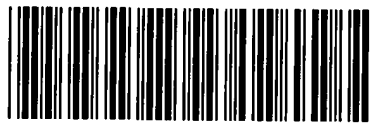


Company Number: 04421641

WARD HOMES GROUP LIMITED

**REPORT AND UNAUDITED FINANCIAL
STATEMENTS FOR THE FINANCIAL
YEAR ENDED 30 JUNE 2020**

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WARD HOMES GROUP LIMITED

**REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL
YEAR ENDED 30 JUNE 2020**

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WARD HOMES GROUP LIMITED

**REPORT AND UNAUDITED FINANCIAL STATEMENTS FOR THE FINANCIAL
YEAR ENDED 30 JUNE 2020**

COMPANY INFORMATION

Directors

S J Boyes

D F Thomas

Company Secretary

Barratt Corporate Secretarial Services Limited

Registered Office

Barratt House

Cartwright Way

Forest Business Park

Bardon Hill

Coalville

Leicestershire

LE67 1UF

WARD HOMES GROUP LIMITED

DIRECTORS' REPORT

The Directors present their annual report on the affairs of the Company, together with the unaudited financial statements for the financial year ended 30 June 2020.

Business review

The Company has been dormant, as defined in Section 1169 of the Companies Act 2006, throughout the year. Key performance indicators are not considered necessary for an understanding of the development, performance or position of the business of the Company. There are no risks or uncertainties facing the Company including those within the context of the use of financial instruments.

Directors

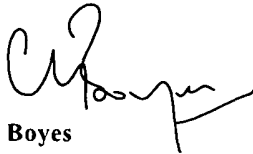
The Directors who served during the year and up to the date of signing were as follows:

S J Boyes
D F Thomas

Directors' indemnities

Following shareholder approval in January 2006, Barratt Developments PLC has provided an indemnity to the Directors and Company Secretary of all Group companies, including Ward Homes Group Limited, against all liability arising in respect of any act or omission in their duties. This is a qualifying indemnity provision for the purposes of Section 234 of the Companies Act 2006.

Approved by the Board of Directors and signed on their behalf by:



S J Boyes
Director

26 March 2021

WARD HOMES GROUP LIMITED**BALANCE SHEET AS AT 30 JUNE 2020**

	Notes	2020 £	2019 £
Fixed assets			
Investments	3	6,000	6,000
Total assets plus current assets being net assets		<u>6,000</u>	<u>6,000</u>
Capital and reserves			
Called up share capital	4	1,000	1,000
Profit and loss account	5	5,000	5,000
Shareholder's funds	6	<u>6,000</u>	<u>6,000</u>

The Company did not trade during the current or the preceding year and has made neither profit nor loss, nor any other recognised gain or loss.

For the year ended 30 June 2020 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

The members have not required the Company to obtain an audit of its accounts 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 accounts.

The financial statements of Ward Homes Group Limited, registered number 04421641, were approved and authorised for issue by the Board of Directors on 26 March 2021.

Signed for and on behalf of the Board of Directors:



S J Boyes
Director

26 March 2021

WARD HOMES GROUP LIMITED**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020****1. Accounting policies****Basis of preparation**

These financial statements are prepared under the historical cost convention, and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. The principal accounting policies, which have been applied consistently throughout the year and preceding year, are detailed below.

Cash flow statement

The Company is a wholly owned subsidiary of Wilson Bowden Limited and the cash flows of the Company are included in the consolidated cash flow statement of the ultimate parent company, Barratt Developments PLC. Consequently, the Company is exempt under the terms of Financial Reporting Standard No.1 (revised) from publishing a cash flow statement.

Group Accounts

The financial statements contain information about Ward Homes Group Limited as an individual Company and do not contain consolidated financial information as the parent of a group. The Company is exempt under Section 400 of the Companies Act 2006 from the requirements to prepare consolidated financial statements as it and its subsidiary undertakings are included by full consolidation in the consolidated financial statements of Barratt Developments PLC, a company registered in England.

Investments

Shares in subsidiary companies are stated at cost less any impairment. In the Directors' opinion, the aggregate value of the assets of subsidiary undertakings is not less than the value at which the investment is shown in the balance sheet.

Transactions with related parties

The Company has taken advantage of the exemption permitted by Financial Reporting Standard No.8 'Related Party Disclosures' and has not disclosed intra-group transactions with other companies that are wholly owned by the Group.

2. Information regarding Directors and Employees

The Directors received no remuneration for services to the Company during the current or the preceding financial year.

The Company had no employees in either year.

3. Investments held as fixed assets

	Company shares in subsidiaries £
Cost	
At 1 July 2019 and 30 June 2020	11,038,803
Provision for impairments	
At 1 July 2019 and 30 June 2020	11,032,803
Net book value at 30 June 2020	6,000
Net book value at 1 July 2019	6,000

See Note 7 for details of subsidiary undertakings.

WARD HOMES GROUP LIMITED**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020****4. Called up share capital**

	2020	2019
	£	£
Called up, allotted and fully paid		
226,000 A1 Ordinary shares at 0.1p each	226	226
214,000 A2 Ordinary shares at 0.1p each	214	214
560,000 B Ordinary shares at 0.1p each	560	560
	<u>1,000</u>	<u>1,000</u>

All shares rank pari passu on a winding-up and carry equal voting rights.

5. Profit and loss account

	£
At 1 July 2019 and 30 June 2020	<u>5,000</u>

6. Reconciliation of movements in shareholder's funds

	2020	2019
	£	£
Opening shareholder's funds	<u>6,000</u>	<u>6,000</u>
Closing shareholder's funds	<u>6,000</u>	<u>6,000</u>

7. SUBSIDIARY UNDERTAKINGS

The entities listed below are subsidiaries of the Company. All are incorporated in England and Wales. The registered office of all the Company's subsidiaries is Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire, LE67 1UF.

Name	Class of Shares	Holding
CV (Ward) Limited *	Ordinary	100%
Kealoha 11 Limited	Ordinary	100%
Ward (Showhomes) Limited *	Ordinary	100%
Ward Brothers (Gillingham) Limited *	Ordinary	100%
Ward Country Houses Limited *	Ordinary	100%
Ward Holdings Limited *	Ordinary	100%

WARD HOMES GROUP LIMITED**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2020**

Name	Class of Shares	Holding
Ward Homes (London) Limited *	Ordinary	100%
Kealoha Limited *	Ordinary	100%
Ward Homes (South Eastern) Limited *	Ordinary	100%
Ward Homes Limited *	Ordinary	100%
Ward Homes (North Thames) Limited *	Ordinary	100%
Ward Insurance Services Limited *	Ordinary	100%
Broomhill Park Estates Residents Association Limited *	Ordinary	87.006%

*Owned through another Group company.

8. Immediate and ultimate parent company and controlling party

The Directors regard Barratt Developments PLC, a company registered in England and Wales, as the ultimate parent company and controlling party. Barratt Developments PLC is the parent of the smallest and largest group of undertakings to consolidate these financial statements at 30 June 2020. The consolidated financial statements of Barratt Developments PLC are available from Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire, LE67 1UF.

The immediate parent company is Wilson Bowden Limited, a company incorporated in Great Britain and registered in England.