

Company number 05734119

Broadland St Benedicts Limited

Annual Report and Financial Statements

for the year ended 31 March 2024

Broadland St Benedicts Limited

Directors and advisors

Company Information

Company registration number

05734119

Registered office

NCFC
South Stand
Carrow Road
Norwich
NR1 1HU

Directors

Michael Newey D.Sc (Hon) BSc FRICS FCIH FRSA
(Chair)
Jonathan Barber BSc (Hons) MSc MBA
Sean Tompkins D.Eng (Hons) D.Phil (Hons) ACII
CDir FIOD
Iain Grieve BSc FCCA CMIIA
Stephen Dickinson BSc ACIOB
Jacqueline Crisp (Appointed 1 January 2024)

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

Birketts LLP
24-26 Museum Street
Ipswich
Suffolk
IP1 1HZ

Broadland St Benedicts Limited

Report and Financial Statements for the year ended 31 March 2024

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Broadland St Benedicts Limited

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 property development and related services.

Business model

A number of sites are being developed for open market sale alongside affordable housing being developed by the Company's parent company, Broadland Housing Association Limited. The company has in place a development framework agreement with its sister company, Broadland Development Services to facilitate the procurement requirements for these sites.

Results and dividends

There was a profit before taxation for the financial year amounting to £1,060,870 (2023: £400,868). A gift aid payment of £417,667 was made to the parent company in November 2023, being the cumulative profit to the year end 31 March 2023 and £16,799 of historic profits not previously gifted. The directors have not recommended a dividend but are proposing to make a further gift aid payment to the parent company of £1,060,870 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 (Chair)

Martin Clark MCIQB MRICS (Resigned 6 October 2023)

Jonathan Barber BSc (Hons) MSc MBA

Sean Tompkins D.Eng (Hons) D.Phil (Hons) ACII CDir FIOD

Iain Grieve BSc FCCA CMIIA

Stephen Dickinson BSc ACIOB

Jacqueline Crisp (Appointed 1 January 2024)

Broadland St Benedicts Limited

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.

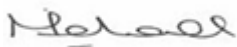
In so far as each of the directors is aware:

- 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
Chair

23 July 2024

Broadland St Benedicts Limited

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

Opinion

We have audited the financial statements of Broadland St Benedicts Limited 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 St Benedicts Limited

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 St Benedicts Limited

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 St Benedicts Limited

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 St Benedicts Limited

Profit and loss account for the year ended 31 March 2024

	Note	2024 £	2023 £
Turnover		8,523,995	3,002,127
Cost of sales		(6,913,193)	(2,413,876)
Gross profit		<u>1,610,802</u>	<u>588,251</u>
Operating costs		(174,944)	(154,626)
Operating profit	4	<u>1,435,858</u>	<u>433,625</u>
Interest receivable		6,011	4,368
Interest and financing costs	5	(380,999)	(37,125)
Profit before tax		<u>1,060,870</u>	<u>400,868</u>
Tax (charge)		-	-
Profit for the financial year		<u>1,060,870</u>	<u>400,868</u>
Other comprehensive income		-	-
Profit and total comprehensive income for the financial year		<u><u>1,060,870</u></u>	<u><u>400,868</u></u>

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

Broadland St Benedicts Limited


Balance sheet at 31 March 2024

Company number 05734119

	Note	2024 £	2023 £
Current assets			
Stock: Housing properties for sale	6	6,142,843	9,698,717
Trade and other debtors	7	10,495	37,522
Cash and cash equivalents		332,098	944,677
		<u>6,485,436</u>	<u>10,680,916</u>
Creditors: amounts falling due within one year	8	(224,565)	(310,513)
Net current assets		6,260,871	10,370,403
Creditors: amounts falling after more than one year	9	(5,200,000)	(9,952,735)
Net assets		<u>1,060,871</u>	<u>417,668</u>
Capital and reserves			
Called-up equity share capital	10	1	1
Income and expenditure reserve		1,060,870	417,667
		<u>1,060,871</u>	<u>417,668</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 23 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 St Benedicts Limited

Statement of changes in equity for the ended 31 March 2024

	Income and expenditure reserve £
Balance as at 31 March 2022	1,270,405
Profit for the year	400,868
Gift aid payment to parent company	(1,253,606)
Balance at 31 March 2023	<u>417,667</u>
Profit for the year	1,060,870
Gift aid payment to parent company	(417,667)
Balance at 31 March 2024	<u><u>1,060,870</u></u>

The accompanying notes form part of these financial statements.

Broadland St Benedicts Limited

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

1 Legal status

Broadland St Benedicts Limited (“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 Group of which the company is part has considerable financial resources and the parent company has made available a ten-year loan facility of £9.9m (£5.2m currently drawn) to enable the company to achieve its business plan.

The company has generated a profit and expects development completions and profits in the coming years which will facilitate the repayment of loan balances.

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 any value added tax) derived from the proceeds of completed new homes and is recognised upon practical completion of the sale.

Broadland St Benedicts Limited

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

Stock

Property for sale is stated at the lower of cost and net realisable value (NRV). Cost comprises third party costs (materials and labour) and direct development overheads. NRV is based on estimated sales proceeds after allowing for all further costs of completion and disposal. The amount of any write-down of stock to NRV is recognised as an expense in the period in which the write-down occurs. The amount of any reversal of any write-down of stock is recognised as a reduction in expenses in the period in which the reversal occurs.

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.

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.

Broadland St Benedicts Limited

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

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 estimated future cash flows have been affected. If an asset is impaired, 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. 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 and other creditors, bank loans, and loans from fellow group companies that are classified as debt, are initially recognised at transaction price.

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

Broadland St Benedicts Limited

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

3 Employees

There are no direct employees of the company. Directors that also sit on the Board of the parent company are remunerated for their services by the parent company. Other non-executive directors were remunerated as follows:

	2024 £	2023 £
Amounts paid to non-executive directors	15,414	15,441

4 Operating profit

	2024 £	2023 £
The operating profit is arrived at after charging:		
Auditor's remuneration (excluding VAT)	8,000	8,400

5 Interest and financing costs

	2024 £	2023 £
Bank loans	184,880	199,056
Inter-group parent company loan	279,553	228,937
Total interest paid and payable	464,433	427,993
Interest capitalised on construction of housing properties	(83,434)	(390,868)
Total interest charged to the profit & loss account	380,999	37,125

6 Stock: Housing properties for sale

	2024 £	2023 £
Homes under construction	2,591,215	1,734,024
Completed homes for sale	3,551,628	7,964,693
	6,142,843	9,698,717

Stock includes capitalised borrowing costs of £194,154 (2023: £354,881)

Broadland St Benedicts Limited

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

7 Debtors

	2024 £	2023 £
VAT recoverable	10,485	12,360
Amounts due from group undertakings	-	25,162
Prepayments and accrued income	-	-
	10,485	37,522

8 Creditors: amounts falling due within one year

	2024 £	2023 £
Trade creditors	4,472	13,563
Deposits held against future sales	1,500	3,500
Amounts owed to group undertakings	199,918	247,105
Accruals	18,675	46,345
	224,565	310,513

9 Creditors: amounts falling due after more than one year

	2024 £	2023 £
Subordinated loan	1,000,000	1,000,000
Unsubordinated loan	4,200,000	5,500,000
	5,200,000	6,500,000
Total parent company loan	5,200,000	6,500,000
Bank loan	-	3,452,735
	5,200,000	9,952,735
Total loans	5,200,000	9,952,735

The parent company loan facility of £9.9m was executed in April 2017 and has a final repayment date of April 2027. The loan is in two tranches (subordinated - £1.0m, unsubordinated £8.9m) both of which carry commercial rates of interest. Security in the form of a first charge over the assets of the company has been given in respect of this inter-company loan of £5,200,000 (2023: £6,500,000).

Broadland St Benedicts Limited

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

10 Equity share capital

Allotted, called up and fully paid:

	2024		2023	
	No	£	No	£
Ordinary shares of £1 each	1	1	1	1

11 Capital commitments

	2024	2023
	£	£
Commitments contracted but not provided for: Development	2,049,796	1,688,567
Commitments approved by the Board but not contracted for: Development	9,588,181	14,211,439
	11,637,977	15,900,006

These capital commitments will be financed through the facilities disclosed in note 9. The Company has no other financial commitments, guarantees or contingencies other than those disclosed by the balance sheet and in this note.

12 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 include the results of the Company. Broadland Housing Association's registered office is: NCFC, South Stand, Carrow Road, Norwich. NR1 1HU.