

Registered number: 04780607

Quayside Homes Limited

Abbreviated accounts

for the year ended 28 February 2011

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Quayside Homes Limited

Independent auditors' report to Quayside Homes Limited under section 449 of the Companies Act 2006

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of Quayside Homes Limited for the year ended 28 February 2011 prepared under section 396 of the Companies Act 2006

This report is made solely to the company in accordance with section 449 of the Companies Act 2006. 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.

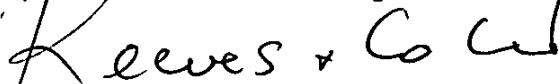
Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 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 on financial statements

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated accounts on pages 2 to 4 have been properly prepared in accordance with the regulations made under that section.



Rodney Sutton BA FCCA CA(SA) (Senior statutory auditor)

for and on behalf of
Reeves & Co LLP

Statutory Auditors
Chartered Accountants

Canterbury

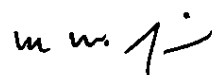
12 September 2011

Quayside Homes Limited
Registered number: 04780607

Abbreviated balance sheet
as at 28 February 2011

	Note	£	2011 £	£	2010 £
Current assets					
Stocks		23,180,648		24,026,770	
Debtors		17,557		11,384	
Cash at bank and in hand		4,297		450	
		<u>23,202,502</u>		<u>24,038,604</u>	
Creditors: amounts falling due within one year		<u>(23,316,169)</u>		<u>(16,416,879)</u>	
Net current (liabilities)/assets			(113,667)		7,621,725
Total assets less current liabilities			<u>(113,667)</u>		<u>7,621,725</u>
Creditors amounts falling due after more than one year	2		<u>(2,186,221)</u>		<u>(9,711,165)</u>
Net liabilities			<u><u>(2,299,888)</u></u>		<u><u>(2,089,440)</u></u>
Capital and reserves					
Called up share capital	3		1		1
Profit and loss account			<u>(2,299,889)</u>		<u>(2,089,441)</u>
Shareholders' deficit			<u><u>(2,299,888)</u></u>		<u><u>(2,089,440)</u></u>

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf on 8 September 2011


M McGuirk
 Director

The notes on pages 3 to 4 form part of these financial statements

Quayside Homes Limited

Notes to the abbreviated accounts for the year ended 28 February 2011

1. Accounting policies

1.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

1.2 Cash flow

The company, being a subsidiary undertaking where 90% or more of the voting rights are controlled within the group whose consolidated financial statements are publicly available, is exempt from the requirement to draw up a cash flow statement in accordance with FRS 1

1.3 Turnover

Turnover comprises revenue recognised by the company in respect of goods and services supplied during the year, exclusive of Value Added Tax and trade discounts

1.4 Stocks and work in progress

Work in progress represents all direct costs and an appropriate proportion of fixed and variable overheads to date in relation to the housing development still under construction

Properties for resale are valued at lower of cost and net realisable value. All properties are held for resale

1.5 Going concern

The financial statements have been prepared on a going concern basis due to the continuing financial support being provided by the parent company Quayside Homes Holdings Limited

2. Creditors: Amounts falling due after more than one year

Creditors include amounts not wholly repayable within 5 years as follows

	2011	2010
	£	£
Repayable by instalments	2,186,221	9,711,165

The other loans relate to a South East England Development Agency loan which is interest free and secured over certain development land and buildings

The FURBS loan (Funded Unapproved Retirement Benefit Scheme) was fully repaid during the period and attracted interest at 3% above the base rate up to the point of settlement. However the interest on this loan has been waived

The bank loans are secured over certain development and buildings and attract interest at 1.5% above the base rate escalating to 2.25% above base in the post year end period

The aggregate amount of secured liabilities as at 28 February 2011 is £3,269,429 (2010 £4,097,386) and are secured on certain development land and buildings

Quayside Homes Limited

Notes to the abbreviated accounts for the year ended 28 February 2011

3. Share capital

	2011	2010
	£	£
Allotted, called up and fully paid		
1 Ordinary share of £1	1	1

4. Ultimate parent undertaking and controlling party

The ultimate controlling party is M McGuirk, a director and beneficial owner of Quayside Homes Holdings Limited