

**MINERVA DEVELOPMENT GROUP LIMITED**

**Company Registration Number:  
09944685 (England and Wales)**

**Unaudited abridged accounts for the year ended 02 September 2018**

**Period of accounts**

**Start date: 01 February 2018**

**End date: 02 September 2018**

# **MINERVA DEVELOPMENT GROUP LIMITED**

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# MINERVA DEVELOPMENT GROUP LIMITED

## Balance sheet

As at 02 September 2018

	<i>Notes</i>	<i>2 September 2018</i>	<i>31 January 2018</i>
		£	£
<b>Fixed assets</b>			
Tangible assets:	3	5,296,768	1,225,505
Investments:	4	11,806,394	
<b>Total fixed assets:</b>		17,103,162	1,225,505
<b>Current assets</b>			
Stocks:		7,784,229	
Debtors:	5	620,716	
Cash at bank and in hand:		18,932,579	831,309
Investments:	6	135,640	
<b>Total current assets:</b>		27,473,164	831,309
Creditors: amounts falling due within one year:	7	(25,477,344)	
<b>Net current assets (liabilities):</b>		1,995,820	831,309
Total assets less current liabilities:		19,098,982	2,056,814
Creditors: amounts falling due after more than one year:	8	(5,184,847)	
Provision for liabilities:		(314,356)	
<b>Total net assets (liabilities):</b>		13,599,779	2,056,814
<b>Capital and reserves</b>			
Called up share capital:		60,000	100
Revaluation reserve:	9	11,025,037	0
Other reserves:		1,679,380	
Profit and loss account:		835,362	2,056,714
<b>Shareholders funds:</b>		13,599,779	2,056,814

The notes form part of these financial statements

# MINERVA DEVELOPMENT GROUP LIMITED

## Balance sheet statements

For the year ending 2 September 2018 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The members have agreed to the preparation of abridged accounts for this accounting period in accordance with Section 444(2A).

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

The directors have chosen to not file a copy of the company's profit & loss account.

**This report was approved by the board of directors on 03 September 2018  
and signed on behalf of the board by:**

Name: Ben Meadows  
Status: Director

The notes form part of these financial statements

# MINERVA DEVELOPMENT GROUP LIMITED

## Notes to the Financial Statements

for the Period Ended 02 September 2018

### 1. Accounting policies

These financial statements have been prepared in accordance with the provisions of Section 1A (Small Entities) of Financial Reporting Standard 102

#### Turnover policy

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised, Sale of goods Revenue from the sale of goods is recognised when all of the following conditions are satisfied, 1. The company has transferred the significant risks and rewards of ownership to the buyer 2. The company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold 3. The amount of revenue can be measured reliably 4. It is probable that the Group will receive the consideration due under the transaction; and 5. The costs incurred or to be incurred in respect of the transaction can be measured reliably. Rendering of services Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied: 1. The amount of revenue can be measured reliably 2. It is probable that the company will receive the consideration due under the contract 3. The stage of completion of the contract at the end of the reporting period can be measured reliably, and 4. The costs incurred and the costs to complete the contract can be measured reliably.

#### Tangible fixed assets and depreciation policy

Tangible fixed assets under the cost model, other than investment properties, are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. At each reporting date the company assesses whether there is any indication of impairment. If such indication exists, the recoverable amount of the asset is determined which is the higher of its fair value less costs to sell and its value in use. An impairment loss is recognised where the carrying amount exceeds the recoverable amount. The company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred. Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the methods below. Depreciation is provided on the following basis, Freehold property at 50 years straight line Plant and machinery at 25% reducing balance Fixtures and fittings at 25% reducing balance The assets residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date. Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the Consolidated Statement of Comprehensive Income.

#### Valuation and information policy

Investment property is carried at fair value determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Investments in subsidiaries are measured at cost less accumulated impairment. Where merger relief is applicable, the cost of the investment in a subsidiary undertaking is measured at the nominal value of the shares issued together with the fair value of any additional consideration paid. Investments in unlisted company shares, whose market value can be reliably determined, are remeasured to market value at each balance sheet date. Gains and losses on remeasurement are recognised in the Consolidated Statement of Comprehensive Income for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment. Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a weighted average basis. Work in progress and finished goods include labour and attributable overheads. At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss. Debtors Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

#### Other accounting policies

Long Term Contracts Amounts recoverable on long-term contracts, which are included in debtors, are stated at the net sales value of the work done after provision for contingencies and anticipated future losses on contracts, less amounts received as progress payments on account. Excess progress payments are included in creditors as payments on account. Cash and Cash Equivalents Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value. Financial Instruments The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares. Debt instruments, other than those wholly repayable or receivable within one year, including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred

beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an outright short term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost. Investments in non convertible preference shares and in non-puttable ordinary and preference shares are measured, 1. At fair value with changes recognised in the Consolidated Statement of Comprehensive Income if the shares are publicly traded or their fair value can otherwise be measured reliably. 2. At cost less impairment for all other investments. For financial assets measured at amortised cost, the impairment loss is measured as the difference between an assets carrying amount and the present value of estimated cash flows discounted at the assets original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract. For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an assets carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the balance sheet date. Financial assets and liabilities are offset and the net amount reported in the Balance Sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously. Creditors Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

# MINERVA DEVELOPMENT GROUP LIMITED

## Notes to the Financial Statements

for the Period Ended 02 September 2018

### 2. Employees

*2 September 2018*    *31 January 2018*

**Average number of employees during the period**

19

18

Staff costs, including directors' remuneration, were as follows, Wages and salaries - £815,254 Social security costs - £90,655 Cost of defined contribution scheme - nil average monthly number of employees, including the directors, during the year was as follows: Management (4) Administrative (15)

# MINERVA DEVELOPMENT GROUP LIMITED

## Notes to the Financial Statements for the Period Ended 02 September 2018

### 3. Tangible Assets

	<b>Total</b>
<b>Cost</b>	£
At 01 February 2018	1,225,505
Additions	1,565,474
Revaluations	2,549,213
At 02 September 2018	<u>5,340,192</u>
<b>Depreciation</b>	
At 01 February 2018	0
Charge for year	43,424
At 02 September 2018	<u>43,424</u>
<b>Net book value</b>	
At 02 September 2018	<u>5,296,768</u>
At 31 January 2018	<u>1,225,505</u>

# **MINERVA DEVELOPMENT GROUP LIMITED**

## **Notes to the Financial Statements**

**for the Period Ended 02 September 2018**

### **4. Fixed investments**

Company Valuation Starting Valuation: £7,252,222 Additions at cost: £3,873,307 Surplus on revaluation: £681,856 Ending Valuation: £11,806,394 Valuations were made for existing use basis. The directors believe that there has been no significant change in valuation for properties not revalued in the year.

# MINERVA DEVELOPMENT GROUP LIMITED

## Notes to the Financial Statements for the Period Ended 02 September 2018

### 5. Debtors

*2 September 2018*

£

Debtors due after more than one year:

620,716

# **MINERVA DEVELOPMENT GROUP LIMITED**

## **Notes to the Financial Statements**

**for the Period Ended 02 September 2018**

### **6. Current investments**

Cost or Valuation Investment in subsidiary companies; £16,607 Unlisted Investments: £13,333 Total: £29,940 Net Book Value Investment in subsidiary companies; £10,607 Unlisted Investments: £13,333 Total: £24,184

# MINERVA DEVELOPMENT GROUP LIMITED

## Notes to the Financial Statements

for the Period Ended 02 September 2018

### 7. Creditors: amounts falling due within one year note

Bank loans : £2,229,932 Trade creditors: £1,418,108 Amounts owed to group undertakings Corporation tax: £120,953 Other taxation and social security: £547,905 Other creditors: £17,049,376 Accruals and deferred income : £4,113,081 Total: £25,477,344

# MINERVA DEVELOPMENT GROUP LIMITED

## Notes to the Financial Statements

for the Period Ended 02 September 2018

### **8. Creditors: amounts falling due after more than one year note**

Bank Loans: £1,863,958 Other Loans: £3,320,889 Total: £5,184,847 The bank loan due after more than one year is repayable in January 2036. This is being repaid in monthly instalments and until 2021 interest is being charged at 3.54%. The loan is secured on one of the companys properties as well as by a composite agreement.

# MINERVA DEVELOPMENT GROUP LIMITED

## Notes to the Financial Statements for the Period Ended 02 September 2018

### 9. Revaluation reserve

	<i>2 September 2018</i>
	£
Balance at 01 February 2018	0
Surplus or deficit after revaluation	11,025,037
Balance at 02 September 2018	<u>11,025,037</u>

# **MINERVA DEVELOPMENT GROUP LIMITED**

## **Notes to the Financial Statements**

**for the Period Ended 02 September 2018**

### **10. Financial commitments**

The group operates a salary sacrifice system by making ad hoc payments to employee's personal pension schemes. It therefore has no pension commitments.

# MINERVA DEVELOPMENT GROUP LIMITED

## Notes to the Financial Statements

for the Period Ended 02 September 2018

### 11. Post balance sheet events

**Future developments** The directors and senior management have indicated that group will continue to trade in property development and investment. **Post balance sheet events** There have been no significant events affecting the company since the year end. **Company Business Review** The directors are pleased to report steady performance during a period when market conditions have remained subdued. The company applies a robust appraisal criteria for securing additional sites in attractive locations reflecting prevailing market conditions. It has also expanded into forward funded developments for social housing provision. From the social housing providers perspective it transfers the management of risk to the expertise of the developer. This has resulted in residential plots being managed/developed by the company of around 500 units. Forward sales stand at £98m. The current gross development value in construction is £167m with peak debt of about 24% of this value. The directors, mindful of their social responsibilities have continued to play their part in promoting initiatives and causes across the UK, supported by BCBN, a charity in which the directors are trustees and which was set up in collaboration with likeminded people. The last major event was in support of the Refugee Council during the year. The Group has also continued to fund the Reach Services, NHS services providing support to victims of domestic abuse at a local NHS Trust. Over the past 2 years the company has committed over £1m towards core local infrastructure improvements including parks, sports & leisure, schools, libraries, surgeries, travel and highways. The growth in developments has led to continued expansion in the workforce engaged by the company. The directors have positioned the company to deliver sustainable growth over the medium term. It has a promising pipeline of sites, meeting its stringent criteria, that are being progressed to match its aspirations over the long term. The Board is also mindful of the attendant risks in delivery of its objectives including a keen focus on manageable debt ratios, security of supply, the wider macro-economic environment and regulation. **Company Strategic Report** 1. Principal risks and uncertainties The company has exposure to credit risk, interest rate risk and liquidity risk. The below presents information about the exposure of the company to each of the above risks and the objectives, policies and processes for measuring and managing risk. 2. Liquidity risk The company manages its cash and borrowing requirements centrally in order to minimise interest expense, whilst ensuring the group has sufficient liquid resources to meet its operating needs of the business. 3. Interest rate risk The company is exposed to fair value interest rate risk on its fixed rate borrowings and cash flow interest rate risk on loans. 4. Credit risk Investments of cash surpluses and borrowings are made through banks and companies which must fulfil credit rating criteria approved by the Board. All customers who wish to trade on credit terms are subject to credit verification procedures. Trade debtors are monitored on an ongoing basis and provision is made for doubtful debts where necessary. This report was approved by the board and signed on its behalf .

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.