have 7 regional construction businesses, four in Scotland and three in England, where we see considerable scope for further growth. These regional businesses are augmented by the recent creation of complimentary higher margin building services, civil engineering and specialist service businesses enabling us to move into new markets.

Also in Construction, our Major Projects Division has recently started on the £100m development at "The Macallan" Distillery for The Edrington Group, Suntory and William Grants. This prestigious project follows on from our successful completion of the £90m Accident and Emergency Care Centre in Aberdeen and other major projects. The Macallan project position has been secured as a result of our respected brand and our longstanding experience in the whisky sector.

Strategic Report (continued)

The group generated £5.8m of cash in the year, which broadly equates to current year pre-tax profits £8.7m less the payment of corporation tax £1.8m and dividends £1.0m. Net assets at the year-end were £27,067,000 (2014: £20,996,000).

The company's strategy has been developed on the following three main areas of focus:

1) Business Development

The Robertson Group continues to capitalise on its track record of delivery, geographical network, brand, client relationships, sector and market knowledge to ensure that it retains and attracts new clients. Its strategy is to have a high quality market facing business development resource supported by an experienced knowledge and research team who will identify opportunities earlier in their development. The market place continues to change and evolve and this knowledge approach will allow the Company to identify projects and client requirements at an earlier stage so that it has a better likelihood of working in partnership with its clients.

2) Operational Performance

The strategy of the Company must include a key focus on operational performance where we aim to deliver high quality outcomes for all our customers. We must continually look at our efficiency and challenge our cost base to deliver the desired commercial return. We are fortunate to have developed a significant internal and external supply chain and through innovation can identify and implement new ways of completing processes and projects to maintain a competitive edge.

3) People

The most valuable asset of the Company is the quality of our staff and it is our strategic aim to create a high performance culture, educating, training and developing our people to be the best. We must provide the correct remuneration packages to attract, motivate and retain employees and lastly build a resource pipeline to ensure we have the "right skills" at the "right time".

The above strategic focus must always be underpinned by our key strategic principles which are innovation, collaboration, integrity, community and sustainable growth.

Principal risks and uncertainties affecting the business

The principal risks and uncertainties affecting the business are varied and include the following:

- Macro-economic factors affecting the whole of the Construction industry and the wider economy at this time.
- Effect of legislation or other regulatory activities. The group continually monitors all forthcoming and current legislation and guidelines to ensure it fully complies with all necessary requirements.
- Market and asset values. The group has re-valued the carrying value of its property portfolio based on current rents and yields and recorded an impairment in value where appropriate.
- Construction risk. The group places considerable emphasis on front end controls and ongoing project diligence in an attempt to minimise construction risk.

Strategic Report (continued)

Key performance indicators

Key financial performance indicators include the monitoring of working capital and profit margins, which are closely scrutinised each month against budget.

Key financial performance indicators

	2015	2014	Measure
Profit before tax (£'000)	8,705	4,210	
Gross Margin %	7.4%	5.3%	Gross profit / Turnover
Overhead recovery %	3.9%	3.1%	Admin exp / Turnover
Cashflow (£'000)	5,818	12,347	Net funds increase
Number of employees	449	428	Average Number

Key non-financial performance indicators include the monitoring of health and safety and quality throughout the Construction Group.

Employees

During the year the policy of providing employees with general information continued. Relevant information is supplied at the discretion of management, when considered appropriate.

The group gives every consideration to applications for employment from disabled persons where the requirements of the job may be adequately covered by a handicapped or disabled person.

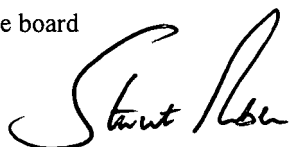
With regard to existing employees and those who have become disabled during the year, the group has continued to examine ways and means of providing continuing employment under normal terms and conditions and to provide training and career development and promotion wherever appropriate.

Equal opportunities are given to all employees for training, career development and promotion. The group involves employees in matters affecting terms and conditions of employment. Induction courses are run for new employees.

Political and charitable donations

The group made no political contributions during the year. Donations to UK charities amounted to £ nil (2014: £nil).

On behalf of the board



S Roberts

Director

10 November 2015

Directors' report

The directors present their report and the financial statements for the year ended 3 April 2015

Principal activity

The principal activity of the company was that of construction.

Directors

The directors who held office during the year are as follows:

W G Robertson
D W Shewan
S Roberts

Statement of directors' responsibilities in respect of the Directors' Report and the financial statements

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 they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

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 group and parent company and of the profit or loss for that period. In preparing each of the group and parent company financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards 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 group and the parent company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the parent company's transactions and disclose with reasonable accuracy at any time the financial position of the parent company and enable them to ensure that its financial statements comply with the Companies Act 2006. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the group and to prevent and detect fraud and other irregularities.

Disclosure of information to auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditor is unaware; and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

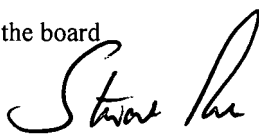
Auditor

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be reappointed and Grant Thornton UK LLP will therefore continue in office.

On behalf of the board

S Roberts
Director

10 November 2015





Independent auditor's report to the members of Robertson Construction Group Limited

We have audited the financial statements of Robertson Construction Group Limited for the year ended 3 April 2015 which comprise the consolidated profit and loss account, consolidated and company balance sheet, consolidated cash flow statement, consolidated statement of total recognised gains and losses and the related notes. 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 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 5, 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 website at www.frc.org.uk/auditscopeukprivate

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 3 April 2015 and of the group's profit 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 Strategic Report and 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 by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company's 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.

A handwritten signature in black ink, appearing to read "Lorraine Macphail".

Lorraine Macphail

Senior Statutory Auditor

for and on behalf of Grant Thornton UK LLP

Statutory Auditor, Chartered Accountants, Glasgow

12 November 2015

Consolidated profit and loss account
for the year ended 3 April 2015

	2015	2014
<i>Note</i>	£000	£000
Turnover : group and share of joint ventures	214,123	203,777
Less : share of joint ventures' turnover	(3,620)	(9,783)
Group turnover	2 210,503	193,994
Cost of sales	(194,925)	(183,680)
Gross profit	15,578	10,314
Administrative expenses	(8,257)	(6,101)
Group operating profit	7,321	4,213
Share of operating loss in joint ventures	(3)	(4)
Total operating profit	7,318	4,209
Loan waived	1,250	-
Profit on sale of investment property	-	12
Interest receivable & similar income	6 414	393
Interest payable & similar charges	7 (277)	(404)
Profit on ordinary activities before taxation	3 8,705	4,210
Tax on profit on ordinary activities	8 (1,610)	(1,032)
Profit on ordinary activities after taxation	7,095	3,178

There are no recognised gains and losses other than those reported above.

The profit for the financial year has been derived from continuing activities

The notes on pages 11 to 23 form part of these financial statements.

Consolidated balance sheet

at 3 April 2015

	Note	2015 £000	2015 £000	2014 £000	2014 £000
Fixed Assets					
Tangible assets	9		6,536		6,625
Investment properties	10		3,779		3,747
Investments in joint ventures					
Share of gross assets		1,107		371	
Share of gross liabilities		(1,144)		(405)	
Loans to joint ventures		40		40	
	11		3		6
			10,318		10,378
Current Assets					
Stocks and work in progress	12	100		568	
Debtors	13	61,289		52,728	
Cash at bank and in hand		46,792		40,973	
		108,181		94,269	
Creditors: amounts falling due within one year	14	(84,182)		(76,401)	
Net current assets			23,999		17,868
			34,317		28,246
Creditors: amounts falling due after more than one year	15		(7,250)		(7,250)
Net assets			27,067		20,996
Capital & Reserves					
Called up share capital	17		1		1
Merger reserve	18		9,679		9,679
Revaluation reserve	18		515		515
Profit & loss account	18		16,872		10,801
Shareholders' funds	19		27,067		20,996
Minority interest			-		-
			27,067		20,996

These financial statements were approved and authorised for issue by the Board of directors on 10 November 2015 and signed on its behalf by:

W.G Robertson
 Director

S Roberts
 Director

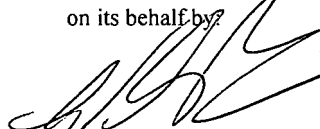
The notes on pages 11 to 23 form part of these financial statements.

Company balance sheet

at 3 April 2015

	Note	2015 £000	2015 £000	2014 £000	2014 £000
Fixed Assets					
Tangible assets	9		58		20
Investments	11		40		40
			<u>98</u>		<u>60</u>
Current Assets					
Debtors	13	21,681		3,778	
Cash at bank and in hand		8,073		13,188	
		<u>29,754</u>		<u>16,966</u>	
Creditors: amounts falling due within one year	14	(21,677)		(11,217)	
Net current assets			<u>8,077</u>		<u>5,749</u>
Net assets			<u>8,175</u>		<u>5,809</u>
Capital & Reserves					
Called up share capital	17		1		1
Profit & loss account	18		8,174		5,808
Shareholders' funds	19		<u>8,175</u>		<u>5,809</u>

These financial statements were approved and authorised for issue by the Board of directors on ~~10 November~~ 2015 and signed on its behalf by:



W.G. Robertson
 Director



S Roberts
 Director

The notes on pages 11 to 23 form part of these financial statements.

**Consolidated cash flow statement
 for the year ended 3 April 2015**

	<i>Note</i>	2015 £'000	2014 £'000
Cash inflow from operating activities	23	8,478	11,939
Returns on investment and servicing of finance	24	137	(11)
Taxation		(1,827)	(8)
Capital expenditure and financial investment	24	(184)	(1,313)
Dividends paid on shares classified in shareholders' funds		(1,025)	(762)
Cash inflow before financing		5,579	9,845
Financing	24	239	2,502
Increase in cash in period		5,818	12,347

Reconciliation of net cash flow to movement in net funds

	2015 £'000	2014 £'000
Increase in cash in the period	5,818	12,347
Cash (inflow) from decrease in debt	(239)	(2,502)
Movement in net debt in the period	5,579	9,845
Net funds at the start of the period	35,593	25,748
Net funds at the end of the period	41,172	35,593

**Consolidated statement of total recognised gains and losses
 for the year ended 3 April 2015**

	2015 £'000	2014 £'000
Profit for the financial year		
Group	7,098	3,182
Share of joint ventures	(3)	(4)
Total recognised gains relating to the financial year	7,095	3,178

Notes

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules, modified to include the revaluation of investment properties.

Basis of consolidation

The consolidated financial statements include the financial statements of the company and its subsidiary undertakings made up to 3 April 2015 using merger accounting.

A joint venture is an undertaking in which the group has a long term interest and over which it exercises joint control. The group's share of the profits less losses of joint ventures is included in the profit and loss account and its interests in their net assets are included in investments in the consolidated balance sheet.

Under section 408 of the Companies Act 2006 the company is exempt from the requirement to present its own profit and loss account.

Going concern

The financial statements have been prepared on a going concern basis which the directors believe to be appropriate for the following reasons. The company's financing arrangements form part of the financing arrangements of its ultimate parent Robertson Group (Holdings) Limited and its subsidiaries.

Turnover

Turnover represents the value of work performed and goods and services supplied by the company during the year and excludes VAT.

Tangible fixed assets and depreciation

Depreciation is provided to write off the cost less the estimated residual value of tangible fixed assets by equal instalments over their estimated useful economic lives as follows:

Freehold buildings	-	50 years
Plant and machinery	-	3 to 10 years
Fixtures, fittings and equipment	-	4 to 5 years
Motor vehicles	-	5 to 10 years

No depreciation is provided on freehold land

Investment properties

In accordance with Statement of Standard Accounting Practice No 19 investment properties are revalued annually at open market value. All surpluses and deficits arising on valuation are taken directly to revaluation reserve except that any permanent diminution in the value of the investment property is taken to the profit and loss account for the year. No depreciation or amortisation is provided in respect of the freehold investment properties.

This treatment may be a departure from the requirements of the Companies Act concerning depreciation of fixed assets. However, the properties are not held for consumption but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the accounts to give a true and fair view. Depreciation or amortisation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Notes (continued)

1 Accounting policies (continued)

Stocks and work in progress

Stocks are stated at the lower of cost and net realisable value. In determining the cost of raw materials and consumables the first in first out method is used. For work in progress and finished goods cost is taken as production cost which comprises materials, direct labour and attributable production overheads according to the stage of completion.

Property developments in the course of construction are carried at cost as part of work in progress until such time as the property is complete. Interest incurred on project specific borrowings is capitalised within the cost of the appropriate project.

Development land stock is stated at the lower of cost and net realisable value. Cost comprises the purchase price of the land together with all attributable expenditure incurred in making ready the site for development and ultimate resale.

Long term contracts

The amount of profit attributable to the stage of completion of a long term contract is recognised when the outcome of the contract can be foreseen with reasonable certainty. Turnover for such contracts is stated at cost appropriate to their stage of completion plus attributable profits, less amounts recognised in previous years. Provision is made for any losses as soon as they are foreseen.

Contract work in progress is stated at costs incurred, less those transferred to the profit and loss account, after deducting foreseeable losses and payments on account not matched with turnover.

Amounts recoverable on contracts are included in debtors and represent turnover recognised in excess of payments on account.

Leases

Assets acquired under finance leases and similar hire purchase contracts are capitalised and the outstanding future lease obligations are shown in creditors. Operating lease rentals are charged to the profit and loss account on a straight line basis over the period of the lease.

Pensions

The group contributes to a group personal pension plan for employees who also undertake to contribute, the costs of which are charged to the profit and loss account as they become payable. The amount charged to the profit and loss account represents the contributions payable to the scheme in respect of the accounting period.

Development expenditure

Pre-contract costs are expensed as incurred until the company is appointed as sole preferred bidder. Provided the contract is expected to generate sufficient net cash inflows to enable recovery and the award of the contract is virtually certain, pre-contract costs incurred post the appointment as preferred bidder are included in debtors.

Where pre-contract bid costs that have been recognised as an asset are reimbursed at financial close both the income and the asset are released to the profit and loss account.

Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes. Deferred tax is recognised, without discounting, in respect of all timing differences between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date, except as otherwise required by FRS 19.

Deferred Taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

Deferred tax is not provided on timing differences arising from the revaluation of fixed assets in the financial statements.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

Notes (continued)

2 Turnover

The total turnover of the group for the year has been derived from the group's principal activities wholly undertaken in the UK. No segmental analysis of turnover is provided as in the opinion of the directors this information is seriously prejudicial.

3 Profit on ordinary activities before taxation

	2015 £'000	2014 £'000
<i>Profit on ordinary activities before taxation is stated after charging:</i>		
Depreciation of tangible assets	241	244
Operating lease rentals		
- land and buildings	-	38
- other assets	350	463
<i>Auditors' remuneration</i>		
Audit of these financial statements	5	5
Amounts receivable by auditors and their associates in respect of:		
Audit of financial statements of subsidiaries pursuant to legislation	36	36
Other services relating to taxation	10	14

4 Remuneration of directors

	2015 £'000	2014 £'000
Directors' emoluments	-	-
Company contribution to money purchase schemes	-	-
	-	-

The directors are remunerated by other Robertson Group companies.

Notes (continued)

5 Staff numbers and costs

The average number of persons employed (including directors) during the period, analysed by category was as follows:

	2015 Number	2014 Number
Construction	376	343
Property	4	4
Administration	69	81
	449	428

The aggregate payroll costs to these persons were as follows:

	£'000	£'000
Wages and salaries	21,033	17,376
Social security costs	2,348	1,953
Other pension costs	709	486
	24,090	19,815

6 Other interest receivable and similar income

	2015 £'000	2014 £'000
Interest from related parties	414	393
	414	393

7 Interest payable and similar charges

	2015 £'000	2014 £'000
On bank loans and overdrafts	277	403
On balances owed to related parties	-	1
	277	404

Notes (continued)

8 Tax on profit on ordinary activities

	2015 £'000	2014 £'000
Analysis of charge in the period		
<i>UK Corporation tax</i>		
Current tax on income for the period	1,436	1,013
Adjustments in respect of prior years	150	34
Total current tax	1,586	1,047
<i>Deferred tax (see note 16)</i>		
Origination / reversal of timing differences	24	(15)
Total tax on profit on ordinary activities	1,610	1,032

Factors affecting the tax charge for the current period

The current tax charge for the period is higher than (2014: equal to) the standard rate of corporation tax in the UK of 21% (2014: 23%). The differences are explained below.

	2015 £'000	2014 £'000
<i>Current tax reconciliation</i>		
Profit on ordinary activities before tax	8,704	4,210
Current tax at 21% (2014: 23%)	1,562	999
Effects of:		
Non deductible expenses	14	12
Non-taxable income	298	-
Fixed Asset differences	24	-
Chargeable gains	(297)	-
Capital allowances over depreciation	(25)	4
Subsidiary company losses carried forward	(140)	(2)
Adjustment in respect of prior years	150	34
Total current tax charge (see above)	1,586	1,047

No provision has been made for deferred tax on the revaluation of investment properties to their open market value. The tax on the gains arising from the revaluations would only become payable if the properties were sold without rollover relief being available. The tax which would be payable in such circumstances is estimated to be £108,150 (2014: £118,450).

Factors affecting the future current and total tax charges

The UK Corporation tax rate of 21% took effect from 1 April 2014

Further changes to the UK Corporation tax rates were substantively enacted as part of the Finance Bill 2013 on 2 July 2013. These include changes to reduce the main rate of corporation tax to 20% from 1 April 2015. As these changes have been substantively enacted at the balance sheet date their effects have been included in these financial statements.

Notes (continued)

9 Tangible fixed assets
Group

	Freehold land and buildings	Plant and machinery	Fixtures, fittings and equipment	Motor vehicles	Total
	£'000	£'000	£'000	£'000	£'000
Cost					
At beginning of year	7,910	1,040	413	439	9,802
Additions	-	152	-	-	152
Disposals	-	(31)	-	-	(31)
At end of year	7,910	1,161	413	439	9,923
Depreciation					
At beginning of year	1,443	904	394	436	3,177
Charge for the year	157	75	6	3	241
Disposals	-	(31)	-	-	(31)
At end of year	1,600	948	400	439	3,387
Net book value					
At 3 April 2015	6,310	213	13	-	6,536
At 31 March 2014	6,467	136	19	3	6,625

Company

	Plant and machinery
	£'000
Cost	
At beginning of year	34
Additions	55
At end of year	89
Depreciation	
At beginning of year	14
Additions	17
At end of year	31
Net book value	
At 3 April 2015	58
At 31 March 2014	20

Notes (continued)

10 Investment properties

	Group £'000
At beginning of year	3,747
Additions	212
Disposals	(180)
Revaluation in the period credited to revaluation reserve	-
At end of year	3,779
Historical cost of investment properties	3,438

A majority of the group's investment properties were valued by Rydens as at 30 March 2011, on the basis of open market value based on the Appraisal and Valuation Manual of The Royal Institution of Chartered Surveyors. The remainder were valued by the directors on an open market value basis. The directors consider the values to be appropriate at 3 April 2015.

If restated under historic cost principles, the comparable amounts in respect of the revalued properties would be £3,438,000 (2014: £3,438,000).

**11 Fixed asset investments
Group**

	Loans to joint ventures £'000	Share of reserves £'000	Total £'000
At beginning of year	40	(34)	6
Additions in the year	-	(3)	(3)
At end of year	40	(37)	3

Joint ventures

The total of the group's loss before taxation from interests in joint ventures was £4,000 (2014 : £4,000 loss).

Company

	Loans to joint ventures £'000
At beginning of year	40
Additions in the year	-
Disposals in year	-
At end of period	40

Notes (continued)

11 Fixed asset investments (continued)

The principal undertakings in which the group holds more than 20% of the share capital are as follows:

	Country of registration or incorporation	Shares held Class	%	Principal activity
Subsidiary undertakings				
Robertson Construction Central Limited	Scotland	Ordinary	100	Construction
Robertson Construction Eastern Limited	Scotland	Ordinary	100	Construction
Robertson Construction NEE Limited	Scotland	Ordinary	100	Construction
Robertson Construction Northern Limited	Scotland	Ordinary	100	Construction
Robertson Construction Tayside Limited	Scotland	Ordinary	100	Construction
Robertson Construction Highland Limited	Scotland	Ordinary	100	Construction
Robertson Construction Lothians Limited	Scotland	Ordinary	100	Construction
Robertson Property Limited	Scotland	A&B Ordinary	100	Property development
Robertson Property (No 4) Limited	Scotland	Ordinary	100	Property development
Joint ventures				
Robertson-Dawn Health Limited	Scotland	Ordinary	50	Construction

Other than Robertson-Dawn Health Limited, which has a 30 November year end, all of the above subsidiary and joint venture companies' year ends are coterminous with the company.

12 Stocks

Group	2015 £'000	2014 £'000
Development work in progress	-	-
Development land	100	568
	100	568

13 Debtors

	Company		Group	
	2015 £'000	2014 £'000	2015 £'000	2014 £'000
Trade debtors	1,747	1,885	25,063	22,091
Amounts recoverable on contracts	1,166	1,393	12,717	9,904
Amounts owed by group undertakings	11,027	17	67	-
Amounts owed by parent undertaking	-	42	11,808	16,720
Amounts owed by related parties	7,718	416	10,786	3,162
Other debtors	-	-	64	612
Prepayments and accrued income	23	7	401	120
Corporation Tax receivable	-	-	-	-
Group relief receivable	-	18	108	-
Deferred tax (note 16)	-	-	53	77
Other tax and social security	-	-	222	42
	21,681	3,778	61,289	52,728

Notes (continued)

13 Debtors (continued)

Debtors include the following falling due after more than one year:

	Company		Group	
	2015	2014	2015	2014
	£'000	£'000	£'000	£'000
Amounts recoverable on contracts	231	131	2,570	1,416
Amounts owed by parent undertaking	-	-	-	11,810
Amounts owed by joint ventures	-	-	-	-

14 Creditors : amounts falling due within one year

	Company		Group	
	2015	2014	2015	2014
	£'000	£'000	£'000	£'000
Bank loans and overdrafts (note 15)	-	-	5,619	5,380
Payments received on account	533	2,787	2,934	4,990
Trade creditors	4,622	1,826	20,914	20,623
Amounts owed to group undertakings	1,536	576	7,596	10,333
Amounts owed to related parties	4,995	-	6,073	-
Corporation tax	75	-	1,535	682
Group relief payable to related parties	150	-	166	1,152
Other tax and social security	491	804	4,376	3,327
Other creditors	1	1	175	217
Accruals and deferred income	9,274	5,223	34,794	29,697
	21,677	11,217	84,182	76,401

15 Creditors : amounts falling due after more than one year

	Group	
	2015	2014
	£'000	£'000
Bank loans and overdrafts	-	-
Amounts owed to group undertakings	7,250	7,250
	7,250	7,250
	Group	
	2015	2014
	£'000	£'000
Debt can be analysed as falling due:		
In one year or less, or on demand	5,619	5,380
Between one and two years	-	-
	5,619	5,380

Notes (continued)

15 Creditors : amounts falling due after more than one year (continued)

All borrowings are secured by way of a floating charge over the group's property, undertaking, assets and rights owned now or in the future and an unlimited inter-company composite guarantee between companies within the group and companies within the group headed by Robertson Group (Holdings) Limited, a company under common shareholder control.

16 Deferred taxation

Deferred taxation asset Group	Accelerated capital allowances £'000	Other timing differences £'000	Total £'000
At beginning of year	45	32	77
Charge to the profit and loss account for the year	-	(24)	(24)
At end of year	45	8	53

17 Called up share capital

	2015 £	2014 £
<i>Authorised</i>		
10,000 Ordinary shares of £1 each	10,000	10,000
<i>Allotted, called up and fully paid</i>		
1,024 Ordinary shares of £1 each	1,024	1,024

18 Reserves

Group	Merger reserve £'000	Revaluation reserve £'000	Profit and loss account £'000	Total £'000
At beginning of year	9,679	515	10,801	20,995
Profit for the financial year	-	-	7,095	7,095
Dividend paid	-	-	(1,024)	(1,024)
Adjustment	-	-	-	-
At end of year	9,679	515	16,872	27,066

Company	Profit and loss account £'000
At beginning of year	5,808
Profit for the financial year	3,390
Dividend paid	(1,024)
At end of year	8,174

Notes (continued)

19 Reconciliation of movements in shareholders' funds

	2015	2014
Group	£'000	£'000
Profit for the financial year	7,095	3,178
Dividends paid	(1,024)	(762)
Adjustment	-	(18)
Net increase in shareholders' funds	6,071	2,398
Opening shareholders' funds	20,996	18,598
Closing shareholders' funds	27,067	20,996
Company		
Profit for the financial year	3,390	1,647
Interim dividend paid	(1,024)	(762)
Net increase in shareholders' funds	2,366	885
Opening shareholders' funds	5,809	4,924
Closing shareholders' funds	8,175	5,809

20 Contingent liabilities, contractual disputes and guarantees

At the year end there were contingent liabilities in respect of guarantees and claims under contracts entered into in the normal course of business. Further, included within trade debtors and amounts recoverable on long term contracts are certain amounts which are the subject of ongoing disputes with customers. The directors are of the opinion that adequate provision has been made in respect of ongoing claims and disputes at the year end.

The group has given a guarantee to its bankers in respect of its borrowings.

21 Commitments

Annual commitments under non-cancellable operating leases are as follows:

	Land and buildings		Other	
Group	2015	2014	2015	2014
	£'000	£'000	£'000	£'000
Operating leases which expire:				
Within one year	50	8	55	18
Between two and five years	107	30	317	381
	157	38	372	399

Notes (continued)

22 Pension Costs

The group contributes to group personal pension plans for certain employees. The pension cost charged for the period represents contributions payable by the group to those personal pension plans.

	2015 £'000	2014 £'000
Contributions payable by the group for the period	709	486

23 Reconciliation of operating profit to net cash flow from operating activities

	2015 £'000	2014 £'000
Operating profit	8,571	4,213
Depreciation of tangible assets	241	244
Decrease / (increase) in stocks	468	1,592
Decrease / (increase) in debtors	(8,477)	(4,973)
Increase / (decrease) in creditors	7,675	10,863
Net cash inflow / (outflow) from operating activities	8,478	11,939

24 Analysis of cash flows

	2015 £'000	2014 £'000
Returns on investment and servicing of finance		
Interest received	414	393
Interest paid	(277)	(404)
Dividends received	-	-
	137	(11)

Capital expenditure and financial investment

Purchase of tangible fixed assets	(152)	(77)
Purchase of investment properties	(32)	(1,208)
Loans advanced to joint ventures	-	(10)
Adjustment	-	(18)
	(184)	(1,313)

Financing

New bank loans / (repayment of existing bank loans)	239	2,502
Issue of new share capital	-	-
	239	2,502

Notes (continued)

25 Analysis of net funds

	At beginning of period £'000	Cash flows £'000	At end of period £'000
Cash at bank and in hand	40,973	5,818	46,791
Debt due within one year	(5,380)	(239)	(5,619)
	35,593	5,579	41,172
Debt due after one year	-	-	-
	35,593	5,579	41,172

26 Related party transactions

During the period the group made sales to related parties and joint venture companies of Robertson Group (Holdings) Ltd and at the year end, balances were due from these companies as follows :

	Turnover £'000	Year end Debtor balance £'000	Year end Creditor balance £'000
Robertson Dawn Health Limited	5,149	582	337
Urban Union	8,138	2,414	1,150
East Central Scotland Hub	32,725	7,286	4,586
Edgar Road LLP	-	4	-
Southshore Developments	-	277	-
W G Robertson	-	223	-
	46,012	10,786	6,073

27 Parent and ultimate controlling party

The company is a subsidiary undertaking of Robertson Group Limited. The ultimate parent company is Robertson Group (Holdings) Limited and the ultimate controlling party is WG Robertson, who owns 75% of the issued share capital of Robertson Group (Holdings) Limited.