

Company registration number 04691625 (England and Wales)

OAKAPPLE HOMES (SCARBOROUGH) LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 24 AUGUST 2022
PAGES FOR FILING WITH REGISTRAR

OAKAPPLE HOMES (SCARBOROUGH) LIMITED

COMPANY INFORMATION

Directors	D H Marsh P J Taylor Mr S Mayes
Company number	04691625
Registered office	1 Worsley Court High Street Worsley Manchester M28 3NJ

OAKAPPLE HOMES (SCARBOROUGH) LIMITED

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OAKAPPLE HOMES (SCARBOROUGH) LIMITED

BALANCE SHEET

AS AT 24 AUGUST 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Investments	6		632,766		165,017
Current assets					
Stocks		-		544,617	
Debtors	8	2,348,842		520,494	
Cash at bank and in hand		49,378		2,310	
		2,398,220		1,067,421	
Creditors: amounts falling due within one year	9	(5,043,372)		(3,797,641)	
Net current liabilities			(2,645,152)		(2,730,220)
Total assets less current liabilities			(2,012,386)		(2,565,203)
Creditors: amounts falling due after more than one year	10		(30,000)		(44,167)
Net liabilities			(2,042,386)		(2,609,370)
Capital and reserves					
Called up share capital	11		2		2
Profit and loss reserves			(2,042,388)		(2,609,372)
Total equity			(2,042,386)		(2,609,370)

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial period ended 24 August 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 members have not required the company to obtain an audit of its financial statements for the period in question in accordance with section 476.

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

The financial statements were approved by the board of directors and authorised for issue on 3 August 2023 and are signed on its behalf by:

D H Marsh

Director

Company Registration No. 04691625

OAKAPPLE HOMES (SCARBOROUGH) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 24 AUGUST 2022

1 Accounting policies

Company information

Oakapple Homes (Scarborough) Limited is a private company limited by shares incorporated in England and Wales. The registered office is 1 Worsley Court, High Street, Worsley, Manchester, M28 3NJ.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

The company has taken advantage of the exemption under section 399 of the Companies Act 2006 not to prepare consolidated accounts, on the basis that the group of which this is the parent qualifies as a small group. The financial statements present information about the company as an individual entity and not about its group.

1.2 Going concern

The company has net liabilities amounting to £2,609,370 at the balance sheet date. The company is reliant upon the continued support of its directors and associated undertakings. It has been indicated that this support will continue for the foreseeable future.

The directors have also considered the trading position of related parties and do not foresee that this will give rise to any significant exposure to the company.

Based on these discussions and projected trading of the company, the directors are of the opinion that the company will have adequate resources to continue its operations for the foreseeable future. For this reason, the directors consider the going concern basis to be appropriate

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from contracts for the provision of professional services is recognised by reference to the stage of completion when the stage of completion, costs incurred and costs to complete can be estimated reliably. The stage of completion is calculated by comparing costs incurred, mainly in relation to contractual hourly staff rates and materials, as a proportion of total costs. Where the outcome cannot be estimated reliably, revenue is recognised only to the extent of the expenses recognised that it is probable will be recovered.

OAKAPPLE HOMES (SCARBOROUGH) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 24 AUGUST 2022

1 Accounting policies

(Continued)

1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Motor vehicles	33.3% Straight line
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

1.5 Fixed asset investments

Interests in subsidiaries, associates and jointly controlled entities are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the company. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities.

1.6 Work in progress

Work in progress is valued at lower of direct costs incurred in respect of properties under development and net realisable value.

1.7 Cash at bank and in hand

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

OAKAPPLE HOMES (SCARBOROUGH) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 24 AUGUST 2022

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.9 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

1.10 Government grants

Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

A grant that specifies performance conditions is recognised in income when the performance conditions are met. Where a grant does not specify performance conditions it is recognised in income when the proceeds are received or receivable. A grant received before the recognition criteria are satisfied is recognised as a liability.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Employees

The average monthly number of persons (including directors) employed by the company during the period was:

	2022 Number	2021 Number
Total	3	3

OAKAPPLE HOMES (SCARBOROUGH) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 24 AUGUST 2022

4 Intangible fixed assets

Goodwill £

Cost

At 25 February 2021 and 24 August 2022

404,997

Amortisation and impairment

At 25 February 2021 and 24 August 2022

404,997

Carrying amount

At 24 August 2022

-

At 24 February 2021

-

5 Tangible fixed assets

Plant and machinery etc

£

Cost

At 25 February 2021 and 24 August 2022

3,075

Depreciation and impairment

At 25 February 2021 and 24 August 2022

3,075

Carrying amount

At 24 August 2022

-

At 24 February 2021

-

6 Fixed asset investments

2022

£

2021

£

Investment in subsidiaries

632,766

165,017

OAKAPPLE HOMES (SCARBOROUGH) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 24 AUGUST 2022

6	Fixed asset investments	(Continued)
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Movements in fixed asset investments

Shares in group
undertakings
£

Cost or valuation

At 25 February 2021

165,017

Additions

467,749

At 24 August 2022

632,766

Carrying amount

At 24 August 2022

632,766

At 24 February 2021

165,017

OAKAPPLE HOMES (SCARBOROUGH) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 24 AUGUST 2022

7 Subsidiaries

Details of the company's subsidiaries at 24 August 2022 are as follows:

Name of undertaking	Registered office	Class of shares held	% Held	
			Direct	Indirect
Oakapple (Lower Railway Road) Limited	England & Wales	Ordinary	100.00	0
Oakapple Homes (Balmoral) Limited	England & Wales	Ordinary	100.00	0
Oakapple Homes (Yorkshire) limited	England & Wales	Ordinary	100.00	0
Oakapple Primary Care Properties (Fleetwood) Limited	England & Wales	Ordinary	100.00	0
Brigantia Limited	England & Wales	Ordinary	100.00	0
Oakapple Homes (Sleights Lane) Limited	England & Wales	Ordinary	100.00	0
Oakapple Homes (Rainton) Limited	England & Wales	Ordinary	100.00	0

8 Debtors

	2022	2021
	£	£
Amounts falling due within one year:		
Trade debtors	22,200	14,409
Amounts owed by group undertakings	1,044,063	498,200
Other debtors	1,282,579	7,885
	<u>2,348,842</u>	<u>520,494</u>

9 Creditors: amounts falling due within one year

	2022	2021
	£	£
Bank loans	10,000	5,833
Trade creditors	342,116	62,563
Amounts owed to group undertakings	60,549	19
Taxation and social security	232,937	-
Other creditors	4,397,770	3,729,226
	<u>5,043,372</u>	<u>3,797,641</u>

10 Creditors: amounts falling due after more than one year

	2022	2021
	£	£
Trade creditors	<u>30,000</u>	<u>44,167</u>

OAKAPPLE HOMES (SCARBOROUGH) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 24 AUGUST 2022

11 Called up share capital

	2022 Number	2021 Number	2022 £	2021 £
Ordinary share capital Issued and fully paid				
Ordinary of £1 each	2	2	2	2
	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

12 Related party transactions

By virtue of common directorships and shareholdings, the following companies are related parties:

Surcoat Group Limited

By virtue of being a subsidiary company, the following companies are related parties:

Oakapple (Lower Railway Road) Limited
Oakapple Homes (Balmoral) Limited
Oakapple Primary Care Properties (Fleetwood) Limited
Oakapple Homes (Yorkshire) Limited
Oakapple Homes (Rainton) Limited
Oakapple Homes (Sleights Lane) Limited
Brigantia Limited

During the year, the following transactions took place:

During the year, the company recharged services of £Nil (2021: £1,579,939) to group companies.

During the year, the company received management fee income of £Nil (2021: £130,000) from group companies.

At the balance sheet date, a balance of £1,044,063 (2021: £498,200) was owed from group companies.

At the balance sheet date, a balance of £60,549 (2021: £19) was owed to group companies.

During the year, the company recharged services of £Nil (2021: £268,621) to other related parties.

At the balance sheet date, a balance of £1,282,579 (2021: £Nil) was owed from other related parties.

At the balance sheet date, a balance of £179,700 (2021: £4,605) was owed to other related parties.

All the above loans are repayable on demand.

13 Directors' transactions

At the period end, directors were owed £3,733,107 (2021: £3,121,407) by the company. The loan is repayable on demand.

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