

Registered Number: 09522014

Annual Report and Financial Statements

For the Year Ended 31 March 2019

For

Nuplace Limited

NUPLACE LIMITED
Annual Report and Financial Statements
31 March 2019

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FOR THE YEAR ENDED 31 MARCH 2019**

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STRATEGIC REPORT FOR THE YEAR ENDED 31 MARCH 2019

The Directors present their strategic report for the year ended 31 March 2019.

REVIEW OF BUSINESS

Nuplace Limited was incorporated on 1 April 2015. Nuplace is a wholly owned subsidiary of Telford and Wrekin Council, limited by shares.

The principal activity of the company is the procurement of the construction and management of private and affordable residential property for rent. In addition, the company aims to:

- Raise the standard of rental provision, both in terms of the quality of the rental homes and the landlord service.
- Deliver added value and stimulate local economic growth through supply chain engagement, offering skills and employment opportunities and working with the community.
- Develop brownfield and stalled sites in order to deliver widespread regeneration benefits.

The company is financed by Telford and Wrekin Council, through a combination of equity in the form of share capital and debt finance in the form of a 30 year loan.

The year ended 31 March 2019 was the fourth year of operation of the company. During the year, the company completed sites at Miners Walk, Madeley (53 units), The Oaklands, Dawley (47 units) and Springfields, Newport (33 units). A further 39 units are under development at Coppice Court, Snedshill and are expected to be complete by May 2019, taking the number of properties completed and available to let at 31 March 2019 to 309, (232; 2017/18).

Rental income for the year totalled £2,148,911 (£1,224,800; 2017/18), and void levels were contained at 2.42%, (1.95%; 2017/18) which remain below the 5% assumption in the Business Case, established as part of the viability assessment for the formation of the company. The rise in void levels is as expected with an increase in properties within the portfolio. Rental increases across the portfolio have been agreed in line with market forces. The level of reservations ahead of construction completion continues to be high.

In accordance with the company's accounting policy, the housing portfolios at Woodland Walk (Madeley), Pool View (Randlay) and Blossom Walk (Hadley) were revalued at the year end, which has resulted in an increase in value of 3.72% over the three sites. This was the first year of valuation following completion and for Hadley, the site achieved a 7.95% increase on the costs of construction.

The Directors acknowledge that ongoing asset maintenance will be required to the investment properties, however, a provision in the financial statements has not been possible due to accounting standards requirements. The cost of asset maintenance in the year was £12,000 which is included in the cost of sales in the financial statements. The Directors will ensure suitable reserves are held in order to meet asset maintenance obligations.

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The company has reported an operating profit before interest and taxation for the year ended 31 March 2019 of £1,729,425, (2017/18: £1,001,914) which is in line with forecasts and expectations. The company capitalises interest on loan finance during the site's construction period, following which, interest is charged to the profit and loss account upon the site's practical completion. In line with this policy, the company has incurred interest charges on the year's profit of £1,240,016, (2017/18: £660,847). The company reported an operating profit after interest and taxation of £363,753 for the year, (2017/18: £261,802), which has been added to reserves.


Nuplace continues to explore opportunities to diversify into the provision of specialist housing for vulnerable clients, including downsizer retirement housing, and to differentiate the portfolio by delivering a small number of larger homes in response to an increasing number of enquiries received for this type of property. Master planning and site investigation has been continuing at two sites, Snedshill Phase 2, adjacent to Coppice Court and land off Whitchurch Drive, Wellington.

The development at Snedshill Phase 2 comprises 76, two, three and four bed, terraced, semi-detached and detached houses as well as apartments and bungalows. A registered provider will be secured to deliver a mix of affordable and social housing at this site and Nuplace will retain 37 of the units for private rent.

The development at Whitchurch Drive, Wellington comprises 54, one, two, three and four bed, semi-detached and detached units. This site will accommodate a number of downsizer retirement homes and/or adaptable dwellings delivered to M4 Category 2&3 of the current Building Regulations for private rent, sale or shared ownership.

Planning applications were submitted and granted subject to signed S106 agreements for both sites in the year. Nuplace is now progressing with the necessary approvals to acquire the sites and commence development during the 2019/20 financial year.

By order of the Board



J Rowe: Director

Date: 17th October 2019

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DIRECTORS' REPORT

The Directors present their report with the financial statements of the company for the year ended 31 March 2019.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of procurement of the construction and management of private and affordable residential property.

DIVIDENDS

No dividends will be distributed for the year ended 31 March 2019 (2018: £NIL). The Directors do not plan to distribute dividends while the company continues to construct property.

DIRECTORS

Directors who have held office over the year are:

K Callis

J Rowe

K Kynaston

The Company has made qualifying third party indemnity provisions for the benefit of its directors, which were made during the year and exist at the date of this report.

GOING CONCERN

The financial statements are prepared on the going concern basis. The company is funded by Telford and Wrekin Council which has confirmed financial support to fund the future activities of the company for the 30 year period of the loan. The day to day running of the company is supported by rental income, which is sufficient to meet liabilities as they fall due.

DISCLOSURE OF INFORMATION TO AUDITOR

The Directors who held office at the date of approval of this Directors report confirm that so far as they are each aware, there is no relevant audit information of which the company's auditor is unaware; and each Director has taken all the steps he/she ought to have taken as a Director to make himself/ herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

NUPLACE LIMITED

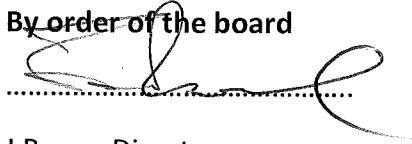
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AUDITOR

Pursuant to section 485 of the Companies Act 2006, the auditors appointed for the year ended 31 March 2019 were Grant Thornton LLP. Grant Thornton LLP will be proposed for reappointment for the year ended 31 March 2020.

By order of the board

A handwritten signature in black ink, appearing to be 'J Rowe', is written over a horizontal dotted line. The signature is cursive and extends to the right of the line.

J Rowe: Director

Date: 17th October 2019

Legal Services
Darby House
Lawn Central
Telford
TF3 4JA

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STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE STRATEGIC REPORT, THE DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS

The Directors are responsible for preparing the Strategic Report, 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 they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland.

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 profit or loss of the company 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 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;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

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 enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

By order of the board



J Rowe: Director

Date: 17th October 2019

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INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NUPLACE LIMITED

Opinion

We have audited the financial statements of Nuplace Limited (the 'company') for the year ended 31 March 2019, which comprise Statement of Comprehensive Income, Statement of Financial Position and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2019 and of its profit for the period 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.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the 'Auditor's responsibilities for the audit of the financial statements' section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to

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the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

Matter on which we are required to report under the Companies Act 2006

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' report.

Matters on which we are required to report by exception

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

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

Responsibilities of directors for the financial statements

As explained more fully in the directors' responsibilities statement set out on page 5, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

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 auditor's 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.

Grant Thornton UK LLP

William Devitt (Senior Statutory Auditor)

Senior Statutory Auditor
for and on behalf of Grant Thornton UK LLP
Statutory Auditor, Chartered Accountants
Birmingham

Date: *12 November 2019*

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STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2019

		31.03.19	31.03.18
		£	£
	Note		
TURNOVER	2	2,148,911	1,224,800
Cost of Sales		(231,275)	(122,161)
GROSS PROFIT		1,917,636	1,102,639
Administrative expenses		(194,241)	(110,636)
Other operating income	3	6,030	9,911
OPERATING PROFIT		1,729,425	1,001,914
Interest receivable and similar income		2,614	1,477
Interest payable and similar charges	12	(1,240,016)	(660,847)
PROFIT BEFORE TAXATION		492,023	342,544
TAX ON PROFIT ON ORDINARY ACTIVITIES	6	(128,270)	(80,742)
PROFIT FOR THE FINANCIAL YEAR		363,753	261,802
OTHER COMPREHENSIVE INCOME			
Revaluation of tangible fixed assets		854,993	2,457,947
TOTAL COMPREHENSIVE PROFIT FOR THE YEAR		1,218,746	2,719,749

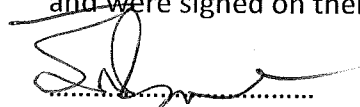
The notes on pages 12 to 19 form part of the financial statements

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STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2019

		31.03.19	31.03.19	31.03.18	31.03.18
		£	£	£	£
	Note				
FIXED ASSETS					
Investment Properties	7		46,162,089		40,165,957
CURRENT ASSETS					
Debtors	8	7,146		10,266	
Cash at bank and in hand	9	812,124		325,258	
		<u>819,270</u>		<u>335,524</u>	
CREDITORS					
Amounts falling due within one year	10	<u>(873,350)</u>		<u>(1,576,590)</u>	
NET CURRENT LIABILITIES					
			<u>(54,080)</u>		<u>(1,241,066)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
			46,108,009		38,924,891
CREDITORS					
Amounts falling due after more than one year	11		(30,098,715)		(26,834,350)
PROVISIONS					
Deferred Tax Liability	6		(195,359)		(145,352)
NET ASSETS					
			<u><u>15,813,935</u></u>		<u><u>11,945,189</u></u>
CAPITAL AND RESERVES					
Called up share capital	14		11,600,000		8,950,000
Profit and loss account			900,995		537,242
Revaluation reserve			3,312,940		2,457,947
SHAREHOLDERS' FUNDS					
			<u><u>15,813,935</u></u>		<u><u>11,945,189</u></u>

These financial statements were approved by the board of Directors on 17th October 2019 and were signed on their behalf by:



J Rowe- Director -Company Registered Number: 09522014

The notes on pages 12 to 19 form part of the financial statements

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STATEMENT OF CHANGES IN EQUITY FOR YEAR ENDED 31ST MARCH 2019

	Called up share capital £	Profit and Loss account £	Revaluation reserve £	Total £
As at 1st April 2017	6,450,000	275,440	-	6,725,440
Profit for the year	-	261,802	-	261,802
Other comprehensive income	-	-	2,457,947	2,457,947
Total comprehensive income for the year	-	261,802	2,457,947	2,719,749
Issue of shares	2,500,000	-	-	2,500,000
Dividends paid	-	-	-	-
As at 31st March 2018	8,950,000	537,242	2,457,947	11,945,189
As at 1st April 2018	8,950,000	537,242	2,457,947	11,945,189
Profit for the year	-	363,753	-	363,753
Other comprehensive income	-	-	854,993	854,993
Total comprehensive income for the year	-	363,753	854,993	1,218,746
Issue of shares	2,650,000	-	-	2,650,000
Dividends paid	-	-	-	-
As at 31st March 2019	11,600,000	900,995	3,312,940	15,813,935

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NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2019

1. Accounting Policies

Nuplace Limited is a private company limited by shares incorporated and domiciled in the UK (company registration number: 09522014), registered at Legal Services, Darby House, Lawn Central, Telford, TF3 4JA. These financial statements are prepared in accordance with Financial Reporting Standard 102, The Financial Reporting Standard applicable in the UK and the Republic of Ireland, ("FRS102"), as issued in September 2015. The presentation currency of these financial statements is sterling.

The company's parent undertaking, Telford and Wrekin Council includes the company in its Consolidated Financial Statements. The consolidated financial statements of Telford and Wrekin Council are prepared in accordance with International Financial Reporting Standards as adopted by the EU and are available to the public and may be obtained from Legal Services, Darby House, Lawn Central, Telford, TF3 4JA. In these financial statements, the company is considered to be a qualifying entity and has applied the exemptions available under FRS102 in respect of the following disclosures; related party transactions, cash flow statement, key management personnel and financial instruments.

1.1 Basis of preparation

The financial statements are prepared on the historical cost basis, except as modified by the revaluation of investment property. The presentation currency of these financial statements is sterling and the accounts have been rounded to the nearest pound.

1.2 Going Concern

The financial statements are prepared on the going concern basis. The company is funded by Telford and Wrekin Council which has confirmed financial support to fund the future activities of the company for the 30 year period of the loan. The day to day running of the company is supported by rental income, which is sufficient to meet liabilities as they fall due.

1.3 Basic Financial Instruments

Basic financial instruments within the company comprise cash and cash equivalents held at the bank, debtors and creditors.

1.4 Tangible Fixed Assets

Tangible fixed assets are stated at cost. Tangible fixed assets include investment property, assets under construction and capitalised interest. Land is considered to be an appreciating asset and is thus not depreciated. Interest incurred during the construction period of Investment Properties is added to the capital value of the property.

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1.5 Investment Property

Investment property is valued at cost in the year of completion, and recognised as such once the entire development has been completed. In the year following completion, investment property will be revalued at open market value and annually thereafter. Investment properties are not depreciated as they are anticipated to appreciate in value. In line with FRS 102 guidance on revaluation of investment property gains/losses on revaluation are shown in the profit and loss account. Gains/Losses on revaluation are recognised in other comprehensive income and accumulated in equity.

1.6 Turnover

Turnover is the rent receivable in the year, for properties let to tenants.

1.7 Taxation

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted at the balance sheet date.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

1.8 Government Grants

Government grants are accounted for on a class by class basis. Grants with future performance conditions' are recognised as a liability and recognised in the profit and loss account over the period of estimated useful life using the accrual model. Grants with no future performance conditions are recognised in revenue in the period received.

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1.9 Significant Judgements and Estimates

Investment property is valued by MRICS Registered Valuers and is an estimate of market value at 31st March 2019. There are no other items within the accounts that require judgements or estimates.

2.Turnover	2019	2018
	£	£
Investment Property Rentals	<u>2,148,911</u>	<u>1,224,800</u>

3.Other Operating Income	2019	2018
	£	£
Miscellaneous income	<u>6,030</u>	<u>9,911</u>

4.Expenses and auditor's remuneration

Included in profit/(loss) account are the following:	2019	2018
	£	£
Audit of these financial statements	<u>13,200</u>	<u>9,239</u>

5. Directors' Remuneration

Directors of the company received no remuneration or benefit over the year 2019 - £Nil (2018 - £Nil).

The Directors are employees of the parent organisation.

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6. Taxation

Total tax expense recognised in the statement of comprehensive income.

	2019	2018
Current Tax		
	£	£
Current corporation tax on income for the period at 19%	78,263	-
Deferred Tax		
Origination and reversal of timing differences	<u>50,007</u>	<u>80,742</u>
Tax on profit on ordinary activities	<u>128,270</u>	<u>80,742</u>
Other timing differences	195,539	168,866
Tax losses carried forward and other deductions	-	(23,514)
Total deferred tax liability	<u>195,539</u>	<u>145,352</u>
<i>Movement in provision:</i>		
Provision at start of period	145,352	64,610
Deferred tax charged in the statement of comprehensive income for the period	50,007	80,742
Provision at end of period	<u>195,359</u>	<u>145,352</u>
Reconciliation of tax charge	2019	2018
	£	£
Profit on ordinary activities before tax	492,023	342,544
	£	£
Tax on Profit on ordinary activities at Corporation Tax rate of 19.0%	93,484	65,083
Permanent disallowable expenses	35,340	18,873
Movement on other timing differences	(35,875)	(59,156)
Enhanced cost deduction relief	-	(8,422)
Loss relief	(14,686)	(16,378)
Tax charge for the period	<u>78,263</u>	<u>-</u>

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7. Tangible Fixed Assets

	Land £	Under Construction £	Investment Property £	Total £
Cost				
At 1 April 2018	1,175,340	16,009,609	20,523,061	37,708,010
Additions	-	5,138,044	17,391,855	22,529,899
Transferred to Investment property	(650,000)	(16,738,760)	-	(17,388,760)
At 31 March 2019	<u>525,340</u>	<u>4,408,893</u>	<u>37,914,916</u>	<u>42,849,149</u>
Revaluations/Impairment				
At 1 April 2018	-	-	2,457,947	2,457,947
Revaluations	-	-	854,993	854,993
At 31 March 2019	<u>-</u>	<u>-</u>	<u>3,312,940</u>	<u>3,312,940</u>
Net Book Value 31 March 2019	<u><u>525,340</u></u>	<u><u>4,408,893</u></u>	<u><u>41,227,856</u></u>	<u><u>46,162,089</u></u>
Net Book Value 31 March 2018	<u><u>1,175,340</u></u>	<u><u>16,009,609</u></u>	<u><u>22,981,008</u></u>	<u><u>40,165,957</u></u>

Included in additions is capitalised interest of £222,136 (2017/18: £366,289) on the cost of construction. The total value of capitalised interest included within tangible fixed assets at year end is £1,208,050 (2017/18: £985,913).

Security

Telford and Wrekin Council have a fixed and floating charge over Nuplace Limited assets registered with HM Land Registry and Companies House (reference 09522014001) on 12 June 2015. The value of these assets was £46,162,089 as at 31 March 2019, (2017/18: £40,165,957).

7.1 Revaluation

Nuplace Ltd.'s property assets were valued on 31 March 2019 by, Dawn Toy MRICS and David Scrimgeour MRICS, both Registered Valuers of Telford & Wrekin Council.

The valuations were in accordance with the requirements of the RICS Valuation Standards (The Red Book), IVS 300, FRS 15, the International Valuation Standards Council (IVSC), IVA1 and FRS102.

The valuation of each property was on the bases of Fair Value, which equates to Market Value and assumes that they would be sold subject to the Special Assumptions listed below.

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The Valuer's opinion of Market Value was primarily derived using the comparables method as there was good evidence of previous sales on arm's-length terms.

Special Assumptions:

- There would be no bids from Special Purchasers.
- It is assumed that the interests being valued can be offered freely and openly in the market.
- There are no anticipated changes in the mode of occupation and no alterations and improvements to be carried out to the properties.

Lotting assumptions (in respect of Portfolio's & Groups of Properties):

- No account has been made where the ownership of a number of separate properties would be of particular advantage to someone as a single owner, because of economies that could result from either increased market share or savings in administration or distribution, such as with a block apartments, terraces of houses.
- Valuers have not been advised of any groups of properties that should not be valued together.
- Properties have been valued as individual dwellings, as requested, with the assumption that any sales would not flood the market.
- No account has been taken of other facilities related to a site, such as attenuation features, play areas.

8. Debtors

	2019	2018
	£	£
Trade Debtors	3,955	875
Prepayments	3,191	9,391
	<u>7,146</u>	<u>10,266</u>

9. Cash and cash equivalents

	2019	2018
	£	£
Cash and cash equivalents	<u>812,124</u>	<u>325,258</u>

10. Creditors: amounts falling due within one year

	2019	2018
	£	£
Trade creditors	613,867	1,404,309
Accruals	116,070	20,515
Amount owed to group undertakings	143,413	151,766
	<u>873,350</u>	<u>1,576,590</u>

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11. Creditors: amounts falling after more than one year	2019	2018
	£	£
Trade Creditors	90,397	349,669
Deferred Income	1,008,336	1,008,336
Long term Intragroup Loan (see note 16)	<u>28,999,982</u>	<u>25,476,345</u>
	<u>30,098,715</u>	<u>26,834,350</u>
	£	£
Long term intra group loan	<u>28,999,982</u>	<u>25,476,345</u>

The Intra Group Loan is governed by a Facility Agreement dated 11 June 2015, between the company and Telford and Wrekin Council. This loan is for an initial term of 30 years upon which interest is charged at 5.29% per annum. Security is given over the assets of the company via a fixed and floating charge registered at HM Land Registry and Companies House on 12 June 2015.

Deferred income comprises £1,008,336 (2018: £1,008,336) relating to a grant agreement between Nuplace Limited and Telford and Wrekin Council for the purpose of the construction of affordable rental units at Springfields, Newport (see note 13).

12. Interest Payable

	2019	2018
	£	£
Interest payable on loan	1,462,152	1,027,135
Interest capitalised on assets under construction (note 7)	(222,136)	(366,288)
Interest Charge	<u>1,240,016</u>	<u>660,847</u>

13. Government Grants

	2019	2018
	£	£
Government Grant	<u>1,008,336</u>	<u>1,008,336</u>

The grant has been provided for the construction of 33 affordable housing units on a residential site at Springfields, Newport and is governed by a S106 agreement between Nuplace Limited and Telford and Wrekin Council as local planning authority, which requires the 33 units to be held as affordable during their lifetime.

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14. Capital and Reserves

Share Capital	2019 £	2018 £
Allotted , Called Up and Fully Paid		
£1 ordinary shares at 1 April	8,950,000	6,450,000
£1 ordinary shares issued in year	2,650,000	2,500,000
£1 ordinary shares at 31 March	<u>11,600,000</u>	<u>8,950,000</u>
Shares classified as liabilities	-	-
Shares classified as shareholders' funds	<u>11,600,000</u>	<u>8,950,000</u>

15. Capital Commitments

At the 31 March 2019 the company entered into a number of contracts for the construction of fixed assets in 2018/19 and future years estimated to cost £510,417 (2018 : £5,546,850).

16. Related Party Disclosure

The company has entered a loan agreement for a secured loan facility of up to £40,000,000 with Telford and Wrekin Council. At the year end the company had drawn down £28,999,982 (2018: £25,476,345). Interest of £1,462,152 (2018: £1,027,135) had been charged by Telford and Wrekin Council. The loan is an interest only loan repayable at the end of a 30 year term.

The company purchased £388,662 (2018:£ 496,233) of services from Telford and Wrekin Council.

The company purchased land of £Nil (2018:£ 925,340) from Telford and Wrekin Council.

The total amount due to Telford and Wrekin at the balance sheet date is £29,143,395 (2018: £25,628,111).

17. Ultimate Controlling Party

The ultimate controlling party and parent is Telford and Wrekin Council (registered office: Legal Services Darby House, Lawn Central, Telford, TF3 4JA) by virtue of its 100% shareholding.

Consolidated Group Accounts can be obtained from Nuplace Limited registered office, Legal Services, Darby House, Lawn Central, Telford TF3 4JA or Telford and Wrekin Registered Office.

