

Company Registration Number 5096482

**Terra Nova Developments Limited
Report and Financial Statements
For the Year Ended 31 March 2011**

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2011

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TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2011

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 2011

REPORT OF THE DIRECTORS

The directors present their report and the financial statements for the year ended 31 March 2011.

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 £48,727 (2010: £64,813). In respect of the year ended 31 March 2011 a gift aid payment of £100,000 has been proposed, to be paid to Great Places Housing Association.

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.

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 responsibilities of the directors

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 laws). 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 and 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 judgments 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 transactions and 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 each of the directors is aware:

- there is no relevant audit information of which the company's auditors are 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 auditors are aware of that information.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2011

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 2011/12 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 4th July 2011

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2011

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 2011 which comprise the profit and loss account, the balance sheet 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 auditors

As explained more fully in the statement of the responsibilities of the directors 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 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 APB's website at www.frc.org.uk/apb/scope/private.cfm.

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 2011 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.

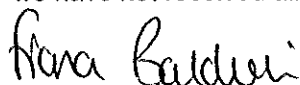
Opinion on other matter prescribed by the Companies Act 2006

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.



Fiona Baldwin
Senior Statutory Auditor
for and on behalf of Grant Thornton UK LLP
Statutory Auditor, Chartered Accountants
Manchester

1 August 2011

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2011

PROFIT AND LOSS ACCOUNT

For the year ended 31 March 2011

	Note	2011 £	2010 £
Turnover		36,678,909	29,001,493
Cost of sales		(36,315,604)	(28,714,344)
Gross profit		363,305	287,149
Administrative expenses		(200,669)	(199,746)
Operating profit	3	162,636	87,403
Interest receivable	5	498	187
Profit on ordinary activities before taxation		163,134	87,590
Gift Aid	6	(100,000)	(-)
Tax on profit on ordinary activities	7	(14,407)	(22,777)
Profit for the year	12	48,727	64,813

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 9 form part of these financial statements.

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2011

BALANCE SHEET

At 31 March 2011

	Note	2011 £	2010 £
Current assets			
Stocks	8	2,281,107	3,220,679
Debtors	9	2,409,975	1,280,269
Cash at bank and in hand		25,029	34,842
		<u>4,716,111</u>	<u>4,535,790</u>
Creditors: Amounts falling due within one year	10	<u>(4,540,949)</u>	<u>(4,409,355)</u>
Net current assets		<u>175,162</u>	<u>126,435</u>
		<u>175,162</u>	<u>126,435</u>
Capital and reserves			
Share capital	11	1	1
Revenue reserves	12	175,161	126,434
Shareholders funds		<u>175,162</u>	<u>126,435</u>

The notes on pages 7 to 9 form part of these financial statements.

These financial statements were approved by the board of directors and authorised for issue on 4 July 2011 and were signed on its behalf by:



S.J. Porter
Director

Company No: 5096482

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2011

NOTES TO THE FINANCIAL STATEMENTS

31 March 2011

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 2011/12 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.

3. Operating profit	2011	2010
	£	£
Operating profit is stated after charging:		
Auditors' remuneration:		
In their capacity as auditors	2,000	1,650
For non-audit services	600	500
	<hr/> <hr/>	<hr/> <hr/>
4. Directors	2011	2010
	£	£
Directors remuneration	-	-
	<hr/> <hr/>	<hr/> <hr/>
The Company has no employees (2010: none).		
5. Interest receivable	2011	2010
	£	£
Interest receivable and similar income	498	187
	<hr/> <hr/>	<hr/> <hr/>

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2011

NOTES TO THE FINANCIAL STATEMENTS

6. Gift Aid	2011	2010
	£	£
Proposed Gift Aid to be paid in accordance with s339 (7AA) of the Income and Corporation Taxes Act 1988	<u>100,000</u>	<u>-</u>

A proposal was made to pay to Great Places Housing Association an amount of £100,000 in respect of the year ended 31 March 2011. This payment was approved by the Board on 21 March 2011. Therefore, for the purposes of s338 of the Income and Corporation Taxes Act 1988, the company deemed this to be a charge on income in the accounting period ended 31 March 2011 thereby reducing its liability to corporation tax for that year to £14,407 (2010: £22,777).

7. 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:

	2011	2010
	£	£
UK Corporation tax charge for the year	<u>14,407</u>	<u>22,777</u>

b) Factors affecting tax charge for the period:

Profit on ordinary activities before tax	<u>63,134</u>	<u>87,590</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 28% (2010: 28%)	17,678	24,525
Effects of:		
Marginal relief	(3,271)	(1,748)
	<u>14,407</u>	<u>22,777</u>

8. Stock and work in progress

	2011	2010
	£	£
Work in progress	<u>2,281,107</u>	<u>3,220,679</u>

9. Debtors

	2011	2010
	£	£
Amounts owed by group undertakings	1,881,654	815,851
Trade debtors	201,742	261,058
Other debtors	<u>326,579</u>	<u>203,360</u>
	<u>2,409,975</u>	<u>1,280,269</u>

TERRA NOVA DEVELOPMENTS LIMITED
Year ended 31 March 2011

NOTES TO THE FINANCIAL STATEMENTS

10. Creditors: amounts falling due within one year

	2011	2010
	£	£
Trade creditors	387,001	580,403
Corporation tax	14,407	22,777
Amounts owed to group undertakings	1,855,833	596,487
Accruals	2,283,708	3,209,688
	<u>4,540,949</u>	<u>4,409,355</u>

11. Share capital

Authorised share capital

	2011	2010
	£	£
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	No	£
Ordinary shares of £1 each	1	1
	<u>1</u>	<u>1</u>

12. Reserves

	Profit and loss reserve
	£
At 1 April 2010	126,434
Profit for the year	48,727
At 31 March 2011	<u>175,161</u>

13. 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.

14. 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.

