

TUFTON DEVELOPMENTS LIMITED

Registered No 3423317

Directors' Report and Accounts

31 December 2007

The Directors present their annual report and the unaudited accounts for the year ended 31 December 2007

Principal Activities and Business Review

During the year and the preceding year the Company did not trade Turnover for the year was £nil (2006 £nil) and the profit before taxation was £nil (2006 £nil) The Directors do not recommend the payment of a dividend (2006 £nil)

Directors and Directors' Interests

The Directors of the Company during the year were as follows

Mr J W Adams

Mr K B Duggan

The Directors of the Company have no interests in the shares of the Company Mr Adams is also a Director of United House Group Limited, the Company's ultimate parent undertaking His interests in the shares of that Company are disclosed in the accounts of that Company as appropriate

By order of the Board



V Haynes
Company Secretary

23rd October 2008

United House
Goldsel Road
Swanley
Kent BR8 8EX

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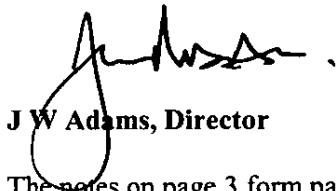
TUFTON DEVELOPMENTS LIMITED

Balance Sheet At 31 December 2007

	<i>Note</i>	2007 £000	2006 £000
Creditors: amounts falling due within one year	4	<u>(12)</u>	<u>(12)</u>
Net liabilities		<u><u>(12)</u></u>	<u><u>(12)</u></u>
Capital and Reserves			
Called up share capital	5	-	-
Profit and loss account		<u>(12)</u>	<u>(12)</u>
Equity Shareholders' deficit		<u><u>(12)</u></u>	<u><u>(12)</u></u>

- (a) For the year ended 31 December 2007 the Company was entitled to exemption under section 249AA(1) of the Companies Act 1985
- (b) Members have not required the Company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985
- (c) The Directors acknowledge their responsibility for
- i) ensuring the Company keeps accounting records which comply with section 221 of the Companies Act 1985, and
 - ii) preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with the requirements of section 226 of the Companies Act 1985, and which otherwise comply with the requirements of the Act relating to accounts, so far as applicable to the Company

These accounts were approved by the Board of Directors on 23rd October 2008



J W Adams, Director

The notes on page 3 form part of these accounts

TUFTON DEVELOPMENTS LIMITED

Year ended 31 December 2007

Notes to the Accounts

1. Principal accounting policy

The following accounting policy has been applied consistently in dealing with items which are considered material in relation to the Company's accounts

Basis of accounting

The accounts have been prepared, on the going concern basis, in accordance with applicable accounting standards and under the historical cost convention

2. Profit and Loss Account

The Company did not trade, make profits or losses nor incur any liabilities during the years ended 31 December 2007 and 31 December 2006. Therefore, no profit and loss account is attached. Furthermore, the Company has not recognised any other gains or losses during these years.

3. Emoluments of the Directors

No Director received any emoluments from the Company during the year (2006: £nil). The Company has no employees other than the Directors (2006: nil).

4. Creditors: Amounts falling due within one year

	2007	2006
	£000	£000
Amount due to parent undertaking	5	5
Other creditors	<u>7</u>	<u>7</u>
	<u>12</u>	<u>12</u>

5. Share capital

	2007	2006
	£	£
Authorised 1,000 Ordinary Shares of £1 each	<u>1,000</u>	<u>1,000</u>
Allotted, called up and fully paid 2 Ordinary Shares of £1 each	<u>2</u>	<u>2</u>

6. Related parties

As the Company is a wholly owned subsidiary of Modern City Living Limited and 100% of the Company's voting rights are controlled within the group headed by United House Group Limited, the Company has taken advantage of the exemption contained in FRS 8 and has therefore not disclosed transactions or balances with entities which form part of the group (or investees of the group qualifying as related parties). The consolidated financial statements of United House Group Limited, within which this Company is included, can be obtained from the address given on page 1.

7. Ultimate parent undertaking

The Company is a direct subsidiary undertaking of Modern City Living Limited, which is registered in England and Wales. The smallest group in which the Company is consolidated is that headed by UHG Limited, registered in England and Wales. The largest group in which the Company is consolidated is that headed by United House Group Limited, registered in England and Wales, which is the Company's ultimate parent undertaking.

United House Group Limited and its subsidiary undertaking UHG Limited prepare consolidated accounts and copies can be obtained from the address stated on page 1 of these accounts.