

Bovis Homes Devon Limited

Directors' report and financial statements

Year ended 31 December 2008

Registered number 321982



Directors' report and financial statements

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Directors' report

The directors present their annual report and the financial statements for the year ended 31 December 2008.

Business review

The company did not trade during the year or the prior year. The company was released from the inter group unsecured loan stock on the 17 December 2008.

Directors and directors' interests

The directors who held office during the year were as follows:

MR Harris (Resigned 2 July 2008)

DJ Ritchie

N Cooper (Appointed 2 July 2008)

The directors are also directors of the ultimate holding company, Bovis Homes Group PLC, and their interests in the capital of group companies are shown in the directors' report of that company.

Auditors

In accordance with Section 250 of the Companies Act 1985, a resolution resolving that auditors would not be appointed was passed at the Annual General Meeting in 1986.

For the year ended 31 December 2008, the company was entitled to exemption under Section 249A(i) of the Companies Act 1985.

By order of the board


Secretary

MTD Palmer

Registered office

The Manor House
North Ash Road
New Ash Green
Longfield
Kent DA3 8HQ

6 March 2009

Profit and loss account
for the year ended 31 December 2008

	Note	2008	2007
Turnover		-	-
Cost of sales		-	-
		<hr/>	<hr/>
Gross profit		-	-
Administrative expenses	4	(225,000)	-
		<hr/>	<hr/>
Operating profit		225,000	-
Interest receivable		-	-
Interest payable		-	-
		<hr/>	<hr/>
Profit on ordinary activities before taxation		225,000	-
Tax on profit on ordinary activities	1	-	-
		<hr/>	<hr/>
Profit for the financial year		225,000	-
		<hr/>	<hr/>

In both the current and preceding financial years there was no material difference between the historical cost profit and losses and those reported in the profit and loss account.

Balance Sheet

at 31 December 2008

	Note	2008 £	2007 £
Creditors: amounts falling due within one year	3	(481)	(481)
Creditors: amounts falling due after more than one year	4	-	(225,000)
Net liabilities		(481)	(225,481)
Capital and reserves			
Called up share capital	5	5,000	5,000
Other reserves		10,481	10,481
Profit and loss account	1	(15,962)	(240,962)
		(481)	(225,481)

For the year ended 31 December 2008, the company was entitled to exemption under section 249AA(1) of the Companies Act 1985.

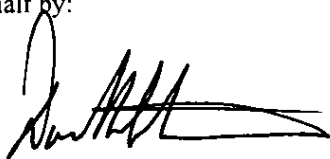
No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 249B(2).

The directors acknowledge their responsibility for:

- a) ensuring the company keeps accounting records which comply with section 221;
- b) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of its financial year in accordance with section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.
- c) the accounts have been prepared in accordance with the Special Provisions in Part VII of the Companies Act relating to small companies.

The company financial statements were approved by the board of directors on 6 March 2009 and were signed on its behalf by:

DJ Ritchie



N Cooper



Directors

Notes

(forming part of the financial statements)

1 Profit and loss account

The company has not traded during the financial year and has received no income and incurred no expense. The movement for the year is the release of the unsecured loan stock, see note four below. This transaction was an inter group funding transaction and thus, its release, will not be subject to taxation.

2 Taxation

The company has capital losses carried forward of £17,451 at 31 December 2008.

3 Creditors: amounts falling due within one year

	2008 £	2007 £
Amounts owed to holding company	481	481

4 Creditors: amounts falling due after more than one year

	2008 £	2007 £
Unsecured loan stock	-	225,000

The unsecured loan stock had been subscribed by Bovis Homes Limited and carried no fixed rate or date of redemption. Bovis Homes Limited released the company from its indebtedness on 17 December 2008.

5 Called up share capital

	2008 £	2007 £
<i>Authorised</i>		
Ordinary shares of £1 each	5,000	5,000
<i>Allotted, called up and fully paid</i>		
Ordinary shares of £1 each	5,000	5,000

6 Ultimate holding company and parent undertaking of larger group of which the company is a member

The largest group in which the results of the company are consolidated is that headed by Bovis Homes Group PLC incorporated in Great Britain and registered in England and Wales. The consolidated accounts of this group are available to the public and may be obtained from The Registrar of Companies, Companies House, Crown Way, Cardiff CF14 3UZ.