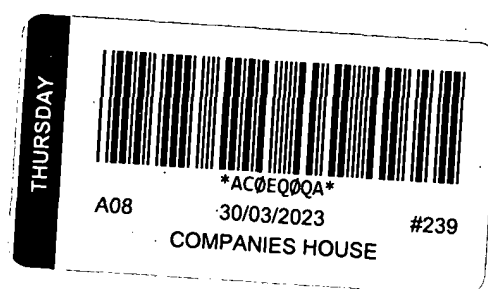


Registered number:03904306 (England & Wales)

EV COMMUNITIES LIMITED
DIRECTORS' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 MARCH 2022

Pages for Filing with Registrar



EV COMMUNITIES LIMITED

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EV COMMUNITIES LIMITED

COMPANY INFORMATION

Directors	Barry Jessup Elliot Lipton
Registered number	03904306
Registered office	40 Queen Anne Street London W1G 9EL
Accountants	Lewis Golden LLP 40 Queen Anne Street London W1G 9EL

BALANCE SHEET
AS AT 31 MARCH 2022

	Note	2022 £	2021 £
Fixed assets			
Investments	4	2	2
		<u>2</u>	<u>2</u>
Current assets			
Debtors	5	194,192	-
		<u>194,192</u>	<u>-</u>
Creditors: amounts falling due within one year	6	(194,192)	(114,945)
		<u>-</u>	<u>(114,945)</u>
Net current assets/(liabilities)		<u>-</u>	<u>(114,945)</u>
Total assets less current liabilities		<u>2</u>	<u>(114,943)</u>
Net assets/(liabilities)		<u>2</u>	<u>(114,943)</u>
Capital and reserves			
Called up share capital		5,757,790	5,757,790
Profit and loss account		(5,757,788)	(5,872,733)
		<u>2</u>	<u>(114,943)</u>

EV COMMUNITIES LIMITED

**BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2022**

The directors consider that the company is entitled to exemption from audit under section 477 of the Companies Act 2006 and the members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The company has opted not to file the Directors' Report and Profit and Loss Account in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:



.....
Elliot Lipton

Director

Date: 28th March 2023

The notes on pages 4 to 6 form part of these financial statements.

EV COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

1. General information

EV Communities Limited is a private company limited by share capital, incorporated in England and Wales, registered number 03904306. The address of the registered office is 40 Queen Anne Street, London, W1G 9EL.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with Section 1A Small Entities of Financial Reporting Standard 102, the 'Financial Reporting Standard applicable in the UK and the Republic of Ireland' ('FRS 102') and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Taxation

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the company operates and generates income.

2.3 Valuation of investments

Investments in subsidiaries and associates are measured at cost less accumulated impairment.

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 Profit and Loss Account for the period. Where market value cannot be reliably determined, such investments are stated at historic cost less impairment.

2.4 Debtors

Short-term debtors are measured at the 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.

2.5 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.

3. Employees

The average monthly number of employees, including directors, during the year was 2 (2021 - 2).

EV COMMUNITIES LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

4. Fixed asset investments

	Investments in associates £
Cost and Net Book Value	
At 1 April 2021	2
At 31 March 2022	2

Details of undertakings

Details of the investments (including principal place of business of unincorporated entities) in which the company holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking	Registered office	Holding	Proportion of voting rights 2022	2021
Associates				
First Base 4 Stratford LLP	40 Queen Anne Street, London W1G 9EL	Designated member	49%	49%
Triathlon Homes LLP	Fleet House, 59-61 Clerkenwell Road, London, EC1M 5LA	First Base 4 Stratford LLP is a Designated Member	21.6%	21.6%

Associates

First Base 4 Stratford LLP

The principal activity of First Base 4 Stratford LLP is that of holding investments. Although EV Communities Limited has 49% voting rights in First Base 4 Stratford LLP the proportion of economic ownership rights is 65%.

Triathlon Homes LLP

The principal activity of Triathlon Homes LLP is the construction and supply of social housing. EV Communities Limited owns 65% of First Base 4 Stratford LLP which in turn owns one third of Triathlon Homes LLP, thus 21.6% ownership.

5. Debtors

	2022 £	2021 £
Amounts owed by group undertakings	194,192	-

EV COMMUNITIES LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022**

6. Creditors: amounts falling due within one year

	2022	2021
	£	£
Amounts owed to group undertakings	114,945	-
Corporation tax	79,247	114,945
	<u>194,192</u>	<u>114,945</u>

7. Related party transactions

At the year end the company owed £114,945 (2021 - £Nil) to Kempal Homes Limited, its parent company.

At the year end the company was owed £194,912 (2021 - £Nil) by First Base 4 Stratford LLP, its associate undertaking.