

Company Registration No 03183243 (England and Wales)

Beck Developments Limited

Directors' Report and Financial Statements For The Year Ended 31 March 2011

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BECK DEVELOPMENTS LIMITED

DIRECTORS AND ADVISERS

Directors	J H Wilkinson S J Wilkinson
Secretary	J H Wilkinson
Company number	03183243
Registered office	Challenge House Challenge Way Greenbank Business Park Blackburn BB1 5QB
Registered auditors	Garbutt & Elliott LLP Arabesque House Monks Cross Drive Huntington York YO32 9GW
Bankers	NatWest Bank Plc PO Box No 33 35 King William Street Blackburn BB1 7DJ

BECK DEVELOPMENTS LIMITED

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BECK DEVELOPMENTS LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2011

The directors present their report and financial statements for the year ended 31 March 2011

Principal activities and review of the business

The principal activity of the group continued to be that of property development

The annual accounts confirm the Directors' expectations that were expressed in the last annual report that operating activity would continue at modest levels. The annual results are given below

The group generated net cash in the year of £1.46m (2010: £4.37m) which was applied in further reducing the group's net indebtedness from £6.25m at the start of the financial year to £4.79m - a reduction of c. 23%. The strategy adopted by the Directors and announced in the 2009 annual report, has proved fruitful with net indebtedness at levels which are c. 53% lower than on 1 April 2008 when the credit crisis emerged and which had, as one of its consequences, a huge detrimental impact on the residential property sector in terms of activity and valuations.

Work in progress of £5.46m is at similar levels to a year ago, and includes the cost of £1.54m for the only site that was acquired during the year. Work in progress is now predominantly related to a single project that the Directors envisage will be developed or sold over the next 2 years in line with the strategy of carefully managing the house completion process and the timing of sales to homebuyers in line with demand in the UK residential property sector.

For the foreseeable future the Directors expect that activity will continue at very modest levels.

Results and dividends

The consolidated profit and loss account for the year is set out on page 5.

The directors do not recommend payment of an ordinary dividend. The profit for the year of £75,902 has been taken to reserves.

Financial instruments

The company does not actively use financial instruments as part of its financial risk management. It is exposed to the usual credit risk and cash flow risk and manages this through credit control procedures. The nature of its financial instruments means that they are not subject to a price risk or liquidity risk.

Directors

The following directors have held office since 1 April 2010:

J. H. Wilkinson
S. J. Wilkinson

Auditors

The auditors, Garbutt & Elliott LLP, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

BECK DEVELOPMENTS LIMITED

DIRECTORS' REPORT (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2011

Statement of directors' responsibilities

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 group and of the profit or loss of the group 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,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group 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 the group 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure to auditors

So far as the directors are aware, there is no relevant audit information of which the group's auditors are unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the group's auditors are aware of that information.

On behalf of the board



J H Wilkinson

Director

30/11/11

BECK DEVELOPMENTS LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BECK DEVELOPMENTS LIMITED

We have audited the group and parent company financial statements (the "financial statements") of Beck Developments Limited for the year ended 31 March 2011 set out on pages 5 to 21. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 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 and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on pages 1 - 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the group's and parent company's affairs as at 31 March 2011 and of the group's loss 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.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

BECK DEVELOPMENTS LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED) TO THE MEMBERS OF BECK DEVELOPMENTS LIMITED

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us, or
- the parent company 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



Alan Sidebottom (Senior Statutory Auditor)
for and on behalf of Garbutt & Elliott LLP

5 December 2011

Chartered Accountants
Statutory Auditor

Arabesque House
Monks Cross Drive
Huntington
York
YO32 9GW

BECK DEVELOPMENTS LIMITED

CONSOLIDATED PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2011

	Notes	2011 £	2010 £
Turnover	2	3,566,899	7,918,445
Cost of sales		(3,360,072)	(7,408,723)
Gross profit		206,827	509,722
Administrative expenses		(146,910)	(188,019)
Other operating income		-	3,175
Operating profit	3	59,917	324,878
Other interest receivable and similar income		1,261	833
Interest payable and similar charges	4	(115,563)	(228,194)
(Loss)/profit on ordinary activities before taxation		(54,385)	97,517
Tax on (loss)/profit on ordinary activities	5	(13,278)	-
(Loss)/profit on ordinary activities after taxation	15	(67,663)	97,517

The profit and loss account has been prepared on the basis that all operations are continuing operations

There are no recognised gains and losses other than those passing through the profit and loss account

BECK DEVELOPMENTS LIMITED

BALANCE SHEETS AS AT 31 MARCH 2011

	Notes	Group 2011 £	2010 £	Company 2011 £	2010 £
Fixed assets					
Tangible assets	7	1,156	4,911	1,156	2,415
Investments	8	-	-	100,000	100,001
		<u>1,156</u>	<u>4,911</u>	<u>101,156</u>	<u>102,416</u>
Current assets					
Stocks	9	5,463,116	5,634,947	5,463,116	5,634,947
Debtors	10	847,478	682,162	118,035	364,589
Cash at bank and in hand		755,357	1,086,047	755,357	1,085,747
		<u>7,065,951</u>	<u>7,403,156</u>	<u>6,336,508</u>	<u>7,085,283</u>
Creditors amounts falling due within one year	11	<u>(4,805,978)</u>	<u>(5,100,049)</u>	<u>(3,992,378)</u>	<u>(4,702,043)</u>
Net current assets		<u>2,259,973</u>	<u>2,303,107</u>	<u>2,344,130</u>	<u>2,383,240</u>
Total assets less current liabilities		<u>2,261,129</u>	<u>2,308,018</u>	<u>2,445,286</u>	<u>2,485,656</u>
Creditors amounts falling due after more than one year	12	<u>(3,326,451)</u>	<u>(3,305,677)</u>	<u>(3,326,451)</u>	<u>(3,305,677)</u>
		<u>(1,065,322)</u>	<u>(997,659)</u>	<u>(881,165)</u>	<u>(820,021)</u>
Capital and reserves					
Called up share capital	14	2,615,000	2,615,000	2,615,000	2,615,000
Profit and loss account	15	<u>(3,680,322)</u>	<u>(3,612,659)</u>	<u>(3,496,165)</u>	<u>(3,435,021)</u>
Shareholders' funds	16	<u>(1,065,322)</u>	<u>(997,659)</u>	<u>(881,165)</u>	<u>(820,021)</u>

Approved by the Board and authorised for issue on

30 Nov 2011



J H Wilkinson
Director

Company Registration No 03183243

BECK DEVELOPMENTS LIMITED

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2011

	£	2011 £	£	2010 £
Net cash inflow from operating activities		1,566,144		4,578,848
Returns on investments and servicing of finance				
Interest received	1,261		833	
Interest paid	(115,563)		(228,194)	
Net cash outflow for returns on investments and servicing of finance		(114,302)		(227,361)
Taxation		6,928		16,375
Capital expenditure				
Payments to acquire tangible assets	(1,983)		-	
Receipts from sales of tangible assets	2,800		-	
Net cash inflow/(outflow) for capital expenditure		817		-
Net cash inflow before management of liquid resources and financing		1,459,587		4,367,862
Financing				
Advances on connected company loans	39,274		2,832,201	
Other new long term loans	-		30,446	
Payment of connected company loans	(169,626)		-	
Repayment of other long term loans	(18,500)		-	
Repayment of other short term loans	(894,918)		(3,194,384)	
Net cash outflow from financing		(1,043,770)		(331,737)
Increase in cash in the year		415,817		4,036,125

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2011

1	Reconciliation of operating profit to net cash inflow from operating activities	2011	2010
		£	£
	Operating profit	59,917	324,878
	Depreciation of tangible assets	5,738	8,772
	Profit on disposal of tangible assets	(2,800)	-
	Loss on disposal of intangible assets	-	3,587
	Decrease in stocks	171,831	5,009,267
	Increase in debtors	(179,772)	(273,503)
	Increase/(decrease) in creditors within one year	1,511,230	(494,153)
	Net cash inflow from operating activities	1,566,144	4,578,848

2	Analysis of net debt	1 April 2010	Cash flow	Other non-cash changes	31 March 2011
		£	£	£	£
	Net cash				
	Cash at bank and in hand	1,086,047	(330,690)	-	755,357
	Bank overdrafts	(865,839)	746,507	-	(119,332)
		220,208	415,817	-	636,025
	Debts falling due within one year	(3,160,684)	1,064,544	-	(2,096,140)
	Debts falling due after one year	(3,305,677)	(20,774)	-	(3,326,451)
		(6,466,361)	1,043,770	-	(5,422,591)
	Net debt	(6,246,153)	1,459,587	-	(4,786,566)

3	Reconciliation of net cash flow to movement in net debt	2011	2010
		£	£
	Increase in cash in the year	415,817	4,036,125
	Cash outflow from decrease in debt	1,043,770	331,737
	Movement in net debt in the year	1,459,587	4,367,862
	Opening net debt	(6,246,153)	(10,614,015)
	Closing net debt	(4,786,566)	(6,246,153)

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2011

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention

In preparing the financial statements the directors continue to be mindful of a variety of factors, not least of which is the current economic climate for the residential property development sector in the UK, and re-sale values in particular. Another major consideration is the availability of funding by the major banks to support businesses in general.

The group continues to receive the support of its main lender, and payments due to it and other creditors have been met as and when they fall due. The directors believe that the best value can be obtained for all stakeholders from the current stock and work in progress by adhering to a strategy of carefully managing the house completion process and timing of sales to homebuyers, as opposed to a number of practical alternatives, one of which could have been an irrational "fire-sale" stance. By adhering to the chosen strategy, combined with the working capital facilities available to the group, the directors are confident that the group's debts will continue to be met as and when they fall due, and it is their belief therefore that the financial statements should continue to be prepared on a going concern basis.

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Basis of consolidation

The consolidated profit and loss account and balance sheet include the financial statements of the company and its subsidiary undertaking made up to 31 March 2011. The results of subsidiaries sold or acquired are included in the profit and loss account up to, or from the date control passes. Intra-group sales and profits are eliminated fully on consolidation.

1.4 Turnover

Turnover comprises sales of residential property developments, and any other goods and services supplied by the group. Turnover is stated exclusive of any applicable VAT. Turnover is recognised on property developments upon exchange of contracts, provided that, if the exchange is conditional, all material conditions have been satisfied shortly thereafter and there are no foreseeable circumstances which might prevent the physical completion and handover of the properties concerned.

1.5 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Plant and machinery	20% straight line
Fixtures, fittings and equipment	25% straight line
Motor vehicles	25% straight line

1.6 Leasing

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

1.7 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2011

1 Accounting policies

(Continued)

1.8 Stock and work in progress

Work in progress is valued by the directors at the lower of cost and net realisable value and includes a relevant proportion of overheads according to the stage of completion. Provisions made by the directors to write down the cost of work in progress to net realisable value represent a significant accounting estimate. The directors make these estimates having due regard to a wide range of factors, which include an assessment of prevailing economic conditions and both local and national residential property prices.

1.9 Pensions

The Group operates a defined contribution scheme for the benefit of its employees. Contributions payable are charged to the profit and loss account in the year they are payable.

1.10 Deferred taxation

Full provision is made for deferred tax arising from timing differences existing at the balance sheet date where there exists an obligation to pay more, or a right to pay less tax, with the following exceptions:

- Provision is made for tax on gains arising from revaluation of fixed assets, or gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into the replacement assets and charged to tax only where the replacement assets are sold.

- Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be sufficient taxable profits from which the future reversal of the underlying timing difference can be deducted.

Deferred tax balances are not discounted and are calculated at the tax rates that are expected to apply in the periods in which the timing differences are expected to reverse.

2 Turnover

The total turnover of the group for the year has been derived from its principal activity wholly undertaken in the United Kingdom.

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2011

3	Operating profit	2011	2010
		£	£
	Operating profit is stated after charging		
	Depreciation of tangible assets	5,738	8,772
	Loss on disposal of intangible assets	-	3,587
	Operating lease rentals	-	500
	and after crediting		
	Government grants	-	3,175
	Profit on disposal of tangible assets	2,800	-
		<u> </u>	<u> </u>
	Auditors' remuneration		
	Fees payable to the group's auditor for the audit of the group's annual accounts (company £5,000, 2010 £7,500)	6,500	8,500
	Taxation	1,000	1,300
	Other services	1,300	2,400
		<u> </u>	<u> </u>
		8,800	12,200
		<u> </u>	<u> </u>
4	Interest payable	2011	2010
		£	£
	On bank loans and overdrafts	4,246	146,266
	Other interest	111,317	81,928
		<u> </u>	<u> </u>
		115,563	228,194
		<u> </u>	<u> </u>

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2011

5	Taxation	2011 £	2010 £
	Domestic current year tax		
	U K corporation tax	5,750	-
	Adjustment for prior years	7,528	-
	Current tax charge	<u>13,278</u>	<u>-</u>
	Factors affecting the tax charge for the year		
	(Loss)/profit on ordinary activities before taxation	<u>(54,385)</u>	<u>97,517</u>
	(Loss)/profit on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 21.00% (2010 - 21.00%)	<u>(11,421)</u>	<u>20,479</u>
	Effects of		
	Non deductible expenses	-	44
	Depreciation add back	617	1,842
	Capital allowances	(884)	(724)
	Tax losses utilised	16,019	(14,189)
	Adjustments to previous periods	7,528	-
	Other tax adjustments	1,419	(7,452)
		<u>24,699</u>	<u>(20,479)</u>
	Current tax charge	<u>13,278</u>	<u>-</u>

The group has estimated losses of £ 6,490,000 (2010 - £ 6,376,000) available for carry forward against future trading profits

6 (Loss)/profit for the financial year

As permitted by section 408 Companies Act 2006, the holding company's profit and loss account has not been included in these financial statements. The (loss)/profit for the financial year is made up as follows

	2011 £	2010 £
Holding company's (loss)/profit for the financial year	<u>(61,144)</u>	<u>231,750</u>

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2011

7 Tangible fixed assets

Group

	Plant and machinery	Fixtures, fittings and equipment	Motor vehicles	Total
	£	£	£	£
Cost				
At 1 April 2010	17,563	13,441	12,400	43,404
Additions	-	1,983	-	1,983
Disposals	(567)	(11,373)	(6,200)	(18,140)
At 31 March 2011	16,996	4,051	6,200	27,247
Depreciation				
At 1 April 2010	14,910	11,183	12,400	38,493
On disposals	(567)	(11,373)	(6,200)	(18,140)
Charge for the year	2,653	3,085	-	5,738
At 31 March 2011	16,996	2,895	6,200	26,091
Net book value				
At 31 March 2011	-	1,156	-	1,156
At 31 March 2010	2,653	2,258	-	4,911

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2011

Tangible fixed assets (continued)

Company

	Plant and machinery	Fixtures, fittings and equipment	Total
	£	£	£
Cost			
At 1 April 2010	3,141	11,923	15,064
Additions	-	1,983	1,983
Disposals	-	(9,855)	(9,855)
At 31 March 2011	3,141	4,051	7,192
Depreciation			
At 1 April 2010	2,984	9,665	12,649
On disposals	-	(9,855)	(9,855)
Charge for the year	157	3,085	3,242
At 31 March 2011	3,141	2,895	6,036
Net book value			
At 31 March 2011	-	1,156	1,156
At 31 March 2010	157	2,258	2,415

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2011

8 Fixed asset investments

Company

	Unlisted investments £
Cost	
At 1 April 2010	100,001
Disposals	(1)
At 31 March 2011	100,000
Net book value	
At 31 March 2011	100,000
At 31 March 2010	100,001

Holdings of more than 20%

The company holds more than 20% of the share capital of the following companies

Company	Country of registration or incorporation	Shares held	
		Class	%
Subsidiary undertakings			
Beck Construction Limited	England and Wales	Ordinary	100.00

The principal activity of these undertakings for the last relevant financial year was as follows

	Principal activity
Beck Construction Limited	Building contractor

9 Work in progress

	Group		Company	
	2011	2010	2011	2010
	£	£	£	£
Work in progress	5,463,116	5,634,947	5,463,116	5,634,947

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2011

10 Debtors

	Group		Company	
	2011	2010	2011	2010
	£	£	£	£
Trade debtors	750,315	420,035	20,873	12,365
Amounts owed by group undertakings	-	-	-	231,000
Corporation tax	14,220	28,676	14,220	14,220
Other debtors	10,093	45,196	10,093	15,653
Prepayments and accrued income	72,850	188,255	72,849	91,351
	<u>847,478</u>	<u>682,162</u>	<u>118,035</u>	<u>364,589</u>

11 Creditors amounts falling due within one year

	Group		Company	
	2011	2010	2011	2010
	£	£	£	£
Amounts owed to connected companies	2,096,140	2,265,766	2,096,140	2,265,766
Bank loans and overdrafts	119,332	1,760,757	-	894,918
Trade creditors	31,928	317,147	20,784	43,451
Amounts owed to group undertakings	-	-	32,816	1,146,688
Corporation tax	5,750	-	5,750	-
Taxes and social security costs	3,607	20,055	-	2,061
Other creditors	2,385,861	592,413	1,677,975	276,844
Accruals and deferred income	163,360	143,911	158,913	72,315
	<u>4,805,978</u>	<u>5,100,049</u>	<u>3,992,378</u>	<u>4,702,043</u>

Bank borrowings are secured by way of a fixed and floating charge over the assets of the group and a first charge over land held within stock at the year end. The bank also has the right to obtain a first charge over any land purchased with the overdraft or loan facility.

Bank borrowings are additionally secured by a cross company guarantee between the company and its subsidiary undertaking, Beck Construction Limited. J H Wilkinson, a director, has also personally guaranteed the group's bank borrowings to the amount of £3 million.

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2011

12 Creditors amounts falling due after more than one year

	Group		Company	
	2011	2010	2011	2010
	£	£	£	£
Amounts owed to connected companies	1,779,505	1,740,231	1,779,505	1,740,231
Other loans	1,051,946	1,070,446	1,051,946	1,070,446
Preference shares classed as a financial liability	495,000	495,000	495,000	495,000
	<u>3,326,451</u>	<u>3,305,677</u>	<u>3,326,451</u>	<u>3,305,677</u>
Analysis of loans				
Wholly repayable within five years	4,927,591	5,971,361	4,927,591	5,971,361
Included in current liabilities	(2,096,140)	(3,160,684)	(2,096,140)	(3,160,684)
	<u>2,831,451</u>	<u>2,810,677</u>	<u>2,831,451</u>	<u>2,810,677</u>
Loan maturity analysis				
In more than two years but not more than five years	<u>2,829,951</u>	<u>2,810,677</u>	<u>2,829,951</u>	<u>2,810,677</u>

13 Pension and other post-retirement benefit commitments

Defined contribution

The company contributes to individual personal pension plans. The assets of the scheme are held separately from those of the company in independently administered funds. The pension cost charge represents contributions payable by the company to the plans, as follows

	2011	2010
	£	£
Contributions payable by the group for the year	<u>-</u>	<u>(6,812)</u>

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2011

14 Share capital	2011 £	2010 £
Authorised		
10,000,000 Ordinary shares of £1 each	10,000,000	10,000,000
1,000,000 Cumulative 7.5% preference shares of £1 each	1,000,000	1,000,000
	<u>11,000,000</u>	<u>11,000,000</u>
 Allotted, called up and fully paid		
2,615,000 Ordinary shares of £1 each	<u>2,615,000</u>	<u>2,615,000</u>

The preference shares are non-voting and attract a 7.5% cumulative dividend. On a return of capital holders are entitled to the amount paid up plus any arrears of dividends.

The cumulative preference shares have been included within creditors due after more than one year in accordance with FRS 25.

Arrears of cumulative dividends on the preference shares, which have not been provided for in the accounts as the directors consider the likelihood of payment as being remote, amount to £111,375, representing dividends due from 1 April 2008 through to 31 March 2011.

15 Statement of movements on profit and loss account Group

	Profit and loss account £
Balance at 1 April 2010	(3,612,659)
Loss for the year	(67,663)
Balance at 31 March 2011	<u>(3,680,322)</u>

Company

	Profit and loss account £
Balance at 1 April 2010	(3,435,021)
Loss for the year	(61,144)
Balance at 31 March 2011	<u>(3,496,165)</u>

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2011

16 Reconciliation of movements in shareholders' funds	2011	2010
Group	£	£
(Loss)/Profit for the financial year	(67,663)	97,517
Opening shareholders' funds	(997,659)	(1,095,176)
Closing shareholders' funds	(1,065,322)	(997,659)

Company	2011	2010
	£	£
(Loss)/Profit for the financial year	(61,144)	231,750
Opening shareholders' funds	(820,021)	(1,051,771)
Closing shareholders' funds	(881,165)	(820,021)

17 Contingent liabilities

Group and Company

There is a composite guarantee between Beck Developments Limited and its subsidiary Beck Construction Limited. At 31 March 2011 Beck Construction Limited had bank borrowings of £119,332 (2010 - £865,839)

18 Directors' remuneration	2011	2010
	£	£
Remuneration for qualifying services	-	16,052
Company pension contributions to defined contribution schemes	-	1,200
	-	17,252

The number of directors for whom retirement benefits are accruing under defined contribution schemes amounted to nil (2010 - 2)

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2011

19 Employees

Number of employees

The average monthly number of employees (including directors) during the year was

	2011 Number	2010 Number
Administration and management	1	3
	<u>1</u>	<u>3</u>

Employment costs

	2011 £	2010 £
Wages and salaries	35,124	35,396
Social security costs	3,475	4,115
Other pension costs	-	(6,812)
	<u>38,599</u>	<u>32,699</u>

20 Control

The company is controlled by J H Wilkinson, a director of the company

BECK DEVELOPMENTS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 MARCH 2011

21 Related party transactions

Group and Company

J H Wilkinson (JHW)

JHW, a director, has provided a personal unsecured loan to the company of £1,051,946 (2010 - £1,070,446) on terms where interest is payable at 3% above bank base rate with no fixed date for repayment. JHW has irrevocably waived his right to receive interest on this loan for the years ended 31 March 2010 and 31 March 2011, and accordingly, the amount of interest charged to the profit and loss account was £Nil.

J H Wilkinson has personally guaranteed £3,000,000 of the group bank borrowings.

Haydock Asset Finance Limited (HAFL) (formerly Norwest Sales Limited)

HAFL is a company under the control of JHW. Included in creditors falling due after more than one year is a loan of £800,471 (2010 - £760,119) made by HAFL to this company. Interest charged on this loan during the year amounted to £50,352 (2010 - £36,689).

Project Co-ordination Agreement ("PCA")

In 2007, the company entered into a PCA with Horizon Homes & Lettings Limited ("Horizon") and Norwest Leisure Limited ("Leisure") which was in connection with a residential property development. Both Horizon and Leisure are controlled by JHW.

Under the PCA, the company provided the development and construction expertise for the project, as well as the substantial part of the working capital requirement. For their parts under the PCA, Horizon and Leisure respectively contributed £465,000 and £535,000 to the overall working capital of the project, and these amounts were paid over to the company.

The PCA provided for the participants to share in the profits of the project at agreed percentages, but subject to such limitations as would enable the company to receive a priority financial return on its involvement. The project terminated when the group's interest in the property development was sold during the prior year. The amounts payable at the year end to Horizon of £456,200 (2010 - £457,278) and to Leisure of £522,834 (2010 - £522,834) are included in creditors falling due after more than one year.

Haydock Finance Limited (HFL)

HFL, a company controlled by JHW, provided a loan to the company. Interest is charged at 2.5% and £57,828 (2010 - £47,076) has been charged during the year. The balance outstanding at the year end of £2,096,140 (2010 - £2,265,766) is included in creditors falling due within one year.

Included in trade debtors are amounts that are recoverable from some customers for development work and related services provided to them in circumstances where HFL, a property development finance company, has provided individual funding facilities to these customers. The work performed by the group for these customers has therefore been funded by HFL, and the amount remaining repayable to HFL at the year end of £697,906 (2010 - £289,290) is included in other creditors falling due within one year.