

Company Registration No. 09021410 (England and Wales)

**ANTHOLOGY DEPTFORD FOUNDRY LIMITED**  
**ANNUAL REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2022**



# ANTHOLOGY DEPTFORD FOUNDRY LIMITED

## COMPANY INFORMATION

---

<b>Directors</b>	Mr Mark Dickinson (resigned 18 March 2022) Mr Nael Khatoun (resigned 24 June 2022) Mr Stefano Mazzoli (resigned 24 June 2022) Mr Michael Gill Mr David Clark Mr Stephen Bangs Mr Marc Evans (resigned 9 December 2021) Mr Ian Harrison (appointed 9 December 2021 and resigned 31 October 2022) Mr Chris Powell (appointed 30 June 2022)
<b>Secretary</b>	Mr Jeremy Williams (resigned 20 September 2022) Mr Conor Briggs (appointed 20 September 2022)
<b>Company number</b>	09021410
<b>Registered office</b>	105-107 Bath Road Cheltenham Gloucestershire United Kingdom GL53 7PR

---

# ANTHOLOGY DEPTFORD FOUNDRY LIMITED

## CONTENTS

---

	Page
Strategic report	1 – 2
Directors' report	3 – 4
<i>Directors' responsibilities statement</i>	5
Statement of comprehensive income	6
Balance sheet	7
Statement of changes in equity	8
Notes to the financial statements	9 – 18

---

# ANTHOLOGY DEPTFORD FOUNDRY LIMITED

## STRATEGIC REPORT

### FOR THE YEAR ENDED 30 JUNE 2022

---

The directors present the strategic report for the year ended 30 June 2022.

#### Summary of the year

Sales from this development resulted in turnover for the year of £23,815,000 (2021: £36,824,000). The decrease in turnover was driven by a reduction in stock to sell.

#### Review of the business

Following completion of the final phase of the development in January 2021 and subsequent high level of sales in the remainder of the period ended 30 June 2021 the company has continued to enjoy a successful period of sales during the year ended 30 June 2022. 45 of the remaining 60 homes were sold, and has since reached sell out after the year end.

#### Financial review

##### Operating results

The company's revenue for the period was £23,815,000 (2021: £36,824,000) and the loss before taxation was £719,000 (2021: profit of £498,000). Cost of sales, including sales and marketing costs which are expensed as incurred, were £22,384,000 (2021: £34,619,000). Finance costs were £1,684,000 (2021: £1,459,000). Gross margin is 5.8% (2021: 6.0%).

##### Balance sheet and funding

The capital employed in the business has reduced in the year to £40,644,000 (2021: £41,363,000) as sales continued causing a decrease in inventory, offset by an increase in cash and intercompany receivables as detailed below.

#### Principal risks and uncertainties

**Risk:** Market slowdown

#### Mitigation

- Site appraisals and forecast margins allow for reductions in revenues without causing losses to be made

#### Key performance indicators

	Year ended 30 June 2022	Year ended 30 June 2021
Units sold	45	67
Operating profit	£1.0m	£2.0m
	As at 30 June 2022	As at 30 June 2021
Landbank units at period end	15	60
Shareholders' funds	£40.6m	£41.4m
GDV pipeline at period end	£8.2m	£33.5m

**ANTHOLOGY DEPTFORD FOUNDRY LIMITED**  
**STRATEGIC REPORT (CONTINUED)**  
***FOR THE YEAR ENDED 30 JUNE 2022***

---

Units sold, and the operating result are discussed in the review of the company's business above. Shareholders' funds have decreased due to the loss for the period.

Landbank units and the GDV pipeline at year end have both reduced due to sales during the year. The GDV excludes freehold title sales.

**Outlook**

The company has a fully funded pipeline and staff in place to deliver on projects being sold. The business plans to continue sales on this site.

*Approved and authorised for issue by the board and signed on its behalf by:*

DocuSigned by:  
  
0003EC7821D284D1...  
Mr David Clark  
Director  
18 April 2023

## **ANTHOLOGY DEPTFORD FOUNDRY LIMITED**

### **DIRECTORS' REPORT**

#### **FOR THE YEAR ENDED 30 JUNE 2022**

---

The directors present their annual report and the audited financial statements for the year ended 30 June 2022. Information on the future developments of the company have been given in the strategic report.

#### **Principal activities**

The principal activity of the company is that of property development.

#### **Directors**

The directors who held office during the period and up to the date of signature of the financial statements were as follows, unless otherwise stated:

Mr Mark Dickinson (resigned 18 March 2022)

Mr Nael Khatoun (resigned 24 June 2022)

Mr Stefano Mazzoli (resigned 24 June 2022)

Mr Michael Gill

Mr David Clark

Mr Stephen Bangs

Mr Marc Evans (resigned 9 December 2021)

Mr Ian Harrison (appointed 9 December 2021 and resigned 31 October 2022)

Mr Chris Powell (appointed 30 June 2022)

#### **Results and dividends**

The results for the period are set out on page 6.

No dividends were paid (2021: £nil). The directors do not recommend payment of a final dividend.

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

The company has made qualifying third-party indemnity provisions for the benefit of its directors during the period. These provisions remain in force at the reporting date.

#### **Financial risk management objectives**

Information on financial risk management objectives as applicable to the company can be found in the consolidated financial statements of the intermediate parent company, Lifestory Holdings Limited which can be obtained from Companies House, Crown Way, Cardiff, CF14 3UZ.

#### **Going Concern**

Given the structure of the wider group and the company's operations, the company is reliant on the continued support of its intermediate parent, Lifestory Holdings Limited ('Lifestory'), to ensure the company has sufficient cash resources to enable it to meet its obligations as they fall due. The company has received a written commitment from Lifestory that it will provide all financial support necessary to the company to enable it to meet its obligations as they fall due for a period no less than 12 months from the date of approval of these financial statements.

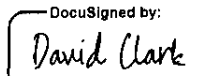
The directors have considered the ability of Lifestory to provide that support. The directors have identified that, whilst Lifestory's 30 June 2022 financial statements have been prepared on a going concern basis, a material uncertainty is disclosed in note 1 of those financial statements. Lifestory is reliant on the completion of certain debt funding which has not yet been formally agreed with its lenders. Accordingly, Lifestory may be unable to provide the support required. However, with a director in common with Lifestory, the company's directors are confident that those uncertainties in Lifestory will conclude as expected and that Lifestory will be able to provide the support necessary to the company. Therefore, the directors have deemed it appropriate to prepare these financial statements on a going concern basis.

However, as those factors have not yet concluded at the date of approval of these financial statements, they, in combination, create a material uncertainty that may cast significant doubt on the company's ability to continue as a going concern which in turn may result in the company being unable to realise its assets and discharge its liabilities in the normal course of business.

**ANTHOLOGY DEPTFORD FOUNDRY LIMITED**  
**DIRECTORS' REPORT**  
***FOR THE YEAR ENDED 30 JUNE 2022***

---

Approved and authorised for issue by the board and signed on its behalf by:

DocuSigned by:  
  
.....00095C7671D244B.....  
Mr David Clark  
Director

Date: 18 April 2023  
.....

## **ANTHOLOGY DEPTFORD FOUNDRY LIMITED**

### **DIRECTORS' RESPONSIBILITIES STATEMENT**

***FOR THE YEAR ENDED 30 JUNE 2022***

---

The directors are responsible for preparing the Annual 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 101 "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 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.



**ANTHOLOGY DEPTFORD FOUNDRY LIMITED****STATEMENT OF COMPREHENSIVE INCOME****FOR THE YEAR ENDED 30 JUNE 2022**

	Notes	Year ended 30 June 2022 £'000	Year ended 30 June 2021 £'000
Revenue	4	23,815	36,824
Cost of sales		(22,384)	(34,619)
Impairment of inventories		(55)	-
Gross profit		1,376	2,205
Administrative expenses		(712)	(360)
Other operating income		437	700
Other operating expenses		(76)	(588)
Operating profit		965	1,957
Finance costs	7	(1,684)	(1,459)
(Loss)/profit before taxation		(719)	498
Taxation	8	-	(590)
(Loss) for the financial year		(719)	(92)
Total comprehensive (expense) for the year		(719)	(92)

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations.

The accompanying notes on pages 9 - 18 form an integral part of these financial statements.

**ANTHOLOGY DEPTFORD FOUNDRY LIMITED****BALANCE SHEET****FOR THE YEAR ENDED 30 JUNE 2022**

	Notes	2022 £'000	2021 £'000
<b>Current assets</b>			
Inventories	9	8,516	29,900
Trade and other receivables	10	30,762	27,053
Cash and cash equivalents		4,003	7,073
<b>Total assets</b>		<b>43,281</b>	<b>64,026</b>
<b>Current liabilities</b>			
Trade and other payables	11	(2,637)	(2,196)
<b>Total current liabilities</b>		<b>(2,367)</b>	<b>(2,196)</b>
<b>Net current assets</b>		<b>40,644</b>	<b>61,830</b>
<b>Non-current liabilities</b>			
Borrowings	12	-	(20,467)
<b>Total liabilities</b>		<b>(2,367)</b>	<b>(22,663)</b>
<b>Net assets</b>		<b>40,644</b>	<b>41,363</b>
<b>Equity</b>			
Share capital	14	3,853	3,853
Share premium	14	46,153	46,153
Capital contribution	14	1,245	1,245
Retained earnings	14	(10,607)	(9,888)
<b>Total equity</b>		<b>40,644</b>	<b>41,363</b>

**EXEMPTION FROM AUDIT BY PARENT GUARANTEE**

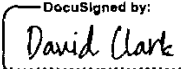
For the year ending 30 June 2022, the company was entitled to exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

**Directors' responsibilities:**

- The members have not required the company to obtain an audit of its accounts for the year ending June 2022 in question in accordance with section 476.
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

The accompanying notes on pages 9 - 18 form an integral part of these financial statements.

The financial statements were approved by the board of directors and authorised for issue on 18 April 2023 and are signed on its behalf by:

DocuSigned by:  
  
 .....0003EC782702440.....  
 Mr David Clark  
 Director

Company Registration No. 09021410

# ANTHOLOGY DEPTFORD FOUNDRY LIMITED

## STATEMENT OF CHANGES IN EQUITY

*FOR THE YEAR ENDED 30 JUNE 2022*

---

	Share capital £'000	Share premium £'000	Capital contribution £'000	Retained earnings £'000	Total equity £'000
Balance at 30 June 2020:	3,853	46,153	1,245	(9,796)	41,455
Year ended 30 June 2021: Profit and total comprehensive income for the period	-	-	-	(92)	(92)
Balance at 30 June 2021	3,853	46,153	1,245	(9,888)	41,363
Year ended 30 June 2022: Loss and total comprehensive expense for the year	-	-	-	(719)	(719)
Balance at 30 June 2022	3,853	46,153	1,245	(10,607)	40,644

---

The accompanying notes on pages 9 - 18 form an integral part of these financial statements.

# ANTHOLOGY DEPTFORD FOUNDRY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2022

---

### 1 Accounting policies

#### Company information

Anthology Deptford Foundry Limited is a private company limited by shares incorporated in the United Kingdom and registered in England and Wales under the Companies Act 2006. The registered office is 105-107 Bath Road, Cheltenham, Gloucestershire, GL53 7PR. The nature of the company's operations and its principal activities are set out in the Strategic Report on pages 1 to 2.

#### 1.1 Accounting policies

The company meets the definition of a qualifying entity under FRS 100 'Application of Financial Reporting Requirements' issued by the FRC. Accordingly, the company's financial statements have been prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101").

The financial statements are prepared in pounds sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £'000.

The financial statements have been prepared on a going concern basis under the historical cost convention modified to include certain financial instruments that are measured at fair value. Historical cost is generally based on the fair value of the consideration given in exchange for the goods and services. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or liability, the company takes into account the characteristics of the asset or liability if market participants would take these characteristics into account when pricing the asset or liability at the measurement date.

The principal accounting policies adopted are set out below. These policies have been consistently applied to all the years/periods presented, unless otherwise stated.

The company's intermediate parent undertaking, Lifestory Holdings Limited includes the company in its consolidated financial statements. The consolidated financial statements of Lifestory Holdings Limited are prepared in accordance with International Financial Reporting Standards (IFRSs) and are available to the public and may be obtained from 105-107 Bath Road, Cheltenham, Gloucestershire, GL53 7PR.

In these financial statements, the company has applied the exemptions available under FRS 101 in respect of the following disclosures:

- Cash Flow Statement and related notes;
- Comparative period reconciliations for share capital and fixed assets;
- Standards not yet effective;
- Certain disclosures in respect of IFRS15;
- Disclosures in respect of capital management;
- Disclosures in respect of the compensation of Key Management Personnel; and
- Disclosures of transactions entered into between two or more members of a wholly-owned member of a group.

As the consolidated financial statements of Lifestory Holdings Limited include the equivalent disclosures, the company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

- The disclosures required by IFRS 7 and IFRS 13 regarding financial instrument disclosures have not been provided apart from those which are relevant for the financial instruments which are held at fair value and are not either held as part of trading portfolio or derivatives.

**ANTHOLOGY DEPTFORD FOUNDRY LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30 JUNE 2022**

---

**1 Accounting policies (continued)**

**1.2 Going concern**

Given the structure of the wider group and the company's operations, the company is reliant on the continued support of its intermediate parent, Lifestory Holdings Limited ('Lifestory'), to ensure the company has sufficient cash resources to enable it to meet its obligations as they fall due. The company has received a written commitment from Lifestory that it will provide all financial support necessary to the company to enable it to meet its obligations as they fall due for a period no less than 12 months from the date of approval of these financial statements.

The directors have considered the ability of Lifestory to provide that support. The directors have identified that, whilst Lifestory's 30 June 2022 financial statements have been prepared on a going concern basis, a material uncertainty is disclosed in note 1 of those financial statements. Lifestory is reliant on the completion of certain debt funding which has not yet been formally agreed with its lenders. Accordingly, Lifestory may be unable to provide the support required. However, with a director in common with Lifestory, the company's directors are confident that those uncertainties in Lifestory will conclude as expected and that Lifestory will be able to provide the support necessary to the company. Therefore, the directors have deemed it appropriate to prepare these financial statements on a going concern basis.

However, as those factors have not yet concluded at the date of approval of these financial statements, they, in combination, create a material uncertainty that may cast significant doubt on the company's ability to continue as a going concern which in turn may result in the company being unable to realise its assets and discharge its liabilities in the normal course of business.

**1.3 Revenue**

Revenue is generated from sale of individual residential homes, commercial units, freeholds and leaseholds and from contracts for the construction of homes sold to affordable housing providers. Revenue arises solely in the UK and is stated net of value added tax.

Revenue from all revenue streams is recognised upon legal completion of contracts at which point the company's performance obligation is met. Revenue recognised is measured at the agreed contract price.

Private sales via the UK sales channel typically involve a reservation of £500 to £7,000, with 10%-20% of the contract price paid upon exchange, and the remainder and help-to-buy (HTB) paid upon completion. Private sales via the non-UK sales channel are structured in the same fashion but with a reservation typically being between £500 and £15,000.

**1.4 Inventories**

Inventories are stated at the lower of cost and net realisable value. Costs comprise land and development costs in bringing the inventories to their present location and condition. Net realisable value is based on estimated selling price less cost to completion and disposal.

**1.5 Cash and cash equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks and other short term highly liquid investments with original maturities of three months or less.

**ANTHOLOGY DEPTFORD FOUNDRY LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30 JUNE 2022**

---

**1 Accounting policies (continued)**

**1.6 Non-derivative financial instruments**

Financial assets and financial liabilities are recognised in the balance sheet when the company becomes a party to the contractual provisions of the instrument. Financial assets and financial liabilities are only offset and the net amount reported in the balance sheet and statement of comprehensive income when there is a currently enforceable legal right to offset the recognised amounts and the company intends to settle on a net basis or realise the asset and liability simultaneously.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

**Financial assets**

All recognised financial assets are measured subsequently in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

**Classification of financial assets**

Financial assets that meet the following conditions are measured subsequently at amortised cost using effective interest rate method:

- The financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The company does not hold any financial assets that meet conditions for subsequent recognition at fair value through profit or loss (FVTPL) or at fair value through other comprehensive income (FVTOCI).

**Impairment of financial assets**

The company recognises a loss allowance for expected credit losses (ECL) on financial assets that are measured at amortised cost which comprise mainly trade and intercompany receivables. The amount of expected credit losses is updated at each reporting date to reflect changes in credit risk since initial recognition of the respective financial instrument. The company always recognises lifetime ECL on trade and intercompany receivables. The expected credit losses on these financial assets are estimated using a provision matrix based on the company's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

**Derecognition of financial assets**

The company derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the company retains substantially all the risks and rewards of ownership of a transferred financial asset, the company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received. On derecognition of a financial asset at amortised cost, the difference between the asset's carrying value and the sum of the consideration received and receivable is recognised in profit and loss.

**Financial liabilities**

The classification of financial liabilities at initial recognition depends on the purpose for which the financial liability was issued and its characteristics. All purchases of financial liabilities are recorded on trade date, being the date on which the company becomes party to the contractual requirements of the financial liability. Unless otherwise indicated the carrying amounts of the company's financial liabilities approximate to their fair values. The company's financial liabilities consist only of financial liabilities measured at amortised cost.

**ANTHOLOGY DEPTFORD FOUNDRY LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30 JUNE 2022**

---

**1 Accounting policies (continued)**

**1.6 Non-derivative financial instruments (continued)**

***Financial liabilities measured subsequently at amortised cost***

Financial liabilities that are not (i) contingent consideration of an acquirer in a business combination, (ii) held for trading, or (iii) designated as at FVTPL, are measured subsequently at amortised cost using the effective interest method. The company's financial liabilities measured at amortised cost comprise trade and other payables, and loans and borrowings. The effective interest method is a method of calculating the amortised cost of a financial asset/liability and of allocating interest income/expense over the relevant period. The effective interest rate is the rate that discounts estimated future cash receipts/payments through the expected life of the financial asset/liability or, where appropriate, a shorter period.

***Derecognition of financial liabilities***

A financial liability (in whole or in part) is derecognised when the company has extinguished its contractual obligations, it expires or is cancelled. On derecognition of a financial liability at amortised cost, the difference between the liability's carrying value and the sum of the consideration paid and payable is recognised in profit and loss.

**1.7 Equity instruments**

Financial instruments issued by the company are treated as equity only to the extent that they do not meet the definition of a financial liability. Ordinary shares are classified as equity and are recorded at the proceeds received, net of direct issue costs.

**1.8 Taxation**

Tax on the profit or loss for the period comprises current and deferred tax. Tax is recognised in the statement of comprehensive income except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

***Current tax***

Current tax is the expected tax payable or receivable on the taxable profit or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous periods.

Taxable profit differs from net profit as reported in profit or loss because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible.

***Deferred tax***

Deferred tax is provided on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the reporting date.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised based on tax laws and rates that have been enacted or substantively enacted at the reporting date.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised.

# ANTHOLOGY DEPTFORD FOUNDRY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2022

---

### 2 Change in accounting policy

#### **Impact of initial application of other amendments to IFRS Standards and Interpretations**

In the current year, the company has applied a number of amendments to IFRS Standards and Interpretations issued by the International Accounting Standards Board (IASB) that are effective for an annual period that begins on or after 1 January 2021. Their adoption has not had any material impact on the disclosures or on the amounts reported in these financial statements.

### 3 Critical accounting 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.

#### **Key sources of estimation uncertainty**

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are as follows.

#### **Recoverability of inventories**

Inventories are stated at the lower of cost and net realisable value. Such inventories include completed units. Residential development is largely speculative by nature and it is normal that not all inventories are covered by forward sales contracts. To assess the net realisable value of completed sites, the group maintains a financial appraisal of the likely revenue which will be generated when these inventories become residential properties for sale and are sold. Where the financial appraisal demonstrates that the revenue will exceed the costs of the inventories and other associated costs of constructing the residential properties, the inventories are stated at cost. Where the projected revenue is lower, the extent to which there is a shortfall is written off through the statement of comprehensive income leaving the inventories stated at net realisable value. To the extent that the revenues which can be generated change, or the final cost to complete for the site varies from estimates, the realisable value of inventories may be different. Appraisals take into account estimated achievable revenues, actual inventory and costs to complete as at each reporting date. These estimates are made by management having regard to actual sales prices, together with competitor and marketplace evidence. Impairments of £55,000 were recognised in the year (2021: £nil). Should there be a future significant decline in UK house pricing, impairments of completed sites may be necessary.

#### **Critical judgements**

The directors have determined that, in the preparation of the financial statements, no critical judgements have been applied.



**ANTHOLOGY DEPTFORD FOUNDRY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 30 JUNE 2022**

**4 Revenue**

An analysis of the company's revenue is as follows:

	Year ended 30 June 2022 £'000	Year ended 30 June 2021 £'000
<b>Revenue analysed by class of business</b>		
Sale of residential homes	21,540	34,673
Commercial sales	-	2,151
Land sale	2,275	-
	<u>23,815</u>	<u>36,824</u>

Revenue represents income from sale of individual residential homes, commercial units, freeholds and leaseholds and from contracts for the construction of homes sold to affordable housing providers and arises entirely in the United Kingdom.

**Contract assets and liabilities**

Contract assets arise when the company has right to consideration in exchange for residential housing that it has transferred to a customer but not yet invoiced. The company did not have any contract assets at the reporting date (2021: none).

Contract liabilities arise when a customer pays consideration in advance before the residential housing is transferred to the customer. The company's contract liabilities are disclosed in note 11.

**5 Auditor's remuneration**

The company was not audited for the year ended 30 June 2022. Auditor's remuneration for the audit of the company's financial statements of £nil (2021: £17,500) was borne by Lifestory Group Limited and amounts were not recharged.

**6 Employees**

The company had no employees other than directors in the current year and prior period. Directors were remunerated by Lifestory Group Limited, and their remuneration was not recharged.

**7 Finance costs**

	Year ended 30 June 2022 £'000	Year ended 30 June 2021 £'000
Interest on bank loans	610	1,220
Amortisation of loan fees	1,074	239
	<u>1,684</u>	<u>1,459</u>

**ANTHOLOGY DEPTFORD FOUNDRY LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30 JUNE 2022**

**8 Taxation**

	Year ended 30 June 2022 £'000	Year ended 30 June 2021 £'000
<b>Current tax</b>		
UK corporation tax on profits for the current year	-	-
<b>Total UK current tax</b>	-	-
<b>Deferred tax</b>		
Origination and reversal of temporary differences	-	590
<b>Total deferred tax</b>	-	590
<b>Total tax charge</b>	-	590

The actual charge for the year can be reconciled to the expected charge for the year based on the profit or loss and the standard rate of tax as follows:

	Year ended 30 June 2022 £'000	Year ended 30 June 2021 £'000
(Loss)/profit before taxation	(719)	498
Expected tax charge based on the standard rate of corporation tax in the UK of 19.00% (2021: 19.00%)	(137)	95
Unutilised tax losses carried forward	137	(95)
Derecognition of deferred tax asset	-	590
<b>Total charge for the year</b>	-	590

**Factors affecting future tax charge**

Future tax charges will be affected with the UK corporation tax rate rising to 25% from 5 April 2023.

**9 Inventories**

	2022 £'000	2021 £'000
Completed units	8,516	29,900

Inventory of completed units is expected to be recovered in more than 12 months and is given as security for the company's borrowings. During the period £21,441,000 (2021: £32,883,000) was charged to the statement of comprehensive income as the cost of inventories that is recognised as an expense upon sale of the related inventory.

**ANTHOLOGY DEPTFORD FOUNDRY LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30 JUNE 2022**

<b>10</b>	<b>Trade and other receivables</b>		
		<b>2022</b>	<b>2021</b>
		<b>£'000</b>	<b>£'000</b>
	<b>Current assets</b>		
	Trade receivables	1,278	1,441
	Amounts owed by parent company	9,790	998
	Amounts owed by fellow subsidiaries	19,604	24,494
	Other receivables	28	9
	Prepayments	62	111
		<b>30,762</b>	<b>27,053</b>

Amounts owed by the parent company are unsecured, repayable on demand, and carry a fixed interest rate of 8.5%. Amounts owed by the fellow subsidiaries are unsecured, repayable on demand, and are non-interest bearing.

<b>11</b>	<b>Trade and other payables</b>		
		<b>2022</b>	<b>2021</b>
		<b>£'000</b>	<b>£'000</b>
		<b>Notes</b>	
	<b>Current liabilities</b>		
	Trade payables		39
	Contract liabilities	<b>4</b>	65
	Amounts owed to fellow subsidiaries		1,406
	Amounts owed to related parties	<b>15</b>	16
	Accrued expenses		419
	Other creditors		692
		<b>2,637</b>	<b>2,196</b>

Amounts owed to fellow subsidiaries and the parent company are unsecured, repayable on demand, and carry a fixed interest rate of 8.5%.

<b>12</b>	<b>Borrowings</b>		
		<b>2022</b>	<b>2021</b>
		<b>£'000</b>	<b>£'000</b>
	Bank loans	-	21,208
	Issue costs	-	(741)
		<b>-</b>	<b>20,467</b>
	Payable within one year	-	-
	Payable after one year	-	20,467

In February 2018, the company signed a development loan with Lloyds for £47,000,000 and incurred an interest charge of 4.35% over LIBOR. The original facility termination date was February 2021 but was extended to November 2021. This was repaid in full in November 2021 as part of the refinance provided by Laxfield of Deptford.

In 2021, the Laxfield loan facility completed to refinance the unsold stock at Deptford Foundry as well as Wembley Parade (held by a fellow subsidiary), with a facility of £53,420,000 from Laxfield LLP for a 3-year term. The loan was secured against the inventory and attracted interest at 4.75% plus LIBOR. This was repaid in full during 2022.

**ANTHOLOGY DEPTFORD FOUNDRY LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30 JUNE 2022**

**13 Deferred taxation**

The following are the major deferred tax assets recognised by the company and movements thereon:

	Assets 2022 £'000	Assets 2021 £'000
<b>Balances:</b>		
Accelerated capital allowances	-	-
Tax losses	-	-
	<u>-</u>	<u>-</u>
		<b>Assets 2021 £'000</b>
<b>Movements in the period:</b>		
Asset at 1 July 2021		-
Charge to profit or loss		-
		<u>-</u>
Asset at 30 June 2022		<u>-</u>

Deferred tax has been measured using the UK corporation tax rate of 19% (2021: 19%), being the tax rate enacted by the end of the reporting period and at which the deferred tax asset is expected to reverse.

**14 Share capital and reserves**

	2022 £'000	2021 £'000
<b>Ordinary share capital</b>		
<b>Issued and fully paid</b>		
3,853,366 ordinary shares of £1 each	3,853	3,853
	<u>3,853</u>	<u>3,853</u>

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the company.

**Reserves**

*Share premium reserve* - relates to amounts subscribed for share capital in excess of nominal value.

*Capital contribution reserve* - relates to contributions made by the parent company to the equity of the company without issuance of shares.

*Retained earnings* - retained earnings comprise all other net gains and losses and transactions with owners (e.g., dividends) not recognised elsewhere.

**ANTHOLOGY DEPTFORD FOUNDRY LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 30 JUNE 2022**

---

**15      Related party transactions**

The company has taken advantage of the disclosure exemption available under FRS 101 paragraph 8(k) not to disclose transactions entered into between two or more wholly owned members of a group.

**16      Ultimate controlling party**

The company's immediate parent company is Anthology Group Limited and the ultimate holding company and controlling party is Brookfield Corporation (formerly Brookfield Asset Management Inc.).

Lifestory Holdings Limited, a company incorporated in the United Kingdom, is the parent of the smallest group, of which Anthology Deptford Foundry Limited is a member, to prepare consolidated financial statements. The consolidated financial statements can be obtained from its registered address of Lifestory Holdings Limited: 105-107 Bath Road, Cheltenham, Gloucestershire, GL53 7PR.

Brookfield Corporation (formerly Brookfield Asset Management Inc.), a company incorporated in Canada, is the parent of the largest group, of which Anthology Deptford Foundry Limited is a member, to prepare consolidated financial statements. The consolidated financial statements can be obtained from its registered address: Suite 300, Brookfield Place, 181 Bay Street, Toronto, Canada M5J 2T3.