

**Terra Nova Developments Limited  
Report and Financial Statements  
For the Year ended 31 March 2019**

**TERRA NOVA DEVELOPMENTS LIMITED**

**Year ended 31 March 2019**

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**TERRA NOVA DEVELOPMENTS LIMITED**

**Year ended 31 March 2019**

**COMPANY INFORMATION**

<b>Directors</b>	M. Harrison P. Bojar
<b>Company secretary</b>	P. Elvy
<b>Registered office</b>	2a Derwent Avenue Manchester M21 7QP
<b>Web site</b>	<a href="http://www.greatplaces.org.uk">www.greatplaces.org.uk</a>
<b>Registered Number</b>	Companies House No. 05096482
<b>External Auditors</b>	BDO LLP 3 Hardman Street Spinningfields Manchester M3 3AT
<b>Internal Auditors</b>	PwC No 1 1 Hardman Square Manchester M3 3EB
<b>Bankers</b>	The Royal Bank of Scotland plc P.O. Box 356 38 Mosley Street Manchester M60 2BE

# **TERRA NOVA DEVELOPMENTS LIMITED**

**Year ended 31 March 2019**

## **REPORT OF THE DIRECTORS**

The directors present their report and the financial statements for the year ended 31 March 2019.

### **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 £17,681 (2018: loss of £2,541). In respect of the year ended 31 March 2019 the gift aid payment to Great Places Housing Association was £12,198 (2018: £15,081).

### **Key performance indicators and risks and uncertainties**

Turnover and gross profit are the principal KPIs used by the directors to assess the performance of the business. The Company carries out the majority of its trading activity within the wider Great Places Housing Group, therefore the principal risk is that this trading will cease. The directors do not have any concerns and are in regular communication with the Group to assess this. Further details of the principal risks and uncertainties impacting the Group are provided in the financial statements of Great Places Housing Group Limited.

### **Directors**

Details of the directors are set out on page 3.

### **Employees**

The company has no employees.

### **Statement of responsibilities of the directors**

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 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 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 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.

## **TERRA NOVA DEVELOPMENTS LIMITED**

**Year ended 31 March 2019**

### **REPORT OF THE DIRECTORS**

Financial statements are published on the company's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements, which may vary from legislation in other jurisdictions. The maintenance and integrity of the company's website is the responsibility of the directors. The directors' responsibility also extends to the ongoing integrity of the financial statements contained therein.

#### **Going concern**

The directors have prepared these accounts on a going concern basis, which they believe is appropriate. This is because the approved business plan forecasts that surpluses will continue from 2019/20 onwards.

#### **Auditors**

The directors confirm that:

- insofar as each director 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 as directors in order to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

A resolution to re-appoint BDO LLP will be proposed at the AGM on 19 September 2019 in accordance with Section 487(2) of the Companies Act 2006.

#### **Small company exemption**

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

#### **BY ORDER OF THE BOARD**



**P. Elvy**

**Secretary**

**18 July 2019**

## TERRA NOVA DEVELOPMENTS LIMITED

Year ended 31 March 2019

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF TERRA NOVA DEVELOPMENTS LIMITED

#### Opinion

We have audited the financial statements of Terra Nova Developments Limited ("the Company") for the year ended 31 March 2019 which comprise the statement of comprehensive income, the statement of financial position and the statement of changes in equity, and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2019 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.

#### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### Other information

The Directors are responsible for the other information. The other information comprises the information included in the Annual Report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our

## **TERRA NOVA DEVELOPMENTS LIMITED**

**Year ended 31 March 2019**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF TERRA NOVA DEVELOPMENTS LIMITED**

knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' report has been prepared in accordance with applicable legal requirements.

#### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Director's report.

We have nothing to report in respect of the following matters in relation to which 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; or
- the directors were not entitled to take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

#### **Responsibilities of Directors**

As explained more fully in the statement of responsibilities of the directors, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

**TERRA NOVA DEVELOPMENTS LIMITED**

**Year ended 31 March 2019**

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF TERRA NOVA DEVELOPMENTS LIMITED**

**Auditor's responsibilities for the audit of the financial statements**

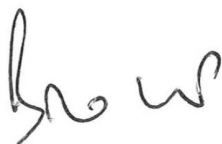
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located at the Financial Reporting Council's website at:

<https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

**Use of our report**

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.



**Julien Rye** (Senior Statutory Auditor)

For and on behalf of BDO LLP, Statutory Auditor

Manchester, UK

1 August 2019

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).



**TERRA NOVA DEVELOPMENTS LIMITED**  
**Year ended 31 March 2019**  
**STATEMENT OF COMPREHENSIVE INCOME**

	Note	2019 £	2018 £
<b>Turnover</b>	2	3,620,320	1,088,057
Cost of sales		(3,595,154)	(1,080,494)
<b>Gross profit</b>		<b>25,166</b>	<b>7,563</b>
Administrative expenses		(7,516)	(13,121)
<b>Operating profit/(loss)</b>	3	<b>17,650</b>	<b>(5,558)</b>
Interest receivable	4	31	1
<b>Profit/(loss) on ordinary activities before taxation</b>		<b>17,681</b>	<b>(5,557)</b>
Tax on profit/(loss) on ordinary activities	5	-	3,016
<b>Profit/(loss) for the year and total comprehensive income</b>		<b>17,681</b>	<b>(2,541)</b>

All amounts derive wholly from continuing operations.

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

The notes on pages 12 to 15 form part of these financial statements.

**TERRA NOVA DEVELOPMENTS LIMITED**

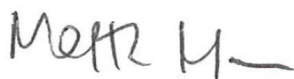
Year ended 31 March 2019

**STATEMENT OF FINANCIAL POSITION**

	Note	2019 £	2018 £
<b>Current assets</b>			
Stocks	7	529,444	271,469
Debtors	8	513,744	152,080
Cash at bank and in hand		20,004	58,933
		<u>1,063,192</u>	<u>482,482</u>
<b>Creditors:</b> Amounts falling due within one year	9	(853,301)	(278,074)
<b>Net current assets</b>		<u>209,891</u>	<u>204,408</u>
<b>Net assets</b>		<u>209,891</u>	<u>204,408</u>
<b>Capital and reserves</b>			
Share capital	10	1	1
Revenue reserves		209,890	204,407
<b>Shareholders funds</b>		<u>209,891</u>	<u>204,408</u>

The accompanying notes on pages 12 to 15 form part of these financial statements.

These financial statements were approved by the Board of directors on 18 July 2019 and signed on its behalf by:

**M. Harrison****Director**

Company number: 05096482

**TERRA NOVA DEVELOPMENTS LIMITED**

Year ended 31 March 2019

**STATEMENT OF CHANGES IN EQUITY**

	<b>Share capital</b>	<b>Revenue reserve</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
As at 1 April 2018	1	204,407	204,408
Surplus for the year and total comprehensive income	-	17,681	17,681
Gift aid payment (see note 6)	-	(12,198)	(12,198)
As at 31 March 2019	<b>1</b>	<b>209,890</b>	<b>209,891</b>

	<b>Share capital</b>	<b>Revenue reserve</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
As at 1 April 2017	1	222,029	222,030
Surplus for the year and total comprehensive income	-	(2,541)	(2,541)
Gift aid payment (see note 6)	-	(15,081)	(15,081)
As at 31 March 2018	<b>1</b>	<b>204,407</b>	<b>204,408</b>

## TERRA NOVA DEVELOPMENTS LIMITED

Year ended 31 March 2019

### NOTES TO THE FINANCIAL STATEMENTS

#### 1. Legal status

The company is registered under the Companies Act 2006, is a private company limited by share capital and is incorporated in the United Kingdom.

#### 2. Accounting policies

##### Basis of accounting

The financial statements have been prepared in accordance with FRS 102 the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland. The following principal accounting policies have been applied:

##### Disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102:

- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 11 Financial Instruments paragraphs 11.39 to 11.48a; and
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Great Places Housing Group Limited as at 31 March 2019 and these financial statements may be obtained from its registered office at 2a Derwent Avenue, Manchester, M21 7QP.

##### Turnover

Income is measured at the fair value of the consideration received or receivable. Turnover shown in the statement of comprehensive income represents amounts invoiced during the period. All turnover arises in the United Kingdom.

##### 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.

##### Financial assets

Financial assets, other than investments and derivatives, are initially measured at transaction price (including transaction costs) and subsequently held at cost, less any impairment.

##### Financial liabilities and equity

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than the financial instrument's legal form. Financial liabilities are initially measured at transaction price (after deducting transaction costs) and subsequently held at amortised cost.

##### Judgements in applying accounting policies and key sources of estimation uncertainty

Management do not consider there to be any significant judgements or estimation uncertainty due to the straightforward nature of the company's operations.

## TERRA NOVA DEVELOPMENTS LIMITED

Year ended 31 March 2019

### NOTES TO THE FINANCIAL STATEMENTS

#### 3. Operating profit/(loss)

Operating profit/(loss) is arrived at after charging:

	2019	2018
	£	£
Auditor's remuneration (excluding VAT)		
-for the audit of the financial statements	3,900	3,800
-for other services relating to taxation	2,090	4,753

The company has no employees (2018: none) and the directors received remuneration for their services to the company from Great Places Housing Group Limited, the ultimate parent company of Terra Nova Developments Limited.

#### 4. Interest receivable

	2019	2018
	£	£
Interest receivable and similar income	31	1
	<u>31</u>	<u>1</u>

#### 5. Corporation tax

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

	2019	2018
	£	£
<b>Current tax</b>		
UK corporation tax charge for year	-	-
Adjustments in respect of prior years	-	(3,016)
	<u>-</u>	<u>(3,016)</u>
<b>Tax reconciliations</b>		
Profit/(loss) on ordinary activities before tax	17,681	(5,557)
Gift aid payment	(12,198)	(15,081)
	<u>5,483</u>	<u>(20,638)</u>
	-	-
Tax on profit/(loss) on ordinary activities at standard rate of corporation tax rate in the UK of 19%	1,042	(3,921)
Tax losses not recognised	-	3,921
Utilisation of brought forward losses	(1,042)	-
<b>Effects of:</b>		
Adjustments in respect of prior years	-	(3,016)
<b>Total tax charge</b>	<u>-</u>	<u>(3,016)</u>

**TERRA NOVA DEVELOPMENTS LIMITED**

**Year ended 31 March 2019**

**NOTES TO THE FINANCIAL STATEMENTS**

**6. Gift aid**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Gift aid payments	12,198	15,081
	<b>12,198</b>	<b>15,081</b>

Gift aid was paid to the immediate parent undertaking, Great Places Housing Association.

**7. Stock and work in progress**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Work in progress	529,444	271,469
	<b>529,444</b>	<b>271,469</b>

**8. Debtors**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Due from group undertakings	509,001	126,400
Trade debtors	4,743	25,680
	<b>513,744</b>	<b>152,080</b>

All amounts fall due within one year. Amounts due from group undertakings are interest free and due on demand.

**9. Creditors: amounts falling due within one year**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Trade creditors	312,416	-
Amount owed to group undertakings	1,840	-
Accruals	539,045	278,074
	<b>853,301</b>	<b>278,074</b>

Amounts due to group undertakings are interest free and due on demand.

**TERRA NOVA DEVELOPMENTS LIMITED**

**Year ended 31 March 2019**

**NOTES TO THE FINANCIAL STATEMENTS**

**10. Share capital**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
1,000 Ordinary shares of £1 each	1,000	1,000
	<b>No</b>	<b>No</b>
Allotted, called up and fully paid	1	1

**11. 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 Co-operative and Community Benefit Societies Act 2014 and a registered provider of social housing under the Housing Act.

The immediate parent company of Terra Nova Developments Limited is Great Places Housing Association, itself a subsidiary of Great Places, which is also a company registered under the Co-operative and Community Benefit Societies Act 2014.

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 can be obtained from Great Places Housing Group Limited, 2a Derwent Avenue, Manchester, M21 7QP, or via its website at [www.greatplaces.org.uk](http://www.greatplaces.org.uk).