Consolidated Cash Flow Statement

Year ended 31 March 2012

	Note	2012 £000	2011 £000
Operating (loss)/profit		**(15,805)**	16,090
Loss on the revaluation of investment properties	*13a, 14*	**51,381**	16,039
Gains on surplus land	*15*	**(497)**	(71)
Depreciation	*13b*	**550**	611
Depreciation of finance lease capital obligations	*13a*	**853**	910
Employee share options	*6*	**1,532**	1,641
Decrease/(increase) in inventories		**20**	(24)
Decrease/(increase) in receivables		**887**	(1,945)
(Decrease)/increase in payables		**(44)**	1,674
Cash generated from operations		**38,877**	34,925
Interest paid		**(11,508)**	(11,806)
Interest received		**19**	415
Cash flows from operating activities		**27,388**	23,534
Investing activities			
Sale of surplus land		**5,404**	4,497
Purchase of non-current assets		**(18,130)**	(11,864)
Additions to surplus land		**(4,647)**	(621)
Investment in associate	*13d*	**(1,167)**	(1,000)
Cash flows from investing activities		**(18,540)**	(8,988)
Financing activities			
Issue of share capital		**61**	27
Purchase of own shares		**(3,727)**	–
Payment of finance lease liabilities	*13a*	**(853)**	(910)
Equity dividends paid	*11*	**(12,223)**	(10,328)
Increase/(reduction) in borrowings		**9,000**	(25,000)
Cash flows from financing activities		**(7,742)**	(36,211)
Net increase/(decrease) in cash and cash equivalents		**1,106**	(21,665)
Opening cash and cash equivalents		**8,954**	30,619
Closing cash and cash equivalents		**10,060**	8,954

Reconciliation of Net Cash Flow to Movement in Net Debt

Year ended 31 March 2012

	Note	2012 £000	2011 £000
Net increase/(decrease) in cash and cash equivalents in the year		**1,106**	(21,665)
Cash (inflow)/outflow from (increase)/decrease in debt financing		**(9,000)**	25,000
Change in net debt resulting from cash flows		**(7,894)**	3,335
Movement in net debt in the year		**(7,894)**	3,335
Net debt at the start of the year		**(266,046)**	(269,381)
Net debt at the end of the year	*18*	**(273,940)**	(266,046)