

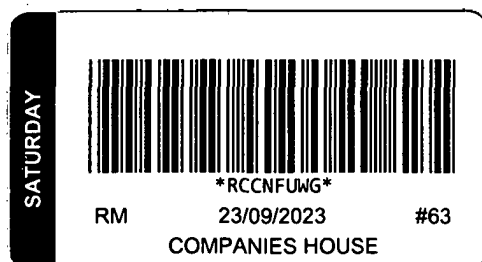
Registered number: 06111505

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**TWO RIVERS DEVELOPMENTS LIMITED**

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**DIRECTORS' REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2023**



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## **TWO RIVERS DEVELOPMENTS LIMITED**

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## TWO RIVERS DEVELOPMENTS LIMITED

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### COMPANY INFORMATION

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**Directors** Edward Pearce (Chair)  
Neil Sutherland (Resigned 15 December 2022)  
Susan Holmes  
Yvonne Leishman  
Kevin Shaw (Resigned 15 June 2022)

**Company secretary** Carol Dover

**Registered number** 06111505

**Registered office** Rivers Meet  
Cleeve Mill Lane  
Newent  
Gloucestershire  
GL18 1DS

**Auditor** Beever and Struthers  
Chartered Accountants & Statutory Auditor  
150 Minorities  
London  
EC3N 1LS

**Bankers** Barclays Bank Plc  
PO Box 3333  
One Snowhill  
Snow Hill Queensway  
Birmingham  
B3 2WN

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## **TWO RIVERS DEVELOPMENTS LIMITED**

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### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2023**

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The directors present their report and the financial statements for the year ended 31 March 2023.

#### **Directors' responsibilities statement**

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 the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 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 for the Company financial statements and then apply them consistently;
- make judgments and accounting 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; 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 are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### **Principal activity**

The principal activity of the company is that of developing properties on behalf of its parent, Two Rivers Housing.

#### **Business review**

The company has made an operating loss of £5k during 2022-23 (2021-22: £6k loss). Two Rivers Developments is an integral part of Two Rivers Housing's development strategy and looks forward to assisting with those requirements, with particular regard to helping meet the new housing requirements of the parent's contract with the Homes England.

#### **Risk management and political uncertainty**

The Board continues to monitor the risk and exposures that may arise and reviews on a regular basis the controls that have been implemented to mitigate against this. Stress testing has been undertaken and specific actions have been identified should the exposures crystallise which would permit corrective action to be undertaken leaving the organisation in a sustainable position. With regards to TRD the main controls and actions are around materials sourcing, credit checking key contractors and continually reviewing tenure mix for new developments to mitigate impact of downturn in the housing market.

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## **TWO RIVERS DEVELOPMENTS LIMITED**

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### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2023**

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#### **Qualifying third party indemnity provisions**

The Company's Articles of Association provide, subject to the provisions of UK legislation, an indemnity for directors and officers of the Company in respect of liabilities they may incur in the discharge of their duties or in the exercise of their powers, including any liabilities relating to the defence of any proceedings brought against them which relate to anything done or omitted, or alleged to have been done or omitted, by them as officers or employees of the Company.

Appropriate directors' and officers liability insurance cover is in place in respect of all of the Company's directors.

#### **Results and dividends**

The loss for the year, after taxation, amounted to £5k (2021-22: £6k loss).

The Directors do not recommend the payment of a dividend.

#### **Directors**

The directors who served from 1 April 2022 up to the date of approval of these accounts were:

Neil Sutherland (Resigned 15 December 2022)  
Edward Pearce  
Susan Holmes  
Yvonne Leishman  
Kevin Shaw (Resigned 15 June 2022)

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## TWO RIVERS DEVELOPMENTS LIMITED

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### DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2023

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#### Disclosure of information to the auditor

Each of the persons who are directors at the time when this Directors' Report is approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

#### Events after the end of the reporting period

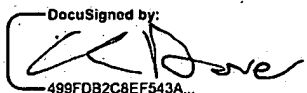
There have been no events since the year end that materially affects the position of the Company.

#### Auditors

The auditors, Beever and Struthers, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

In preparing this report, the directors have taken advantage of the small companies exemptions provided by Part 15 of the Companies Act 2006.

This report was approved by the Board on 20 July 2023 and signed on its behalf.

DocuSigned by:  
  
499FDB2C8EF543A...

**Carol Dover**  
Secretary

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## **TWO RIVERS DEVELOPMENTS LIMITED**

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### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF TWO RIVERS DEVELOPMENTS LIMITED FOR THE YEAR ENDED 31 MARCH 2023**

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#### **Opinion**

We have audited the financial statements of Two Rivers Developments Limited ('the company') for the year ended 31 March 2022 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, and notes to the financial statements including a summary of significant accounting policies in Note 1. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 2023 of its loss for the year 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**

In auditing the financial statements, we have concluded that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Directors with respect to going concern are described in the relevant sections of this report.

#### **Other information**

The other information comprises the information included in the Directors' Report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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## **TWO RIVERS DEVELOPMENTS LIMITED**

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### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF TWO RIVERS DEVELOPMENTS LIMITED FOR THE YEAR ENDED 31 MARCH 2023**

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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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

#### **Matters on which we are required to report by exception**

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 Directors' Report.

We have nothing to report in respect of the following matters in relation to which 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies exemptions in preparing the Directors' Report and from the requirement to prepare a strategic report.

#### **Responsibilities of Directors**

As explained more fully in the Statement of Directors' Responsibilities set out on page 3, 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.

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.



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## **TWO RIVERS DEVELOPMENTS LIMITED**

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### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF TWO RIVERS DEVELOPMENTS LIMITED FOR THE YEAR ENDED 31 MARCH 2023**

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#### **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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditors' report.

#### **Extent to which the audit was considered capable of detecting irregularities, including fraud**

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and addressing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We obtained an understanding of laws and regulations that affect the Company, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws and regulations that we identified included the Companies Act 2006 and tax legislation.
- We enquired of the Directors and reviewed correspondence and Directors meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the Directors have in place, where necessary, to ensure compliance.
- We gained an understanding of the controls that the Directors have in place to prevent and detect fraud. We enquired of the Directors about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations and fraud was discussed within the audit team and tests were planned and performed to address these risks.
- We reviewed financial statements disclosures and tested to supporting documentation to assess compliance with relevant laws and regulations discussed above.
- We enquired of the Directors about actual and potential litigation and claims.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

Due to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

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## **TWO RIVERS DEVELOPMENTS LIMITED**

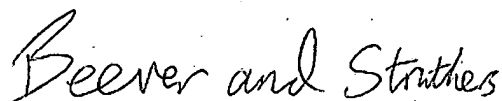
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### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF TWO RIVERS DEVELOPMENTS LIMITED FOR THE YEAR ENDED 31 MARCH 2023**

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#### **Use of the audit 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.



**Michael Tourville FCA  
(Senior Statutory Auditor)**

**For and on behalf of  
Beever and Struthers  
Chartered Accountants and Statutory Auditor  
150 Minories  
London  
EC3N 1LS**

**Date: 20 September 2023**

## TWO RIVERS DEVELOPMENTS LIMITED

### STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2023

	Note	2023 £'000	2022 £'000
Turnover		46	104
Cost of sales		(44)	(101)
Gross profit		2	3
Administrative expenses		(7)	(9)
Operating (loss)	4	(5)	(6)
Finance Costs	6	-	-
(Loss) before tax		(5)	(6)
Taxation	7	-	-
(Loss) for the year		(5)	(6)
Other comprehensive income for the year		-	-
Total comprehensive income for the year		(5)	(6)

The company has no other recognised gains or losses.

The notes on pages 13 to 19 form part of these financial statements.

## TWO RIVERS DEVELOPMENTS LIMITED

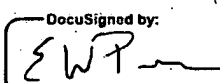
REGISTERED NUMBER: 06111505

### STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2023

	Note	2023 £'000	2022 £'000
<b>Current assets</b>			
Debtors	8	4	53
Cash and cash equivalents	9	121	118
		125	171
Creditors: Amounts falling due within one year	10	(10)	(51)
<b>Net current assets</b>		115	120
<b>Total assets less current liabilities</b>		115	120
<b>Net assets</b>		115	120
<b>Capital and reserves</b>			
Share capital	11	-	-
Revenue reserve		115	120
<b>Total reserves</b>		115	120

In preparing this report, the directors have taken advantage of the small companies exemptions provided by Part 15 of the Companies Act 2006.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 20 July 2023

DocuSigned by:  
  
 89E2FCD56A224F2  
**Edward Pearce**  
 Director

The notes on pages 13 to 19 form part of these financial statements.

## TWO RIVERS DEVELOPMENTS LIMITED

### STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2023

	Share capital £'000	Revenue reserve £'000	Total £'000
At 1 April 2022	-	120	120
Gift aid payment	-	-	-
<b>Comprehensive income for the year</b>			
(Loss) for the year	-	(5)	(5)
<b>Total Comprehensive income for the year</b>	-	(5)	(5)
At 31 March 2023	-	115	115

### Statement of Changes in Equity For the year ended 31 March 2022

	Share capital £'000	Revenue reserve £'000	Total £'000
At 1 April 2021	-	141	141
Gift aid payment	-	(15)	(15)
<b>Comprehensive income for the year</b>			
(Loss) for the year	-	(6)	(6)
<b>Total Comprehensive income for the year</b>	-	(6)	(6)
At 31 March 2022	-	120	120

The notes on pages 13 to 19 form part of these financial statements.

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## **TWO RIVERS DEVELOPMENTS LIMITED**

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### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023**

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#### **1. Accounting policies**

##### **1.1 Basis of preparation of financial statements**

Two Rivers Developments Limited (the Company) is a limited company incorporated and domiciled in the United Kingdom. The address of its registered office and principal place of business are as disclosed on the company information page of these financial statements.

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The financial statements are presented in Sterling which is also the Company's functional currency.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

##### **1.2 Going Concern**

The company's current financial position is set out in the Directors' Report. The company's forecasts and projections have been subject to robust stress testing taking into account the current economic climate. These show that the company should be able to operate within the level of its current facilities.

The Company meets its day to day working capital requirements by utilising the financial support of Two Rivers Housing. The directors have received an undertaking from Two Rivers Housing that sufficient finance will be available to meet obligations as they fall due for a period of no less than twelve months from the date of signing these financial statements.

After making enquiries, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the financial statements.

The following principal accounting policies have been applied:

##### **1.3 Financial Reporting Standard 102 - Reduced Disclosure Exemptions**

The Company has taken advantage of the following disclosure exemptions under FRS 102:

- the requirements of section 7: Statement of Cash Flows
- the requirements of section 3/11: Financial Instruments Disclosures
- the requirements of section 33: Related Party Disclosures

##### **1.4 Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before revenue is recognised:

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## **TWO RIVERS DEVELOPMENTS LIMITED**

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### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023**

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#### **Sale of goods**

Revenue from the sale of goods is recognised when all of the following conditions are satisfied:

- the Company has transferred the significant risks and rewards of ownership to the buyer;
- the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the transaction;
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

#### **Rendering of services**

Revenue from a contract to provide services is recognised in the period in which the services are provided in accordance with the stage of completion of the contract when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the Company will receive the consideration due under the contract;
- the stage of completion of the contract at the end of the reporting period can be measured reliably, and;
- the costs incurred and the costs to complete the contract can be measured reliably.

#### **1.5 Cost of Sales**

Cost of sales comprise stage payments made to contractors and consultants and costs arising under a cost share agreement entered into with Two Rivers Housing.

#### **1.6 Inventories**

Inventories are measured at transaction price, less any impairment. Inventories represent land and properties held for outright sale.

#### **1.7 Debtors**

Short term debtors are measured at 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.

#### **1.8 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

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## **TWO RIVERS DEVELOPMENTS LIMITED**

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### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023**

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#### **1.9 Financial instruments**

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Investments in non-convertible preference shares and in non-puttable ordinary and preference shares are measured:

- i) at fair value with changes recognised in the Statement of Comprehensive Income if the shares are publicly traded or their fair value can otherwise be measured reliably;
- ii) at cost less impairment for all other investments.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of Comprehensive Income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the reporting date.

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position when there is an 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.

#### **1.10 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.



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## **TWO RIVERS DEVELOPMENTS LIMITED**

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### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023**

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#### **1.11 Finance income**

Finance income is recognised in the Statement of Comprehensive Income using the effective interest method.

#### **1.12 Properties in Development**

Work in progress is valued at the lower of cost and net realisable value. Cost comprises materials, direct labour and direct development overheads. Net realisable value is based on estimated sales price after allowing for all further costs of completion and disposal.

#### **1.13 Taxation**

Tax is recognised in the Statement of Comprehensive Income, except that a change 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 reporting date in the countries where the Company operates and generates income.

### **2. Activities**

The turnover, pre-tax result and net assets are attributable to the principal activity. The whole of the turnover and results before taxation are a result of the Company's continuing operations, being the development of properties on behalf of Two Rivers Housing. Turnover is stated net of VAT.

The Company operates wholly in the United Kingdom.

### **3. Judgments in applying accounting policies and key sources of estimation uncertainty**

The preparation of the financial statements in conformity with generally accepted accounting principles requires the directors to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results in the future could differ from those estimates. In this regard, the Directors believe that the critical accounting policies where judgements or estimations are necessarily applied are summarised below:

#### **Provisions and accruals**

Management bases its judgements on the circumstances relating to each specific event and upon currently available information. However, given the inherent difficulties in estimating liabilities in these areas, it can't be guaranteed that additional costs will not be incurred beyond the amounts accrued.

## TWO RIVERS DEVELOPMENTS LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

#### 4. Operating (loss)

The operating (loss) is stated after charging:

	2022 £'000	2021 £'000
Fees payable to the Company's auditor and its associates for (excluding VAT):		
- the audit of the company's annual financial statements	3	3
- other services	1	2

During the year no director received any emoluments (2021-22: £Nil).

#### 5. Employees

The Company does not employ staff and the emoluments to directors are paid through Two Rivers Housing and are disclosed in the Group financial statements (2021-22: Nil).

#### 6. Taxation

	2023 £'000	2022 £'000
<b>Corporation Tax</b>		
Current tax on profit or loss for the year	-	-
Adjustments in respect of previous periods	-	-
	-	-
<b>Total current tax</b>	-	-
<b>Deferred tax</b>		
<b>Total deferred tax</b>	-	-
<b>Taxation on (loss) on ordinary activities</b>	-	-

(Loss) on ordinary activities before tax	(5)	(6)
Standard rate of corporation tax		

#### Taxation (Continued)

(Loss) on ordinary activities before tax multiplied by standard rate of corporation tax in the UK (19%) (2021: 19%)	(1)	(1)
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## TWO RIVERS DEVELOPMENTS LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

Factors affecting tax charge for the year:

Deferred tax not recognised	-	-
Changes in rate of tax	-	-
Non-taxable charitable activities (gift aid)	-	-
Unrelieved tax losses carried forward	1	1
<b>Total tax charge for the year</b>	<b>-</b>	<b>-</b>

The share relates to the parent, Two Rivers Housing. The share provides the Two Rivers Housing with the right to vote at general meetings but Two Rivers Housing do not have a right to any dividend or distribution in a winding-up, and the share is not redeemable.

#### 7. Debtors

	<b>2023</b>	<b>2022</b>
	<b>£'000</b>	<b>£'000</b>
Amounts owed by Group undertakings	4	48
Other taxation and social security	-	5
	<b>4</b>	<b>53</b>

#### 8. Cash and cash equivalents

	<b>2023</b>	<b>2022</b>
	<b>£'000</b>	<b>£'000</b>
Cash and cash equivalents	121	118

#### 9. Creditors<1yr

	<b>2023</b>	<b>2022</b>
	<b>£'000</b>	<b>£'000</b>
Trade creditors	-	22
Amounts owed to Group undertakings	1	22
Other creditors	3	-
Accruals and deferred income	6	7
	<b>10</b>	<b>51</b>

#### 10. Share capital

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
Share capital	1	1

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## TWO RIVERS DEVELOPMENTS LIMITED

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### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

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#### 11. Financial commitments

	2023 £'000	2022 £'000
Contracted for but not provided for	-	-
Approved by directors but not contracted for	13,624	13,219
	13,624	13,219

Capital commitments end by July 2025 and will be met from short term loans from the parent Two Rivers Housing.

There are no performance conditions attached to the above commitments.

#### 12. Commitments under operating Leases

At 31 March 2023 the Company had no minimum future lease payments under non-cancellable operating leases (2022: None)

#### 13. Controlling party

The company is a wholly owned subsidiary of Two Rivers Housing a registered provider of social housing registered under the Companies Act 2006.

The largest and smallest group in which the results of the company are consolidated is that headed by Two Rivers Housing. The consolidated financial statements of this group may be obtained from the registered office of Two Rivers Housing.