

SOUTHWARK HOMES LTD

UNAUDITED

FINANCIAL STATEMENTS

INFORMATION FOR FILING WITH THE REGISTRAR

FOR THE YEAR ENDED 31 MARCH 2023

SOUTHWARK HOMES LTD
REGISTERED NUMBER: 09102435

BALANCE SHEET
AS AT 31 MARCH 2023

	Note		2023 £	2022 £
Current assets				
Stocks	4	26,066,825	24,039,102	
Debtors: amounts falling due within one year	5	75,782	2,580,632	
Cash at bank and in hand	6	103,638	1,205,674	
		<u>26,246,245</u>	<u>27,825,408</u>	
Creditors: amounts falling due within one year	7	(34,778,311)	(34,310,510)	
Net current liabilities			(8,532,066)	(6,485,102)
Net liabilities			<u>(8,532,066)</u>	<u>(6,485,102)</u>
Capital and reserves				
Called up share capital			2	2
Profit and loss account			(8,532,068)	(6,485,104)
			<u>(8,532,066)</u>	<u>(6,485,102)</u>

SOUTHWARK HOMES LTD
REGISTERED NUMBER: 09102435

BALANCE SHEET (CONTINUED)
AS AT 31 MARCH 2023

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

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

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

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

The Company has opted not to file the profit and loss account in accordance with provisions applicable to companies subject to the small companies' regime.

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

E Fisher
Director

Date: 22 March 2024

The notes on pages 3 to 5 form part of these financial statements.

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

1. General information

Southwark Homes Limited is a private company limited by shares and registered in England and Wales. The registered office address is 14th Floor, 33 Cavendish Square, London, England, W1G 0PW.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 Going concern

These financial statements have been prepared on a going concern basis. The company is dependent upon the continued financial support of related parties to enable it to continue operating and to meet its liabilities as they fall due. The related parties currently agree to continue to provide financial support to the company and accordingly the directors have prepared the accounts under the going concern concept.

2.3 Other operating income

Rental income is recognised on a straight-line basis over the lease term.

2.4 Interest income

Interest income is recognised in profit or loss using the effective interest method.

2.5 Finance costs

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

2.6 Stocks

Stocks is valued at the lower of cost and net realisable value. Cost comprises expenditure incurred directly in developing the stock to their current condition.

At each balance sheet date, stocks are assessed for impairment. If stock is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in profit or loss.

2.7 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.

SOUTHWARK HOMES LTD

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

2. Accounting policies (continued)**2.8 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.

2.9 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.

2.10 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

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 Profit and loss account.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet 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.

3. Employees

The average monthly number of employees, including directors, during the year was 2 (2022 - 2).

4. Stocks

	2023	2022
	£	£
Property under development	<u>26,066,825</u>	<u>24,039,102</u>

5. Debtors

	2023	2022
	£	£
Amounts owed by group undertakings	-	2,232,323
Other debtors	38,435	300,304
Prepayments and accrued income	37,347	48,005
	<u>75,782</u>	<u>2,580,632</u>

SOUTHWARK HOMES LTD

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

6. Cash and cash equivalents

	2023	2022
	£	£
Cash at bank and in hand	<u>103,638</u>	<u>1,205,674</u>

7. Creditors: Amounts falling due within one year

	2023	2022
	£	£
Bank loans	18,148,477	14,791,976
Trade creditors	536,096	340,111
Amounts owed to group undertakings	15,443,168	17,816,599
Other creditors	25,290	-
Accruals and deferred income	625,280	1,361,824
	<u>34,778,311</u>	<u>34,310,510</u>

Subsequent to the year end the bank loan was refinanced and is repayable on 31 December 2023.

Bank loans are secured over the company's property and by way of a cross guarantee from the company's fellow subsidiary undertakings. Loan issue costs are being amortised over the term of the loan.

At the balance sheet date, the contingent liability attributable to the company in respect of the cross guarantee to the other connected companies amounted to £10,936,100 (2022: £3,236,353)

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.