

Company Registration Number 5096482

**Terra Nova Developments Limited
Report and Financial Statements
For the Year Ended 31 March 2010**

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2010

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TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2010

COMPANY INFORMATION

Directors

S.J. Porter
M.F. Harrison

External Auditors

Grant Thornton UK LLP
4 Hardman Square
Spinningfields
Manchester
M3 3EB

Registered office

Southern Gate
729 Princess Road
MANCHESTER
M20 2LT

Internal Auditors

Mazars LLP
The Lexicon
Mount Street
Manchester
M2 5NT

Web site

www.greatplaces.org.uk

Bankers

The Royal Bank of Scotland plc
P. O. Box 356
38 Mosley Street
Manchester
M60 2BE

Registered Number

Companies House No. 5096482

TERRA NOVA DEVELOPMENTS LIMITED

Year ended 31 March 2010

REPORT OF THE DIRECTORS

The directors present their report and the financial statements for the year ended 31 March 2010.

Principal Activities

The principal activity of the Company during the year was the undertaking of design and build construction contracts primarily for the development of residential property including the rehabilitation and conversion of existing properties.

The company is registered under the Companies Act 2006.

Business Review

During the year, the company recorded a profit after interest and taxation of £64,813 (2009: £2,308).

Key performance indicators and risks and uncertainties

The Company carries out the majority of its trading activity within the wider Great Places Housing Group. Reference should therefore be made to the financial statements of Great Places Housing Group.

Directors

Details of the directors are set out on page 1. All the directors served throughout the year and to the date of this report unless otherwise stated.

Employees

The company has no employees.

Statement of the responsibilities of the directors for the report and financial statements

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 Accounting Standards (United Kingdom Generally Accepted Accounting Practice). The financial statements are required by law to give a true and fair view of the state of 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 adequate accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the directors are aware:

- there is no relevant audit information of which the company's auditor is unaware; and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2010

REPORT OF THE DIRECTORS

Going concern

The directors have prepared these accounts on the going concern basis, which they believe is appropriate. This is because the approved business plan forecasts that surpluses will continue to be made in 2010/11 and onwards.

Auditor

Grant Thornton UK LLP, having expressed their willingness to continue in office, will be deemed reappointed for the next financial year in accordance with Section 487(2) of the Companies Act 2006 unless the company receives notice under section 488(1) of the Companies Act 2006.

BY ORDER OF THE BOARD



Phil Elvy
Secretary
Date 19th July 2010

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2010

STATEMENT OF RESPONSIBILITIES OF THE DIRECTORS

Independent auditor's report to the members of Terra Nova Developments Limited

We have audited the financial statements of Terra Nova Developments Limited for the year ended 31 March 2010 which comprise the profit and loss account, the balance sheet and notes 1 to 13. 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 auditors

As explained more fully in the Directors' Responsibilities statement set out on page 2 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 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 APB's website at www.frc.org.uk/apb/scope/UKNP.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2010 and of its 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 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, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.



Tobias Wilson
Senior Statutory Auditor

for and on behalf of Grant Thornton UK LLP

Statutory Auditor, Chartered Accountants
Manchester
11/8/10

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2010

PROFIT AND LOSS ACCOUNT

For the year ended 31 March 2010

| | 2010 | 2009 |
|--|--------------|--------------|
| | £ | £ |
| | Note | |
| Turnover | 29,001,493 | 19,838,017 |
| Cost of sales | (28,714,344) | (19,641,595) |
| Gross profit | 287,149 | 196,422 |
| Administrative expenses | (199,746) | (195,770) |
| Operating profit | 87,403 | 652 |
| Interest receivable | 187 | 2,269 |
| Profit on ordinary activities before taxation | 87,590 | 2,921 |
| Tax on profit on ordinary activities | (22,777) | (613) |
| Profit for the year | 64,813 | 2,308 |

All amounts derive wholly from continuing operations.

There are no other recognised gains and losses other than the results for the year.

Historical cost profits and losses were identical to those shown in the profit and loss account.

The notes on pages 7 to 10 form part of these financial statements.

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2010

BALANCE SHEET

At 31 March 2010

| | 2010 | 2009 |
|---|------|--------------------|
| | £ | £ |
| | Note | |
| Current assets | | |
| Stocks | 7 | 3,220,679 |
| Debtors | 8 | 1,280,269 |
| Cash at bank and in hand | | 34,842 |
| | | <u>4,535,790</u> |
| Creditors: Amounts falling due within one year | 9 | (4,409,355) |
| | | <u>126,435</u> |
| Net current assets | | <u>126,435</u> |
| | | <u>61,622</u> |
| Capital and reserves | | |
| Share capital | 10 | 1 |
| Revenue reserves | 11 | 61,621 |
| | | <u>126,434</u> |
| Shareholders Funds | | <u>126,435</u> |
| | | <u>61,622</u> |

The notes on pages 7 to 10 form part of these financial statements.

These financial statements were approved by the board of directors and authorised for issue on the 19 July 2010 and were signed on its behalf by:



S.J. Porter
Director

Company No: 5096482

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2010

NOTES TO THE FINANCIAL STATEMENTS

31 March 2010

1. Legal status

The Company is registered under the Companies Act 2006, and is a company limited by share capital.

2. Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with applicable accounting standards. The financial statements comply with the Companies Act 2006, and are prepared under the historical cost basis of accounting.

Going concern

The directors have prepared these accounts on the going concern basis, which they believe is appropriate. This is because the approved business plan forecasts that surpluses will continue to be made in 2010/11 and onwards.

Cash flow reporting

Under Financial Reporting Standard 1, the company is exempt from the requirement to prepare a cash flow statement on the grounds that a parent undertaking includes the company in its own published consolidated financial statements.

Turnover

Turnover shown in the profit and loss account represents amounts invoiced during the period.

Work in progress

Work in progress is valued on the basis of direct costs plus attributable overheads based on normal level of activity. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of work in progress.

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2010

NOTES TO THE FINANCIAL STATEMENTS

3. Operating profit

| | 2010 | 2009 |
|--|-------------|-------------|
| | £ | £ |
| Operating profit is stated after charging: | | |
| Auditors' remuneration: | | |
| In their capacity as auditors | 1,650 | 1,650 |
| For non-audit services | 500 | 500 |

4. Directors

| | 2010 | 2009 |
|------------------------|-------------|-------------|
| | £ | £ |
| Directors remuneration | - | - |

The Company has no employees (2009: £nil).

5. Interest receivable

| | 2010 | 2009 |
|--|-------------|-------------|
| | £ | £ |
| Interest receivable and similar income | 187 | 2,269 |

6. Corporation Tax

a) Analysis of the charge in the period:

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

| | 2010 | 2009 |
|--|-------------|-------------|
| | £ | £ |
| UK Corporation tax charge for the year | 22,777 | 613 |

b) Factors affecting tax charge for the period:

| | 2010 | 2009 |
|---|---------------|-------------|
| | £ | £ |
| Profit on ordinary activities before tax | 87,590 | 2,921 |
| Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 28% (2009: 28%) | 24,525 | 818 |
| Effects of: | | |
| Tax credits | - | (205) |
| Marginal relief | (1,748) | - |
| | <u>22,777</u> | <u>613</u> |

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2010

NOTES TO THE FINANCIAL STATEMENTS

| | | |
|--------------------------------------|------------------|------------------|
| 7. Stock and work in progress | | |
| | 2010 | 2009 |
| | £ | £ |
| Work in progress | 3,220,679 | 1,286,068 |
| | <u>3,220,679</u> | <u>1,286,068</u> |

| | | |
|------------------------------------|------------------|------------------|
| 8. Debtors | | |
| | 2010 | 2009 |
| | £ | £ |
| Amounts owed by group undertakings | 815,851 | 1,367,564 |
| Trade debtors | 261,058 | 167,372 |
| Other debtors | 203,360 | 169,732 |
| | <u>1,280,269</u> | <u>1,704,668</u> |

| | | |
|--|------------------|------------------|
| 9. Creditors: amounts falling due within one year | | |
| | 2010 | 2009 |
| | £ | £ |
| Trade creditors | 580,403 | 560,190 |
| Corporation tax | 22,777 | 612 |
| Amounts owed to group undertakings | 596,487 | 1,207,389 |
| Accruals | 3,209,688 | 1,162,377 |
| | <u>4,409,355</u> | <u>2,930,568</u> |

| | | |
|---|--------------|--------------|
| 10. Share capital | | |
| | 2010 | 2009 |
| | £ | £ |
| Authorised share capital | | |
| 1,000 Ordinary shares of £1 each | 1,000 | 1,000 |
| | <u>1,000</u> | <u>1,000</u> |
| Allotted, called up and fully paid | | |
| Ordinary shares of £1 each | No | £ |
| | 1 | 1 |
| | <u>1</u> | <u>1</u> |

11. Reserves

| | Profit and loss reserve £ |
|---------------------|--|
| At 1 April 2009 | 61,621 |
| Profit for the year | 64,813 |
| At 31 March 2010 | <u>126,434</u> |

12. Related party transactions

The Company has taken advantage of the exemption available under Financial Reporting Standard 8 not to disclose transactions between Group Companies. There are no other related party transactions to disclose.

13. Ultimate controlling party

The ultimate controlling party of the company is Great Places Housing Group Limited ('Great Places'), which is a company registered under the Industrial and Provident Societies Act 1965 to 2002 and which is a register provider. The immediate parent company of Terra Nova Developments Limited is Great Places Housing Association a subsidiary of Great Places, which is a company registered under the Industrial and Provident Societies Act 1965 to 2002.

No loans or guarantees were entered into by Terra Nova Developments Limited with any member of the group.

The consolidated accounts of Great Places Housing Group Limited can be obtained from Great Places Housing Group Limited, Southern Gate, 729 Princess Road, Manchester, M20 2LT.