

Company number 10575198

Broadland Development Services Ltd
Annual Report and Financial Statements
for the year ended 31 March 2024

Broadland Development Services Ltd

Directors and advisors

Company Information

Company registration number

10575198

Registered office

NCFC
South Stand
Carrow Road
Norwich
NR1 1HU

Directors

Michael Newey D.Sc (Hon) BSc FRICS FCIH FRSA
Iain Grieve BSc FCCA CMIIA
Andrew Savage MSc MRICS

Secretary

Sarah Wyatt BA (Hons) MA ACG

Bankers

NatWest Bank
45 London Street
Norwich
NR1 4LX

External auditors

Crowe U.K. LLP
55 Ludgate Hill
London
EC4M 7JW

Principal solicitors

Howes Percival
Nene House
4 Rushmills
Northampton
Northamptonshire. NN4 7YB

Broadland Development Services Ltd

Report and Financial Statements for the year ended 31 March 2024

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Broadland Development Services Ltd

Report of the directors for the year ended 31 March 2024

The directors present their report and the financial statements of the company for the year ended 31 March 2024.

Principal activities

The principal activities of the company are the procurement of housing development and related services for other group companies.

Business model

The company has development framework agreements with its sister company, Broadland St Benedicts Limited, and its parent Broadland Housing Association in which the company invoices its fellow group companies for development work performed at cost plus an agreed margin.

Results and dividends

The company has continued with the development of a number of sites. There was a profit before taxation for the year amounting to £36,211 (2023 £79,066). A gift aid payment of £79,066 was made to the parent company in November 2023, being the cumulative profit to the year end 31 March 2023. The directors have not recommended a dividend but are proposing to make a further gift aid payment to the parent company of £36,211 during 2024, being the profit in the year to 31 March 2024.

Directors

The directors who served the company during the year were as follows:

Michael Newey D.Sc (Hon) BSc FRICS FCIH FRSA
Iain Grieve BSc FCCA CMIIA
Andrew Savage MSc MRICS

Broadland Development Services Ltd

Report of the directors for the year ended 31 March 2024 (continued)

Statement of directors' responsibilities

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 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; 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 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 auditor is 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 auditor is aware of that information.

Small companies provision

This report has been prepared in accordance with the special provisions for small companies under Section 415A of the Companies Act 2006.

On behalf of the board



Michael Newey D.Sc (Hon) BSc FRICS FCIH FRSA
Director

3 July 2024

Broadland Development Services Ltd

Independent auditor's report for the year ended 31 March 2024

Opinion

We have audited the financial statements of Broadland Development Services Ltd for the year ended 31 March 2024 which comprise profit and loss account, balance sheet, statement of changes in equity and notes to the financial statements, including 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 2024 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The directors are responsible for the other information contained within the annual report. The other information comprises the information included in the annual report,

Broadland Development Services Ltd

Independent auditor's report for the year ended 31 March 2024 (*continued*)

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.

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 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 this gives rise to a material misstatement in the financial statements themselves. 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 directors' 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 by the company, 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 prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the directors report and from the requirement to prepare a strategic report.

Broadland Development Services Ltd

Independent auditor's report for the year ended 31 March 2024 *(continued)*

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 4, 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.

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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We obtained an understanding of the legal and regulatory frameworks within which the company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements.

The laws and regulations we considered in this context were the Companies Act 2006. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the company for fraud. The laws and regulations we considered in this context for the operations were health and safety and taxation legislation.

Auditing standards limit the required audit procedures to identify non-compliance with

Broadland Development Services Ltd

Independent auditor's report for the year ended 31 March 2024 (*continued*)

these laws and regulations to enquiry of the Directors and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the override of controls by management. Our audit procedures to respond to these risks included enquiries of management and the Group Audit and Risk Committee about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing accounting estimates for biases, and reading minutes of those charged with Governance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

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



Julia Poulter,
Senior Statutory Auditor
For and on behalf of

Crowe U.K. LLP

Statutory Auditor

55 Ludgate Hill, London EC4M 7JW

Date: 9 August 2024

Broadland Development Services Ltd

Profit and loss account for the year ended 31 March 2024

	Note	2024 £	2023 £
Turnover		11,058,335	21,459,591
Cost of sales		(10,320,250)	(20,656,792)
Gross profit		738,085	802,799
Operating costs		(690,361)	(718,871)
Operating profit	4	47,724	83,928
Interest and financing costs		(11,513)	(4,862)
Profit before tax		36,211	79,066
Tax (charge)		-	-
Profit for the financial year		36,211	79,066
Other comprehensive income		-	-
Profit and total comprehensive income for the financial year		36,211	79,066

All amounts relate to continuing operations.
The accompanying notes form part of these financial statements.

Broadland Development Services Ltd

Balance sheet at 31 March 2024

Company number 10575198

	Note	2024 £	2023 £
Current assets			
Trade and other debtors	5	1,319,831	1,324,809
Cash and cash equivalents		2,398	-
		<u>1,322,229</u>	<u>1,324,809</u>
Creditors: amounts falling due within one year	6	(1,286,017)	(1,245,742)
Net current assets		<u>36,212</u>	<u>79,067</u>
Net assets		<u>36,212</u>	<u>79,067</u>
 Capital and reserves			
Called-up equity share capital	7	1	1
Income and expenditure reserve		<u>36,211</u>	<u>79,066</u>
		<u>36,212</u>	<u>79,067</u>

These financial statements have been prepared in accordance with the special provisions for small companies regime and in accordance with the provisions of FRS 102 Section 1A – small entities.

These financial statements were approved by the directors and authorised for issue on 3 July 2024 and are signed on their behalf by:



Michael Newey D.Sc (Hon) BSc FRICS FCIH FRSA
Director

The accompanying notes form part of these financial statements.

Broadland Development Services Ltd

Statement of changes in equity for the year ended 31 March 2024

	Income and expenditure reserve £
Balance at 31 March 2022	147,534
Profit for the year	79,066
Gift aid payment to parent company	(147,534)
Balance at 31 March 2023	<u>79,066</u>
Profit for the year	36,211
Gift aid payment to parent company	(79,066)
Balance at 31 March 2024	<u>36,211</u>

The accompanying notes form part of these financial statements.

Broadland Development Services Ltd

Notes to the financial statements for the year ended 31 March 2024

1 Legal status

Broadland Development Service Ltd (“the company”) is a private company limited by shares incorporated in England. The registered office of the company is: NCFC, South Stand, Carrow Road, Norwich. NR1 1HU.

2 Accounting policies

Basis of accounting

These financial statements have been prepared in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (“FRS 102”), the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime, and under the historical cost convention. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

Going concern

The company has generated a profit and expects development activity and profits in the coming years, based on the group’s expected development plans which the company expects to deliver in line with the intragroup framework agreements.

In light of the above, the directors believe that the company is well placed to manage its business risks despite the current uncertain economic outlook and on the basis of expected future profitability, have continued to use the going concern basis in preparing these financial statements.

Turnover

Turnover represents the amounts (excluding value added tax) derived from the contract value of work completed. The company invoices its fellow Group companies for work performed at cost plus a margin agreed to cover the overheads of the company and the operational risks it absorbs. Under the terms of the intragroup framework agreements, such invoices are based on work completed to date.

Taxation

Taxation represents the sum of the current tax expense and deferred tax.

The company’s liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on all timing differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Broadland Development Services Ltd

Notes to the financial statements for the year ended 31 March 2024 (*continued*)

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Gift aid payment to parent undertaking

The company pays all its taxable profits for the reporting period to its parent under the gift aid scheme. These gift aid payments are recognised as distributions to the owner in equity within retained earnings.

The company does not have a legal obligation in place at the reporting date to make the payment of its taxable profits to the parent under the gift aid scheme. Therefore, gift aid payments are only recognised in the reporting period that the payments are made. The gift aid payment for the prior reporting period was made within 9 months of the reporting date.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the company becomes party to the contractual provisions of the instrument. Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include trade and other debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method.

Impairment of financial assets

Financial assets, other than those held at fair value through profit and loss, are assessed for indicators of impairment at each reporting end date.

Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed.

Broadland Development Services Ltd

Notes to the financial statements for the year ended 31 March 2024 *(continued)*

The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Basic financial liabilities

Basic financial liabilities, including trade or other creditors and bank loans, are initially recognised at transaction price.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

3 Employees

Four employees are on joint employment contracts with the company and the parent company, to whom all employment and payroll services are delegated. Salary costs are recharged through the inter-group service level agreement. Directors are remunerated for their services by the parent company.

4 Operating profit

	2024	2023
	£	£
The operating profit is arrived at after charging:		
Auditor's remuneration (excluding VAT)	6,000	6,475

5 Debtors

	2024	2023
	£	£
VAT recoverable	-	35,800
Amounts due from group undertakings	1,312,401	1,282,047
Prepayments and accrued income	7,430	6,962
	1,319,831	1,324,809

6 Creditors: amounts falling due within one year

	2024	2023
	£	£
Bank overdraft*	-	96,978
VAT payable	47,144	-
Trade creditors	40,297	314,622
Accruals	1,198,576	834,142
	1,286,017	1,245,742

**The overdraft is secured by way of a debenture over the assets of the entity*

Broadland Development Services Ltd

Notes to the financial statements for the year ended 31 March 2024 *(continued)*

7 Equity share capital

Allotted, called up and fully paid:

	No	2024 £	No	2023 £
Issued on incorporation: Ordinary shares of £1 each	1	1	1	1
	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

8 Capital commitments

	2024 £	2023 £
Commitments contracted but not provided for: Development of new homes	16,375,523	11,412,768
Commitments approved by the Board but not contracted for: Development of new homes	-	-
	16,375,523	11,412,768

These capital commitments will be financed by stage payments from fellow group companies under the respective development framework agreements. The company has no other financial commitments, guarantees or contingencies other than those disclosed by the balance sheet and in this note.

9 Parent undertaking

The parent undertaking of the company is Broadland Housing Association Limited and is the parent company of the group for which both the smallest and largest group accounts are prepared which includes the results of the Company. Broadland Housing Association's registered office is: NCFC, South Stand, Carrow Road, Norwich. NR1 1HU.