

Company No. 10044071

WALWORTH HOMES LTD

REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED
31 MARCH 2021

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Walworth Homes Ltd
Report and financial statements for the year ended 31 March 2021

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WALWORTH HOMES LTD

Company No. 10044071
Registered in England and Wales

List of Officers and Professional Advisers

Directors

Paul Phillips
Kate Davies
Andrew Belton
John Hughes
Carl Byrne
Mark Vaughan
Vipul Thacker
Elly Hoult
Katie Yallop

Executive Board

Chief Executive
Group Finance Director
Chief Operating Officer
Group Director of Housing
Group Development Director
Group Director of Commercial Services
Group Director of Central Services
Group Director of Sales and Building Safety
Group Director of Assets

Kate Davies
Paul Phillips
Andrew Belton
Carl Byrne
John Hughes
Mark Vaughan
Vipul Thacker
Katie Yallop
Elly Hoult

Company Secretary

Andrew Nankivell

Registered Office

Bruce Kenrick House
2 Killick Street
London
United Kingdom
N1 9FL

Independent Auditors

BDO LLP
55 Baker Street
London
WU1 7EU

Bankers

Barclays Bank PLC
Business Banking
Floor 28
1 Churchill Place
London
E14 5HP

Principal Solicitors

Devonshires
30 Finsbury Circus
London
EC2M 7DT

WALWORTH HOMES LTD

Directors' report

The directors present their report and the audited financial statements of the company for the year ended 31 March 2021.

The report of the directors has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Principal activities

Walworth Homes Ltd (the Company) is a private company limited by shares, incorporated and domiciled in England and Wales. The Company's principal activity during the year, which it intends to continue, is to regenerate the Aylesbury Estate in South London in partnership with the London Borough of Southwark. The development consists of 3,500 residential units as well as community facilities, commercial and retail spaces. The regeneration work will take place in four phases. The first phase of the development has now entered into construction contract for the delivery of 229 units.

Walworth Homes Ltd (the Company) is the commercial investment arm of the Notting Hill Housing Group, a group set up for the provision of low cost housing in London and headed up by Notting Hill Genesis. The Company has two main business streams.

- It owns a number of shops and offices that it lets out on a commercial basis.
- It invests in other legal entities in the Group, principally to enable the construction and subsequent outright sale of homes in London.

It is financed by loans and share capital of its parent, Notting Hill Genesis.

Going concern

The directors have received confirmation that the ultimate parent undertaking, Notting Hill Genesis will provide all necessary financial support to the Company for at least one year after these financial statements are signed. The directors have also considered the ability of Notting Hill Genesis to supply sufficient financial support, the level of commitments provided and the impact of Covid-19 on both the company and the group. Based on our discussions with the Board of Notting Hill Genesis and a review of their financial position and forecasts for the year ahead we believe that Notting Hill Genesis is able to provide such support. As a result, the directors believe that preparing the financial statements on the going concern basis is appropriate and that no material uncertainty exists.

WALWORTH HOMES LTD

Directors' report (continued)

Future developments

Walworth Homes Ltd will continue to invest in the acquisition and development of property in the Greater London area. Construction in the UK has been significantly impacted by the Covid-19 pandemic with the closure of development sites, ongoing social distancing restrictions and increased uncertainty within the commercial and residential property markets. The impact of these events is being carefully monitored by the directors with an action plan being developed to enable residential developments to be completed in a timely manner. As at the date of this report, the directors do not believe that there has been a material adverse impact on residential property schemes under construction. However, market conditions remain under review.

Result for the year

There was a loss for the year of £550,000 (2020: profit of £169,000). As at 31 March 2021, the company had total assets of £34,046,000 (2020: £47,725,000), total liabilities of £32,705,000 (2020: £45,833,000) and total equity of £1,342,000 (2020: £1,892,000).

The Board has considered the potential impact of the Covid-19 pandemic which dominated most of the 2021 financial year with various lockdowns in the UK on the activities in the year. Going forward, we continue to monitor developments closely, and adapt our working practices as required. The key risks and uncertainties under Board review include, rent arrears, occupancy levels, valuations, unsold homes and liquidity.

Dividends

The Directors do not recommend a declaration of a dividend for the year (2020: £nil).

Principal risks and uncertainties

From the perspective of the Company, the principal risks and uncertainties are integrated with the principal risks of the Notting Hill Genesis Group (the 'Group') and are not managed separately. Accordingly, the principal risks and uncertainties of Notting Hill Genesis, which include those of the Company are as follows:

- Declining Sales
- Changes to government policy, legislation and regulation
- Failure to comply with Health and Safety standards
- Liquidity risk
- Governance
- Failure in customer service delivery

Financial risk management

The principal financial risks facing the Company at 31 March 2020 were construction risks, sales risks and interest rate risks. Construction risks are mitigated by ensuring building work is carried out on fixed price contract, sales risks are mitigated by arranging sales in advance and the interest rate risks are mitigated by regularly reviewing the facilities.

WALWORTH HOMES LTD

Directors report (Continued)

Directors

The directors of the company who were in office during the year and up to the date of signing the financial statements were:

Paul Phillips	Chairman
Kate Davies	
Andrew Belton	
John Hughes	
Carl Byrne	
Mark Vaughan	
Vipul Thacker	
Elly Houlst	
Katie Yallop	

No director had any beneficial interest in shares of the company or any fellow subsidiary company during the year.

Independent Auditors

The auditors, BDO LLP, have indicated their willingness to continue in office and a resolution concerning their re-appointment will be proposed at the Annual General Meeting.

Directors' indemnities

As permitted by the Articles of Association, the directors have the benefit of an indemnity which is a qualifying third-party indemnity provision as defined by Section 234 of the Companies Act 2006. The indemnity was in force throughout the last financial year and is currently in force. The company also purchased and maintained throughout the financial year Directors' and Officers' liability insurance in respect of itself and its Directors.

WALWORTH HOMES LTD

Statement of directors' responsibilities

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 prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law). 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;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; 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 safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detecting of fraud and other irregularities.

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.

The directors of the ultimate parent company are responsible for maintenance and integrity of the ultimate parent company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Directors' confirmations

In the case of each director in office at the date the Directors' Report is approved:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- he/she has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Bruce Kenrick House
2 Killick Street
London
United Kingdom
N1 9FL

Approved by the Board of
Directors and signed
by order of the Board



Andrew Nankivell
Company Secretary
20 July 2021

Company No. 10044071

WALWORTH HOMES LTD

Independent Auditors' report to the members of Walworth Homes Ltd

Opinion

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2021 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements of Walworth Homes Limited (the 'company') for the year ended 31 March 2021 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. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remain 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.

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.

WALWORTH HOMES LTD

Independent Auditors' report to the members of Walworth Homes Ltd (continued)

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

Our responsibility is to read the other information including the directors' report 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.

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 the 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, 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.

WALWORTH HOMES LTD

Independent Auditors' report to the members of Walworth Homes Ltd (continued)

Auditors' 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.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the company and the sector in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to their registration with the Companies House, and we considered the extent to which non-compliance might have a material effect on the Financial Statements or their continued operation. We also considered those laws and regulations that have a direct impact on the financial statements such as compliance with tax legislation.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting inappropriate journal entries to manipulate financial results and management bias in accounting estimates.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Directors and other management and inspection of regulatory and legal correspondence if any.

The audit procedures to address the risks identified included:

- We understood how the company is complying with the legal and regulatory frameworks most significant to the company by making enquiries to management and those responsible for legal and compliance procedures. We corroborated our enquiries through our review of minutes;
- We assessed the susceptibility of the company's financial statements to material misstatement, including how fraud might occur by discussing with management where it is considered there was a susceptibility of fraud relating to management override of controls and improper income recognition. In addressing the risk of fraud, including the management override of controls and improper income recognition, we tested the appropriateness of certain manual journals and tested the application of cut-off and revenue recognition;
- Reviewed and challenged the application of significant accounting estimates and judgements made in the preparation of the financial statements;
- Discussed with management and those charged with governance, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud; and
- Read minutes of meetings of those charged with governance, reviewed internal audit reports and reviewed correspondence with HMRC and regulators.

WALWORTH HOMES LTD

Independent Auditors' report to the members of Walworth Homes Ltd (continued)


Auditors' responsibilities for the audit of the financial statements (continued)

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of this 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.

DocuSigned by:

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Philip Cliftlands (Senior Statutory Auditor)
For and on behalf of BDO LLP
Statutory Auditors
London, United Kingdom
Date: 15 December 2021

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

WALWORTH HOMES LTD

Company No. 10044071
Registered in England and Wales

Statement of comprehensive income

For the year ended 31 March 2021

	Note	2021 £000	2020 £000
Turnover	2	77,271	-
Cost of sales		(72,177)	-
Gross profit		5,094	-
Administrative expenses		(5,809)	10
Operating (loss)/profit		(715)	10
Other operating income	5	809	484
Other operating costs		-	(11)
Profit before interest and taxation		94	483
Interest payable and similar expenses	6	(644)	(314)
(Loss)/profit before taxation	7	(550)	169
Tax on (loss)/profit	8	-	-
(Loss)/profit after taxation		(550)	169
Tax relating to other comprehensive expense	8	-	-
(Loss)/profit for the financial year		(550)	169

The turnover and loss for the financial year are derived from continuing operations in the United Kingdom.

WALWORTH HOMES LTD

Company No. 10044071
Registered in England and Wales

Statement of financial position

As at 31 March 2021

	Note	2021 £000	2020 £000
Current assets			
Stocks	9	14,615	42,059
Debtors	10	22,183	2,525
Cash at bank and in hand		180	3,141
		36,978	47,725
Current liabilities			
Creditors: amounts falling due within one year	11	(12,532)	(33,143)
Net current assets		24,446	14,582
Total assets less current liabilities		24,446	14,582
Non-current liabilities			
Creditors: amounts falling due after more than one year	12	(23,104)	(12,690)
		(23,104)	(12,690)
Net assets		1,342	1,892
Capital and reserves			
Called up share capital	13	883	883
Share premium account	14	883	883
(Accumulated losses)/retained earnings		(424)	126
Total equity		1,342	1,892

The report of the directors has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Notes on page 14 to 20 form part of these financial statements.

The financial statements on pages 11 to 20 were authorised and approved by the Board of Directors on 20 July 2021 and signed on its behalf by



Andrew Belton
Director

WALWORTH HOMES LTD

Company No. 10044071 No. 10044071
Registered in England and Wales

Statement of changes in equity

For the year ended 31 March 2021

	Called up share capital	Share premium	(Accumulate d losses)/ Retained earnings	Total equity
	£000	£000	£000	£000
At 1 April 2019	883	883	(43)	1,723
Profit for the financial year	-	-	169	169
Total comprehensive income for the year	-	-	169	169
At 31 March 2020	883	883	126	1,892
At 1 April 2020	883	883	126	1,892
Loss for the financial year	-	-	(550)	(550)
Total comprehensive expense for the year	-	-	(550)	(550)
At 31 March 2021	883	883	(424)	1,342

WALWORTH HOMES LTD

Notes to the financial statements

For the year ended 31 March 2021

1 General information

Walworth Homes Ltd is a private company limited by shares, incorporated in England and Wales. The address of its registered office is Bruce Kenrick House 2 Killick Street London N1 9FL United Kingdom. The nature of the company's operations and its principal activities are set out in the Directors' report.

2 Accounting policies

Basis of accounting

The financial statements are prepared in accordance with United Kingdom Generally Accepted Accounting Practice (UKGAAP) including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") and the Companies Act 2006.

Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of preparation

The financial statements have been prepared on a going concern basis, under the historical cost convention, as modified by the recognition of except for the measurement of investment property at fair value.

The company is a wholly-owned subsidiary of Notting Hill Genesis and is included in the consolidated financial statements of the parent company which are publicly available. Consequently, the company has applied the exemptions available under FRS 102 in respect of the following disclosures:

- Reconciliation of the number of shares outstanding from the beginning to end of the period;
- Related party disclosures;
- Financial instruments
- Key Management Personnel compensation and
- Cashflow statement and related notes.

Going concern

The directors have received confirmation that Notting Hill Genesis will provide all necessary financial support to the Company for at least one year after these financial statements are signed. The directors have also considered the ability of Notting Hill Genesis to supply sufficient financial support, the level of commitments provided and the impact of Covid-19 on both the company and the group. Based on our discussions with the Board of Notting Hill Genesis and a review of their financial position and forecasts for the year ahead we believe that Notting Hill Genesis is able to provide such support. As a result, the directors believe that preparing the financial statements on the going concern basis is appropriate and that no material uncertainty exists.

Turnover

All turnover is derived from UK operations, it represents rental income excluding VAT and is accounted for on a receivable basis.

WALWORTH HOMES LTD

Notes to the financial statements

For the year ended 31 March 2021

Taxation

The company is subject to corporation tax on its profits for the year using the current tax rates; however, these are normally paid as gift aid to Notting Hill Genesis (the ultimate parent entity).

The Company is registered for VAT as a separate entity.

Deferred taxation

Deferred taxation has only been recognised as a liability or asset if transactions have occurred at the balance sheet date that give rise to an obligation to pay more tax in the future, or a right to pay less tax in the future.

Deferred tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. The carrying value of the Company's investment property is assumed to be realised by sale at the end of use. The deferred tax is calculated based on the respective temporary differences and tax consequences arising from recovery through sale.

An asset is not recognised to the extent that the transfer of economic benefits in the future is uncertain. Deferred taxation assets and liabilities have not been discounted.

WALWORTH HOMES LTD

Notes to the financial statements

For the year ended 31 March 2021

3 Critical accounting adjustments and estimation uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

a) Critical accounting estimates and assumptions

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

(i) *Impairment of stock and work in progress*

In 2020, due to indications that sales values in London could decrease by up to 10%, and that additional holding costs of 5% of selling value could be incurred, we had reassessed the net realisable value of our work in progress for homes being constructed for sale and reduced it by 15%. Where this was below the carrying cost, we had charged the difference to cost of sales.

At the end of each reporting period, work in progress is assessed for indicators of impairment. If a property is impaired, the identified property is reduced to its selling price less costs to complete and sell and an impairment charge is recognised in the statement of comprehensive income. Where a reversal of the impairment is required, the impairment charge is reversed, up to the original impairment loss and is recognised as a credit in the statement of comprehensive income.

(ii) *Impairment of debtors*

The Company makes an estimate of the recoverable value of trade and other debtors. When assessing impairment of debtors, management considers factors including the current credit rating of the debtor, the ageing profile of debtors and historical experience of cash collection from tenants. Management have specifically considered the likelihood of recovery of all debtors with specific consideration of non-payment after the end of the year. These financial statements take into account relevant events that have occurred since the end of the financial year that may indicate that debtors due at the year may not be recoverable.

b) Critical judgements in applying Company's accounting policies

There were no critical judgements exercised by management during the year in the process of applying the Company's accounting policies.

4 Employees and directors

Directors' emoluments

The emoluments of the directors are paid by Notting Hill Genesis (the ultimate parent entity) which makes no recharge to the Company. They are directors of the Registered Provider and a number of subsidiaries and it is not possible to make an accurate apportionment of his/her emoluments in respect of each of the subsidiaries. Accordingly, the above details include no emoluments in respect of these directors. His/her total emoluments are included in the aggregate of directors' emoluments disclosed in the financial statements of the Ultimate Parent entity.

Staff Costs

There were no employees in Walworth Homes Ltd during the year (2020: nil).

WALWORTH HOMES LTD

Notes to the financial statements

For the year ended 31 March 2021

5 Other operating income

	2021 £000	2020 £000
Other income	809	483
Total other income	809	484

6 Interest payable and similar expenses

	2021 £000	2020 £000
On amounts owed to group undertakings	2,047	312
External loan interest payable	111	53
Capitalised interest	(1,514)	(51)
	644	314

7 (Loss)/profit before taxation

(Loss)/profit before taxation is stated after charging:

	2021 £000	2020 £000
External audit fee (excluding VAT)	4	3

8 Taxation

Tax on (loss)/profit:

	2021 £000	2020 £000
Deferred tax	(105)	-
UK tax on loss/(profit) for the financial year	-	-

The tax assessed for the year is lower (2020: lower) than the standard rate of corporation tax in the UK of 19% (2020: 19%).

WALWORTH HOMES LTD

Notes to the financial statements

For the year ended 31 March 2021

8 Taxation (continued)

Total tax charge reconciliation:

	2021 £000	2020 £000
(Loss)/profit before taxation	(550)	169
Corporation tax at 19% (2020: 19%)	(105)	32
Group relief surrendered/claimed	-	(30)
Deferred tax not recognised	-	(2)
Total tax charge	-	-

9 Stocks and work in progress

	2021 £000	2020 £000
Work in progress		
Beginning of year	42,059	21,071
Additions	26,243	20,988
Abortive costs	(4,883)	-
Transfer to cost of sales	(48,804)	-
End of year	14,615	42,059

10 Debtors: amounts falling due within one year

	2021 £000	2020 £000
Amounts owed by group undertakings	13,927	-
Trade debtors	569	-
Other debtors	3,912	2,525
Local authority debtors	2,055	-
VAT receivable	1,720	-
Total	22,183	2,525

WALWORTH HOMES LTD

Notes to the financial statements

For the year ended 31 March 2021

11 Creditors: amounts falling due within one year

	2021 £000	2020 £000
Amounts owed to group undertakings	3,270	28,740
Accruals and deferred income	8,607	4,180
Trade creditors	655	63
Taxation and social security	-	160
	12,532	33,143

12 Creditors: amounts falling due after more than one year

	2021 £000	2020 £000
Loans from parent	23,104	12,690
	23,104	12,690

The loans are secured by fixed charges on all properties. The interest rates on the loans are a combination of fixed and variable rate loans, ranging from 0.50% to 9.00%.

	2021 £000	2020 £000
Analysis of loan repayments		
- due within 2-5 years; and	23,104	-
- more than 5 years	-	12,690
	23,104	12,690

13 Called up share capital

	2021 £000	2020 £000
Allotted and fully paid		
882,945 (2020: 882,945) ordinary shares of £1 each	883	883
	883	883

The share capital of Walworth Homes Ltd consists of shares with a nominal value of £1 each. There is one share class. Each share carries no rights to interest, dividends or bonus. Each shareholder has one vote. When a shareholder ceases to be a member, that person's share is cancelled, and the amount paid up thereon becomes the property of Walworth Homes Ltd.

WALWORTH HOMES LTD

Notes to the financial statements

For the year ended 31 March 2021

14 Share premium account

	2021 £000	2020 £000
As at beginning of year	883	883
As at end of year	<u>883</u>	<u>883</u>

15 Related party transactions

The Company is entitled to the exemption allowed by FRS 102 Section 33.1A in relation to the disclosure of transactions with other companies in the group as it is a wholly owned subsidiary and its results are consolidated in the financial statements of Notting Hill Genesis. There were no other related party transactions in the year.

16 Ultimate parent undertaking and controlling party

The immediate and ultimate parent undertaking and controlling party at the year ended 31 March 2021 was Notting Hill Genesis, a charity incorporated as a community benefit society under the Co-operative and Community Benefit Societies Act 2014 and is a Registered Provider of Social Housing, Registered number 4880.

Notting Hill Genesis was the parent undertaking of the largest group of undertakings to consolidate these financial statements at 31 March 2021. The consolidated financial statements of Notting Hill Genesis are available from Bruce Kenrick House, 2 Killick Street, London, United Kingdom, N1 9FL or on their website.

17 Capital commitments

	2021 £000	2020 £000
Capital expenditure that has been contracted for but has not been provided for in the financial statements	133	26,346