

REGISTERED NUMBER: 02407008 (England and Wales)

Abbreviated Accounts for the Year Ended 31 March 2009

for

Badger Building (E. Anglia) Limited

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Badger Building (E. Anglia) Limited

Contents of the Abbreviated Accounts
for the Year Ended 31 March 2009

	Page
Company Information	1
Report of the Directors	2
Report of the Independent Auditors on the Abbreviated Accounts	4
Abbreviated Profit and Loss Account	5
Abbreviated Balance Sheet	6
Cash Flow Statement	7
Notes to the Cash Flow Statement	8
Notes to the Abbreviated Accounts	10

Badger Building (E. Anglia) Limited

Company Information
for the Year Ended 31 March 2009

DIRECTORS:

S D George
S R Lambert
P C Napthine

SECRETARY:

S D George

REGISTERED OFFICE:

Stanley House
Stanley Street
Lowestoft
Suffolk
NR32 2DZ

REGISTERED NUMBER:

02407008 (England and Wales)

AUDITORS:

CUNNINGHAMS
Chartered Accountants
& Registered Auditors
Number Sixty One
Alexandra Road
Lowestoft
Suffolk
NR32 1PL

Badger Building (E. Anglia) Limited

Report of the Directors
for the Year Ended 31 March 2009

The directors present their report with the accounts of the company for the year ended 31 March 2009.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of housebuilding.

REVIEW OF BUSINESS

The company has experienced a reasonable trading year with completions increasing by 10 units to 67 on last year.

However, nearly half the sales were social housing units at greatly reduced margins.

Selling prices have generally followed the national trend resulting in much lower margins being achieved. The company is fortunate to have a good land bank and with a lack of new homes being built locally, this should bode well for the future.

Increased planning requirements for new developments in terms of affordable housing provisions, educational contributions, etc, will have a material downward effect on margins in the mid to long term and this situation is reflected in this year's figures.

DIVIDENDS

No dividends will be distributed for the year ended 31 March 2009.

FIXED ASSETS

Acquisitions and disposals of fixed assets during the period are recorded in the notes to the financial statements.

DIRECTORS

The directors shown below have held office during the whole of the period from 1 April 2008 to the date of this report.

S D George
S R Lambert
P C Napthine

POLITICAL AND CHARITABLE CONTRIBUTIONS

During the year the company made charity donations totalling £540.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing 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). 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;
- 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 proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. 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.

Badger Building (E. Anglia) Limited

Report of the Directors
for the Year Ended 31 March 2009

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 234ZA of the Companies Act 1985) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

AUDITORS

The auditors, CUNNINGHAMS, will be proposed for re-appointment at the forthcoming Annual General Meeting.

ON BEHALF OF THE BOARD:


.....
S D George Secretary

Date: 30th October 2009

Report of the Independent Auditors to
Badger Building (E. Anglia) Limited
Under Section 247B of the Companies Act 1985

We have examined the abbreviated accounts set out on pages five to sixteen, together with the financial statements of Badger Building (E. Anglia) Limited for the year ended 31 March 2009 prepared under Section 226 of the Companies Act 1985.

This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' 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, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

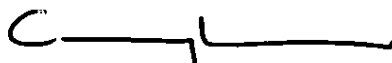
The directors are responsible for preparing the abbreviated accounts in accordance with Section 246A of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with Section 246A(3) of the Act to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with that provision and to report our opinion to you.

Basis of opinion

We conducted our work in accordance with Bulletin 2006/3 "The Special Auditor's Report on Abbreviated Accounts in the United Kingdom" issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 246A(3) of the of the Companies Act 1985, and the abbreviated accounts have been properly prepared in accordance with that provision.



CUNNINGHAMS
Chartered Accountants
& Registered Auditors
Number Sixty One
Alexandra Road
Lowestoft
Suffolk
NR32 1PL

Date: 05-11-2009

Badger Building (E. Anglia) Limited

Abbreviated Profit and Loss Account
for the Year Ended 31 March 2009

	Notes	31.3.09 £	31.3.08 £
GROSS PROFIT		2,573,149	4,060,698
Administrative expenses		4,096,145	3,502,916
OPERATING (LOSS)/PROFIT	3	(1,522,996)	557,782
Interest receivable and similar income		83,740	122,873
(LOSS)/PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		(1,439,256)	680,655
Tax on (loss)/profit on ordinary activities	4	(404,497)	203,806
(LOSS)/PROFIT FOR THE FINANCIAL YEAR AFTER TAXATION		(1,034,759)	476,849

CONTINUING OPERATIONS

None of the company's activities were acquired or discontinued during the current year or previous year.

TOTAL RECOGNISED GAINS AND LOSSES

The company has no recognised gains or losses other than the loss for the current year and the profit for the previous year.

The notes form part of these abbreviated accounts

Badger Building (E. Anglia) Limited


Abbreviated Balance Sheet
31 March 2009

	Notes	31.3.09 £	£	31.3.08 £	£
FIXED ASSETS					
Intangible assets	5		10,105		-
Tangible assets	6		287,709		381,207
Investments	7		2,752,616		-
			<u>3,050,430</u>		<u>381,207</u>
CURRENT ASSETS					
Stocks	8	14,487,892		14,004,209	
Debtors	9	504,319		249,290	
Cash at bank and in hand		1,233,201		1,749,905	
		<u>16,225,412</u>		<u>16,003,404</u>	
CREDITORS					
Amounts falling due within one year	10	6,934,002		5,712,291	
		<u>6,934,002</u>		<u>5,712,291</u>	
NET CURRENT ASSETS			<u>9,291,410</u>		<u>10,291,113</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>12,341,840</u>		<u>10,672,320</u>
PROVISIONS FOR LIABILITIES	13		-		32,807
NET ASSETS			<u><u>12,341,840</u></u>		<u><u>10,639,513</u></u>
CAPITAL AND RESERVES					
Called up share capital	14		6,075		4,832
Share premium	15		2,735,843		-
Capital redemption reserve	15		168		168
Profit and loss account	15		9,599,754		10,634,513
			<u>12,341,840</u>		<u>10,639,513</u>
SHAREHOLDERS' FUNDS	16		<u><u>12,341,840</u></u>		<u><u>10,639,513</u></u>

These abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to medium-sized companies.

The financial statements were approved by the Board of Directors on 30th October 2009 and were signed on its behalf by:


.....
S D George - Director


.....
S R Lambert - Director

The notes form part of these abbreviated accounts

Badger Building (E. Anglia) Limited

Cash Flow Statement
for the Year Ended 31 March 2009

	Notes	31.3.09 £	£	31.3.08 £	£
Net cash (outflow)/inflow from operating activities	1		(1,731,638)		844,318
Returns on investments and servicing of finance	2		83,740		122,873
Taxation			(194,567)		(1,157,165)
Capital expenditure and financial investment	2		(2,759,605)		(165,245)
			(4,602,070)		(355,219)
Financing	2		4,153,174		(574,574)
Decrease in cash in the period			(448,896)		(929,793)
<hr/>					
Reconciliation of net cash flow to movement in net funds	3				
Decrease in cash in the period			(448,896)		(929,793)
Cash inflow from increase in debt			(1,060,000)		-
Change in net funds resulting from cash flows			(1,508,896)		(929,793)
Movement in net funds in the period			(1,508,896)		(929,793)
Net funds at 1 April			1,473,164		2,402,957
Net (debt)/funds at 31 March			(35,732)		1,473,164

The notes form part of these abbreviated accounts

Badger Building (E. Anglia) Limited

Notes to the Cash Flow Statement
for the Year Ended 31 March 2009

1. RECONCILIATION OF OPERATING (LOSS)/PROFIT TO NET CASH (OUTFLOW)/INFLOW FROM OPERATING ACTIVITIES

	31.3.09	31.3.08
	£	£
Operating (loss)/profit	(1,522,996)	557,782
Depreciation charges	68,492	84,027
Loss/(Profit) on disposal of fixed assets	21,891	(15,846)
Increase in stocks	(483,683)	(3,194,680)
Decrease in debtors	115,828	291,130
Increase in creditors	68,830	3,121,905
Net cash (outflow)/inflow from operating activities	(1,731,638)	844,318

2. ANALYSIS OF CASH FLOWS FOR HEADINGS NETTED IN THE CASH FLOW STATEMENT

	31.3.09	31.3.08
	£	£
Returns on investments and servicing of finance		
Interest received	83,740	122,873
Net cash inflow for returns on investments and servicing of finance	83,740	122,873
Capital expenditure and financial investment		
Purchase of intangible fixed assets	(10,105)	-
Purchase of tangible fixed assets	(18,110)	(196,245)
Purchase of fixed asset investments	(2,752,616)	-
Sale of tangible fixed assets	21,226	31,000
Net cash outflow for capital expenditure and financial investment	(2,759,605)	(165,245)
Financing		
Group loan	705,053	-
Other loan	1,060,000	-
Amount introduced by directors	-	287,500
Amount withdrawn by directors	(348,965)	(862,074)
Share issue	2,737,086	-
Net cash inflow/(outflow) from financing	4,153,174	(574,574)

The notes form part of these abbreviated accounts

Badger Building (E. Anglia) Limited

Notes to the Cash Flow Statement
for the Year Ended 31 March 2009

3. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.08 £	Cash flow £	At 31.3.09 £
Net cash:			
Cash at bank and in hand	1,749,905	(516,704)	1,233,201
Bank overdraft	(276,741)	67,808	(208,933)
	<u>1,473,164</u>	<u>(448,896)</u>	<u>1,024,268</u>
Debt:			
Debts falling due within one year	-	(1,060,000)	(1,060,000)
	<u>-</u>	<u>(1,060,000)</u>	<u>(1,060,000)</u>
Total	<u>1,473,164</u>	<u>(1,508,896)</u>	<u>(35,732)</u>

The notes form part of these abbreviated accounts

Badger Building (E. Anglia) Limited

Notes to the Abbreviated Accounts
for the Year Ended 31 March 2009

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention.

Exemption from preparing consolidated financial statements

The financial statements contain information about Badger Building (E. Anglia) Limited as an individual company and do not contain consolidated financial information as the parent of a group. The company is exempt under Section 248 of the Companies Act 1985 from the requirements to prepare consolidated financial statements.

Revenue recognition

Revenue represents the total sales of legally completed properties, excluding part exchange property resales (which are included within cost of sales). Revenue and profit on sales are recognised upon legal completion.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery	- 20% on reducing balance and 15% on cost
Fixtures and fittings	- 20% on reducing balance and 10% on cost
Motor vehicles	- 20% on reducing balance
Office equipment	- 25% on cost

Stocks and work in progress

Stocks and work in progress are stated at the lower of cost and net realisable value. Work in progress comprises direct materials, labour costs, sub-contractor costs, site overheads and associated professional charges.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Licensed land prepayments

The Company makes payments when entering into license agreements for the right to build and sell houses on land owned by third parties. Upon legal completion, the house purchaser makes a land payment to the third party and the balance of the sales proceeds is paid to the Company. In some instances the Company has guaranteed certain payments at appropriate dates. Where there are timing differences between the contracted payment terms and the profile of legal completions these are shown within current assets and liabilities.

2. STAFF COSTS

	31.3.09	31.3.08
	£	£
Wages and salaries	3,964,159	3,612,306
Social security costs	483,888	436,869
	<hr/>	<hr/>
	4,448,047	4,049,175
	<hr/>	<hr/>

Badger Building (E. Anglia) Limited

Notes to the Abbreviated Accounts - continued
for the Year Ended 31 March 2009

2. STAFF COSTS - continued

The average monthly number of employees during the year was as follows:

	31.3.09	31.3.08
Office and Management	13	14
Others	28	42
	<u>41</u>	<u>56</u>

3. OPERATING (LOSS)/PROFIT

The operating loss (2008 - operating profit) is stated after charging/(crediting):

	31.3.09	31.3.08
	£	£
Plant hire and consumables	62,416	93,119
Depreciation - owned assets	68,492	84,027
Loss/(Profit) on disposal of fixed assets	21,891	(15,846)
Auditors' remuneration	18,000	20,000
Auditors' remuneration for non audit work	-	5,000
	<u>3,065,047</u>	<u>2,566,146</u>

The number of directors to whom retirement benefits were accruing was as follows:

Money purchase schemes	<u>1</u>	<u>1</u>
------------------------	----------	----------

Information regarding the highest paid director is as follows:

	31.3.09	31.3.08
	£	£
Emoluments etc	<u>2,945,924</u>	<u>2,413,555</u>

4. TAXATION

Analysis of the tax (credit)/charge

The tax (credit)/charge on the loss on ordinary activities for the year was as follows:

	31.3.09	31.3.08
	£	£
Current tax:		
UK corporation tax	(211,233)	195,400
Group tax relief	(33,731)	-
Total current tax	<u>(244,964)</u>	<u>195,400</u>
Deferred tax	<u>(159,533)</u>	<u>8,406</u>
Tax on (loss)/profit on ordinary activities	<u>(404,497)</u>	<u>203,806</u>

Badger Building (E. Anglia) Limited

Notes to the Abbreviated Accounts - continued
for the Year Ended 31 March 2009

4. TAXATION - continued

Factors affecting the tax (credit)/charge

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	31.3.09 £	31.3.08 £
(Loss)/profit on ordinary activities before tax	<u>(1,439,256)</u>	<u>680,655</u>
(Loss)/profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 28% (2008 - 30%)	(402,992)	204,197
Effects of:		
Expenses not deductible for tax purposes	1,405	1,885
Depreciation for year in excess of capital allowances	5,940	(8,406)
Small companies marginal relief	(1,447)	(2,276)
Loss carried forward	<u>152,130</u>	<u>-</u>
Current tax (credit)/charge	<u>(244,964)</u>	<u>195,400</u>

5. INTANGIBLE FIXED ASSETS

	Patents and licences £
COST	
Additions	<u>10,105</u>
At 31 March 2009	<u>10,105</u>
NET BOOK VALUE	
At 31 March 2009	<u>10,105</u>

Badger Building (E. Anglia) Limited

Notes to the Abbreviated Accounts - continued
for the Year Ended 31 March 2009

6. TANGIBLE FIXED ASSETS

	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Office equipment £	Totals £
COST					
At 1 April 2008	464,948	4,035	250,532	37,516	757,031
Additions	560	311	16,440	799	18,110
Disposals	(36,085)	-	(84,550)	-	(120,635)
At 31 March 2009	<u>429,423</u>	<u>4,346</u>	<u>182,422</u>	<u>38,315</u>	<u>654,506</u>
DEPRECIATION					
At 1 April 2008	219,827	2,326	120,170	33,500	375,823
Charge for year	43,427	355	22,486	2,224	68,492
Eliminated on disposal	(27,338)	-	(50,180)	-	(77,518)
At 31 March 2009	<u>235,916</u>	<u>2,681</u>	<u>92,476</u>	<u>35,724</u>	<u>366,797</u>
NET BOOK VALUE					
At 31 March 2009	<u>193,507</u>	<u>1,665</u>	<u>89,946</u>	<u>2,591</u>	<u>287,709</u>
At 31 March 2008	<u>245,121</u>	<u>1,709</u>	<u>130,362</u>	<u>4,016</u>	<u>381,208</u>

7. FIXED ASSET INVESTMENTS

	Shares in group undertakings £
COST	
Additions	<u>2,752,616</u>
At 31 March 2009	<u>2,752,616</u>
NET BOOK VALUE	
At 31 March 2009	<u>2,752,616</u>

The company's investments at the balance sheet date in the share capital of companies include the following:

Blundeston Developments Ltd

Nature of business: Housing developers

	% holding		
Class of shares:			
Ordinary	100.00	31.3.09 £	31.3.08 £
Aggregate capital and reserves		2,861,212	2,737,442
Profit for the year		<u>123,770</u>	<u>269,791</u>

This subsidiary was acquired on 1st April 2008.

Badger Building (E. Anglia) Limited

Notes to the Abbreviated Accounts - continued
for the Year Ended 31 March 2009

8. STOCKS

	31.3.09	31.3.08
	£	£
Land	8,520,721	7,865,684
Work in progress	5,642,111	6,093,525
Part exchange properties	325,060	45,000
	<u>14,487,892</u>	<u>14,004,209</u>

9. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.09	31.3.08
	£	£
Trade debtors	52,067	131,776
Other debtors	56,420	77,626
Tax	244,131	-
Deferred tax asset	126,726	-
Prepayments and accrued income	24,975	39,888
	<u>504,319</u>	<u>249,290</u>

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.09	31.3.08
	£	£
Bank loans and overdrafts (see note 11)	208,933	276,741
Other loans (see note 11)	1,060,000	-
Trade creditors	282,408	947,749
Amounts owed to group undertakings	705,054	-
Corporation tax	-	195,400
Social security and other taxes	232,945	62,460
Other creditors	3,316,348	2,759,862
Directors' current accounts	1,000,344	1,349,309
Accrued expenses	127,970	120,770
	<u>6,934,002</u>	<u>5,712,291</u>

11. LOANS

An analysis of the maturity of loans is given below:

	31.3.09	31.3.08
	£	£
Amounts falling due within one year or on demand:		
Bank overdrafts	208,933	276,741
Other loans	1,060,000	-
	<u>1,268,933</u>	<u>276,741</u>

Badger Building (E. Anglia) Limited

Notes to the Abbreviated Accounts - continued
for the Year Ended 31 March 2009

12. SECURED DEBTS

The following secured debts are included within creditors:

	31.3.09	31.3.08
	£	£
Bank overdrafts	<u>208,933</u>	<u>276,741</u>

The bank overdraft is secured by a charge on the assets of the company and a limited guarantee from Mr S D George, a director.

13. PROVISIONS FOR LIABILITIES

	31.3.08
	£
Deferred tax	<u>32,807</u>
	Deferred
	tax
	£
Balance at 1 April 2008	32,807
Depreciation in excess of capital allowances	(7,403)
Deferred tax on losses carried forward	<u>(152,130)</u>
Balance at 31 March 2009	<u>(126,726)</u>

See note 9.

14. CALLED UP SHARE CAPITAL

Authorised:				
Number:	Class:	Nominal value:	31.3.09	31.3.08
			£	£
5,000	Ordinary	£1	<u>5,000</u>	<u>5,000</u>
Allotted, issued and fully paid:				
Number:	Class:	Nominal value:	31.3.09	31.3.08
			£	£
4,832	Ordinary	£1	<u>6,075</u>	<u>4,832</u>

Badger Building (E. Anglia) Limited

Notes to the Abbreviated Accounts - continued
for the Year Ended 31 March 2009

15. RESERVES

	Profit and loss account £	Share premium £	Capital redemption reserve £	Totals £
At 1 April 2008	10,634,513	-	168	10,634,681
Deficit for the year	(1,034,759)			(1,034,759)
Shares issued on the acquisition of Blundeston Developments Ltd	-	2,735,843	-	2,735,843
At 31 March 2009	<u>9,599,754</u>	<u>2,735,843</u>	<u>168</u>	<u>12,335,765</u>

16. RELATED PARTY DISCLOSURES

The company purchased the entire share capital of Blundeston Developments Ltd from Mr S D George and members of his family.

The company builds housing units under licence on land owned by Blundeston Developments Ltd.

The company also builds housing units under licence on land owned by W M Tubby Limited. Mr S D George and members of his family have an interest in the share capital of W M Tubby Limited.

The company supplied contracting services to the value of £1,792,915 (2008: £4,671,539) to W M Tubby Limited, of which £ Nil was outstanding at 31 March 2009. They also purchased goods of £9,315 (2008: £9,813) on normal commercial terms from W M Tubby Limited of which £934 was outstanding at the 31 March 2009.

During the year sales commission of £60,019 (2008: £51,686) was paid to The Property People, of which £4,475 was outstanding at 31 March 2009. The Property People are estate agents who act as the company's site agents. The Property People is owned by Mr S D George.

16. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	31.3.09 £	31.3.08 £
(Loss)/Profit for the financial year	(1,034,759)	476,849
Issue of 1243 ordinary shares	2,737,086	-
Net addition to shareholders' funds	<u>1,702,327</u>	<u>476,849</u>
Opening shareholders' funds	10,639,513	10,162,664
Closing shareholders' funds	<u>12,341,840</u>	<u>10,639,513</u>

17. SHARE-BASED PAYMENT TRANSACTIONS

The company purchased the entire share capital of Blundeston Developments Ltd on 1st April 2008 for £2,737,086, the consideration being satisfied by the issue of 1243 ordinary shares of £1 each.

18. CONTROLLING PARTY

The Company is controlled by the Director, Mr S D George, both this year and last.