

Ideal Homes Holdings Limited

**Directors' report and financial
statements**

Registered number 288115

31 December 2021

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Directors' report

The directors present their annual report and financial statements for the year ended 31 December 2021. The directors have taken advantage of the small company's exemption in not preparing a strategic report.

Principal activities

The company's principal activity is the holding of shares in subsidiary undertakings engaged in house building and the provision of management services. The company did not trade during the current year.

Business review

The company has been dormant, as defined in section 1169 of the Companies Act 2006, throughout the year. As the company is dormant, the directors do not consider that there are any key performance indicators that would aid an understanding of the development, performance or position of the business of the company. The directors consider that the principal risks and uncertainties facing the Group as a whole and which are reported in the accounts of Persimmon plc, the company's ultimate parent company, are the risks and uncertainties which face the company.

The directors do not propose the payment of a dividend (2020: £nil).

Directors

The directors who held office during the year and to the date of this report were as follows:

MH Killoran (resigned 14 January 2022)
RP Stenhouse (resigned 30 September 2021)
J Nichols (appointed 30 September 2021)
MJ Smith (appointed 14 January 2022)

Auditor

In accordance with section 480 of the Companies Act 2006 the company is exempt from the requirement to appoint auditors.

By order of the board



TL Davison
Secretary

Persimmon House
Fulford
York
YO19 4FE

23 September 2022

Statement of directors' responsibilities in respect of the Directors' report and the financial statements

The directors are responsible for preparing 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 FRS101 *Reduced Disclosure Framework*.

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 judgments and accounting 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; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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 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.

Balance sheet
At 31 December 2021

	<i>Note</i>	2021 £000	2020 £000
Fixed assets			
Investments	4	115,453	115,453
Current assets			
Debtors	5	124,313	124,313
Creditors: amounts falling due within one year	6	(208,563)	(208,563)
Net current liabilities		(84,250)	(84,250)
Net assets		31,203	31,203
Capital and reserves			
Called up share capital	7	22,500	22,500
Share premium account		1,183	1,183
Profit and loss account		7,520	7,520
Shareholders' funds		31,203	31,203

Profit and loss account
for the year ended 31 December 2021

The company has not traded during the period and therefore generated no income and incurred no expenditure, no profit and loss account has therefore been prepared. There have been no movements in shareholders' funds during the period.

For the year ended 31 December 2021 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

No members have required the company to obtain an audit of its accounts for the period in question in accordance with section 476 of the Companies Act 2006.

The notes on pages 4 to 7 form part of these financial statements.

These financial statements were approved by the board of directors on 23 September 2022 and were signed on its behalf by:


MJ Smith
Director

Notes

(forming part of the financial statements)

1 Principal accounting policies

The unaudited financial statements have been prepared under the historical cost convention and in accordance with applicable United Kingdom law and accounting standards.

These financial statements were prepared in accordance with Financial Reporting Standard 102. The Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102") as issued in September 2015. As the company has met the Companies Act 2006 definition of a dormant company as at and since the date of transition the accounting policies applied at the date of transition under previous GAAP have been retained as permitted by paragraph 10(m) of chapter 35 of FRS 102. As a result there will be no change to amounts reported at 31 December 2015 until there is any change to those balances or the company undertakes any new transactions.

2 Directors' emoluments

None of the directors received any payments in respect of their services to the company during the year (2020: £nil).

3 Staff numbers and costs

There were no employees, other than directors noted above, employed during the current or previous year.

4 Fixed asset investments

Investments in subsidiary undertakings:

	£000
Cost	
At 31 December 2020 and 31 December 2021	125,474
	<hr/>
Provision	
At 31 December 2020 and 31 December 2021	10,021
	<hr/>
Net book value	
At 31 December 2020 and 31 December 2021	115,453
	<hr/>

All of the following companies are wholly owned by Ideal Homes Holdings Limited and are incorporated in Great Britain, unless otherwise indicated. The Registered Office of each company is Persimmon House, Fulford, York, YO19 4FE (unless otherwise stated).

Notes (continued)

4 Fixed asset investments (continued)

<u>Name of undertaking</u>	<u>Description of shares held</u>
A. Monk & Company Developments (S.W.) Limited	£1 Ordinary and £1 Deferred
Anjok 28 Limited	£1 Ordinary and £1 8% Preference
Anjok 31 Limited	£0.05 Ordinary
Anjok 157 Limited	£1 Ordinary
Anjok 171 Limited ¹	£1 Ordinary
Anjok 172 Limited	£1 Ordinary
Anjok 173 Limited	£1 Ordinary
Anjok Twenty Limited ¹	£1 A Ordinary and £1 B Ordinary
Anjok Two Limited	£1 Ordinary
Aspect Homes Limited	£1 Ordinary
Bruce Fletcher (Leicester) Limited	£1 Ordinary
Datblygwyr Dorothea Limited ²	£1 Ordinary
E.F.G.H Limited	£0.10 Ordinary
E.F.G.H Nominees Limited ³	£1 Ordinary
Glamford Building Company Limited	£1 Ordinary
Ideal Developments Limited	£1 Ordinary
Ideal Homes Limited	£1 Ordinary
Ideal Homes Anglia Limited	£1 Ordinary
Ideal Homes Central Limited	£1 A Non Voting Ordinary and £1 B Ordinary
Ideal Homes Midlands Limited	£1 Ordinary
Ideal Homes North West Limited	£0.5 Ordinary
Ideal Homes Northern Limited	£1 Ordinary
Ideal Homes Scotland Limited	£1 Ordinary
Ideal Homes Southern Limited	£1 Ordinary
Ideal Homes Services Limited	£1 Ordinary
Ideal Homes (UK) Limited	£1 Ordinary
Monk Homes Limited	£1 Ordinary
Persimmon Residential Limited	£1 Ordinary
Tudor Jenkins & Company Limited	£1 Ordinary

Shares held in joint arrangements are as follows:

	<u>Description of shares held</u>	<u>Proportion of Nominal value of share class</u>
Bentwaters Housing Limited	£1 Ordinary	50%
Bentwater Nominees Limited ⁴	£1 Ordinary	50%
Trafalgar Metropolitan Homes Limited	£1 A Ordinary	50%
Triumphdeal Limited ⁵	£1 Ordinary	41.67%
Locking Castle Limited	£1 B Ordinary	33.33%
Rothley Temple Estates Limited ⁷	£10 Ordinary	28.57%

¹ Registered Office is 180 Findochty Street, Garthamlock, Glasgow, G33 5EP.

² 94% of the ordinary share capital is held by Ideal Homes Holdings Limited.

³ A wholly owned subsidiary of E.F.G.H. Limited, a wholly owned subsidiary of Ideal Homes Holdings Limited.

⁴ The interest is held by Bentwater Housing Limited, a 50% joint arrangement of Ideal Homes Holdings Limited.

⁵ Ideal Homes Midlands Limited (a wholly owned subsidiary of Ideal Homes Holdings Limited) has a beneficial interest in 25 £1 Ordinary shares of Triumphdeal Limited. Triumphdeal Limited has a total of 60 shares in issue, is a joint arrangement and is incorporated in Great Britain. These 25 shares are held on trust by another member of the Persimmon Group for the benefit of Ideal Homes Midlands Limited. A further 5 £1 Ordinary shares of Triumphdeal Limited are held by the Persimmon Group.

⁶ Registered Office is St David's Court, Union Street, Wolverhampton, WV1 3JE.

⁷ Registered Office is 137 Scalby Road, Scarborough, North Yorkshire, YO12 6TB.

Notes (continued)

5 Debtors

	2021 £000	2020 £000
Trade debtors	1	1
Amounts owed by group undertakings	117,289	117,289
Amounts owed by associated undertakings	7,023	7,023
	<u>124,313</u>	<u>124,313</u>

6 Creditors: amounts falling due within one year

	2021 £000	2020 £000
Trade creditors	51	51
Amounts owed to group undertakings	208,390	208,390
Accruals and deferred income	122	122
	<u>208,563</u>	<u>208,563</u>

7 Called up share capital

	2021 £	2020 £
<i>Allotted, called up and fully paid</i>		
<i>Equity share capital</i>		
100 ordinary shares of US \$1 each	65	65
<i>Non-equity share capital</i>		
90,000,000 deferred shares of 25p each	22,500,000	22,500,000
	<u>22,500,065</u>	<u>22,500,065</u>

The holders of the non-voting deferred shares of 25p each shall not be entitled to any dividends or other income distribution and in the event of a return of capital on a winding up or otherwise the holders would only be entitled to be repaid the amount paid up on their shares if the holders of the ordinary shares have been repaid the total amount paid up on their shares together with a surplus of £10 million on each such share.

8 Related party transactions

The ultimate controlling party is Persimmon plc, the ultimate parent company.

The company has taken advantage of the exemptions available to subsidiary undertakings under FRS 102 by not disclosing transactions with entities of the group qualifying as related parties.

Notes *(continued)*

9 Ultimate parent company

Ideal Homes Holdings Limited is a private company limited by shares and domiciled in England and Wales. The registered address for the company is Persimmon House, Fulford, York, YO19 4FE.

The directors regard Persimmon plc, a company incorporated in England and Wales, as the both the immediate and ultimate parent company and the ultimate controlling party. Persimmon plc is the parent company of the smallest and largest group of which the company is a member and for which group financial statements are drawn up.

Copies of the financial statements of this company are available from:

The Company Secretary
Persimmon plc
Persimmon House
Fulford
York
YO19 4FE