

TUFTON DEVELOPMENTS LIMITED

Registered No 3423317

Directors' Report and Accounts 31 December 2009

The Directors present their annual report and the unaudited accounts for the year ended 31 December 2009

Principal Activities and Business Review

During the year and the preceding year the Company did not trade Turnover for the year was £nil (2008 £nil) and the profit before taxation was £nil (2008 £nil) The Directors do not recommend the payment of a dividend (2008 £nil)

Post Balance Sheet Event

On 12 March 2010, the entire issued share capital of the Company's ultimate parent undertaking, United House Group Limited, was purchased by Iris Bidco Limited, registered in England and Wales Iris Bidco Limited is a direct subsidiary undertaking of Iris Topco Limited, registered in England and Wales On 12 March 2010, Iris Topco Limited became the Company's ultimate parent undertaking

Directors

The Directors of the Company during the year and to the date of this report were as follows

Mr J W Adams	(resigned 11 February 2009)
Mr K B Duggan	
Mr N Stonley	(appointed 11 February 2009)

By order of the Board



V Haynes
Company Secretary

13th August 2010

United House
Goldsel Road
Swanley
Kent BR8 8EX

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TUFTON DEVELOPMENTS LIMITED


Balance Sheet At 31 December 2009

	<i>Note</i>	2009 £000	2008 £000
Creditors: amounts falling due within one year	4	<u>(12)</u>	<u>(12)</u>
Net liabilities		<u>(12)</u>	<u>(12)</u>
Capital and Reserves			
Called up share capital	5	-	-
Profit and loss account		<u>(12)</u>	<u>(12)</u>
Equity Shareholders' deficit		<u>(12)</u>	<u>(12)</u>

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime

- (a) For the year ended 31 December 2009 the Company was entitled to exemption under section 480 of the Companies Act 2006 relating to dormant companies
- (b) The member has not required the Company to obtain an audit of its accounts under section 476 of the Companies Act 2006
- (c) The Director acknowledges his responsibility for
- ensuring the Company keeps accounting records which comply with section 386 of the Companies Act 2006, and
 - 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 sections 394 and 395 of the Companies Act 2006, and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the Company

These accounts were approved by the Board of Directors on 13th August 2010


K B Duggan, Director

The notes on pages 3 to 4 form part of these accounts

TUFTON DEVELOPMENTS LIMITED

Year ended 31 December 2009

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 2009 and 31 December 2008. 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 (2008: £nil). The Company has no employees other than the Directors (2008: nil).

4. Creditors: Amounts falling due within one year

	2009	2008
	£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

	2009	2008
	£	£
Allotted, called up and fully paid: 2 Ordinary Shares of £1 each	<u>2</u>	<u>2</u>

6. Post Balance Sheet Event

On 12 March 2010, the entire issued share capital of the Company's ultimate parent undertaking, United House Group Limited, was purchased by Iris Bidco Limited, registered in England and Wales. Iris Bidco Limited is a direct subsidiary undertaking of Iris Topco Limited, registered in England and Wales. On 12 March 2010, Iris Topco Limited became the Company's ultimate parent undertaking.

7. Related parties

As the Company is a wholly owned subsidiary of United House Developments 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.

TUFTON DEVELOPMENTS LIMITED

Year ended 31 December 2009

Notes to the Accounts

8. Ultimate parent undertaking

The Company is a direct subsidiary undertaking of United House Developments 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.

On 12 March 2010, the entire issued share capital of United House Group Limited was purchased by Iris Bidco Limited, registered in England and Wales. Iris Bidco Limited is a direct subsidiary undertaking of Iris Topco Limited, registered in England and Wales. On 12 March 2010, Iris Topco Limited became 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.