

Company Registration No. 10952438 (England and Wales)

BACKHOUSE (WESTBURY) JV LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2019
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BACKHOUSE (WESTBURY) JV LIMITED

COMPANY INFORMATION

Directors	T J Backhouse S J Russell T J Mirfield (Appointed 19 November 2019)
Secretary	Beach Secretaries Limited
Company number	10952438
Registered office	DAC Beachcroft LLP Portwall Place Portwall Lane Bristol BS1 9HS
Auditors	Pearson May 37 Great Pulteney Street Bath BA2 4DA
Bankers	Barclays Bank plc 4 - 5 Southgate Street Bath BA1 1AQ
Solicitors	DAC Beachcroft LLP Portwall Place Portwall Lane Bristol BS1 9HS

BACKHOUSE (WESTBURY) JV LIMITED

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BACKHOUSE (WESTBURY) JV LIMITED

BALANCE SHEET

AS AT 30 JUNE 2019

	Notes	2019 £	£	2018 £	£
Current assets					
Stocks		5,199,700		3,157,037	
Debtors		133,813		29,051	
Cash at bank and in hand		45,553		29,403	
		<u>5,379,066</u>		<u>3,215,491</u>	
Creditors: amounts falling due within one year	3	(2,979,874)		(806,289)	
Net current assets			2,399,192		2,409,202
Creditors: amounts falling due after more than one year			(2,422,000)		(2,422,000)
Net liabilities			<u>(22,808)</u>		<u>(12,798)</u>
Capital and reserves					
Called up share capital	4		2		2
Profit and loss reserves			(22,810)		(12,800)
Total equity			<u>(22,808)</u>		<u>(12,798)</u>

In accordance with section 444 of the Companies Act 2006 all of the members of the company have consented to the preparation of abridged financial statements pursuant to paragraph 1A of Schedule 1 to the Small Companies and Groups (Accounts and Directors' Report) Regulations (S.I. 2008/409)(b).

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

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

The financial statements were approved by the board of directors and authorised for issue on 26 June 2020 and are signed on its behalf by:



T J Mirfield
Director

Company Registration No. 10952438

BACKHOUSE (WESTBURY) JV LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2019

1 Accounting policies

Company information

Backhouse (Westbury) JV Limited is a private company limited by shares incorporated in England and Wales. The registered office is DAC Beachcroft LLP, Portwall Place, Portwall Lane, Bristol, BS1 9HS.

1.1 Accounting convention

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

The financial statements have been prepared with early application of the FRS 102 Triennial Review 2017 amendments in full.

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

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the directors continue to adopt the going concern basis of accounting in preparing the financial statements.

In reaching their judgement regarding going concern, the directors have considered the impact of the global Covid-19 pandemic on the company's activities. Although the pandemic is causing economic disruption, the long-term extent and quantum of that disruption remains unknown as at the date of approving these financial statements.

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable in respect of the sale of residential housing on the open market provided in the normal course of business, and is shown net of VAT and discounts. This turnover is recognised on legal completion.

Turnover in respect of contracts with housing associations is recognised by reference to the stage of completion of the contract at the end of the reporting period, and is shown net of VAT. The stage of completion is determined by third party surveys of works performed. Turnover is recognised to the extent that the amount can be measured reliably and its receipt is considered probable.

1.4 Borrowing costs related to construction contracts

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

BACKHOUSE (WESTBURY) JV LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2019

1 Accounting policies

(Continued)

1.5 Stocks

Work in progress is carried at the lower of cost and net realisable value. Land held for development and the costs of development are initially recognised at transaction cost. The company allocates site-wide development costs between housing units on a basis that apportions the site costs between units sold on the open market and units sold to housing associations. The allocation reflects a nil margin earned on the sale of units to housing associations. Costs are carried at transactional cost until turnover in respect of the unit is recognised.

Where the outcome of the construction contract can be estimated reliably, costs are recognised by reference to the stage of completion of the contract activity at the reporting end date.

When it is probable that total contract costs will exceed total contract turnover, the expected loss is recognised as an expense immediately.

1.6 Cash at bank and in hand

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

1.7 Financial instruments

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

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

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

Basic financial assets

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

Classification of financial liabilities

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

BACKHOUSE (WESTBURY) JV LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2019

1 Accounting policies

(Continued)

Basic financial liabilities

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

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

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

1.8 Equity instruments

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

1.9 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account 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. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at each reporting end date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. 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. Deferred tax is charged or credited in the profit and loss account, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity. Deferred tax assets and liabilities are offset when the company has a legally enforceable right to offset current tax assets and liabilities and the deferred tax assets and liabilities relate to taxes levied by the same tax authority.

BACKHOUSE (WESTBURY) JV LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 JUNE 2019

2 Employees

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

	2019 Number	2018 Number
Total	-	-

3 Creditors: amounts falling due within one year

Loans amounting to £2,589,551 (2018 - £676,321) are secured by way of a fixed and floating charge over all of the assets of the company.

4 Called up share capital

	2019 £	2018 £
Ordinary share capital		
Issued and fully paid		
107 ordinary A shares of 1p each	1	1
93 ordinary B shares of 1p each	1	1
	<u>2</u>	<u>2</u>

5 Audit report information

As the income statement has been omitted from the filing copy of the financial statements, the following information in relation to the audit report on the statutory financial statements is provided in accordance with s444(5B) of the Companies Act 2006:

The auditors' report was unqualified.

The senior statutory auditor was David Richards BA ACA.
The auditor was Pearson May.

6 Financial commitments, guarantees and contingent liabilities

The company is party to a VAT group registration with Backhouse (Westbury) Limited. A potential contingent liability arises as all members of the group are jointly and severally liable for any VAT debts.

7 Capitalised borrowing costs

Included within stocks is an amount of £103,493 (2018 - £63,980) in respect of capitalised borrowing costs.