

Company Number 11815073

REALHOUSINGCO LIMITED

Directors' Report and Unaudited Financial Statements

For the year ended 31 March 2021

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COMPANY INFORMATION

The Board of Directors

B J Bauman

T M Hayne

O Ingram (appointed 17 July 2020)

Company Secretary

Alter Domus (UK) Limited

Registered Office

338 Euston Road

Level 6

London

NW1 3BG

Company Number

11815073

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2021

The directors present their report on the affairs of Realhousingco Limited (the "Company") together with the financial statements for the year ended 31 March 2021.

Principal activity

The principal activity of the Company is renting and operating of Housing Association real estate.

Directors and their interests

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

B J Bauman
T M Hayne
O Ingram (appointed 17 July 2020)
J D'Arcy (resigned 30 June 2020)
R Caven (resigned 30 June 2020)

None of the directors have any beneficial interest in the ordinary share capital of the Company. Directors' contracts and arrangements with the Company are disclosed in the related party notes to these Financial Statements.

Company secretary

The Company secretary during the period, and subsequently, was Alter Domus (UK) Limited.

Results and dividends

The results for the period are set out in the Statement of Comprehensive Income on page 6 of these financial statements. The directors do not recommend a dividend for the year ended 2021 (2020: nil).

Subsequent events

Subsequent events are disclosed in note 12 of the financial statements.

Going concern

The directors have undertaken a review, taking into account potential changes in the operating performance of the investment together with the factors likely to affect its future performance as a result of COVID-19 and concluded that the Company has adequate resources, through the support of its parent company, and has other suitable arrangements in place for it to be able to continue in operational existence for the foreseeable future. Therefore the directors consider it appropriate for the financial statements to be prepared on a going concern basis.

Strategic report

The directors have availed of the small companies exemption and as a result do not include a strategic report in the financial statements.

For and on behalf of the board



B J Bauman
Director

Date: 24 September 2021

Company Number 11815073

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable laws and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- properly select and apply accounting policies;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- provide additional disclosures when compliance with the specific requirements in UK Accounting Standards are insufficient to enable users to understand the impact of particular transactions, other events and conditions on the entity's financial position and financial performance; and
- make an assessment of the Company's ability to continue as a going concern.

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.

For and on behalf of the board



B J Bauman
Director

Date: 24 September 2021

Company Number 11815073

CHARTERED ACCOUNTANT'S REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF THE UNAUDITED STATUTORY ACCOUNTS OF REALHOUSINGCO LIMITED FOR THE YEAR ENDED 31 MARCH 2021

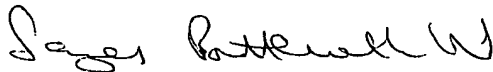
In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Realhousingco Limited for the year ended 31 March 2021 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and the related notes from the company's accounting records and from information and explanations you have given us.

As a member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at www.icaew.com/en/members/regulations-standards-and-guidance.

This report is made solely to the Board of Directors of Realhousingco Limited, as a body, in accordance with the terms of our engagement letter dated 8 September 2021. Our work has been undertaken solely to prepare for your approval the accounts of Realhousingco Limited and state those matters that we have agreed to state to the Board of Directors of Realhousingco Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16 AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Realhousingco Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Realhousingco Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and loss of Realhousingco Limited. You consider that Realhousingco Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Realhousingco Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.



Sayers Butterworth LLP
Chartered Accountants
12 Gough Square
London
EC4A 3DW

Date: 24 September 2021

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2021**

		For the year ended 31 March 2021	For the period from 8 February 2019 to 31 March 2020
	Note	£	£
Turnover		33,944	11,486
Operating expenditure		(109,463)	(155,470)
Valuation gains on investment properties	6	<u>9,655</u>	<u>-</u>
Operating loss		(65,864)	(143,984)
Taxation	5	<u>-</u>	<u>-</u>
Total comprehensive loss for the period		<u>(65,864)</u>	<u>(143,984)</u>

There were no items of other comprehensive income or loss other than those included in the Statement of Comprehensive Income.

The notes on pages 9 to 12 are an integral part of these financial statements.

**STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2021**

	Note	2021 £	2020 £
Fixed assets			
Investment properties	6	620,000	610,345
		<u>620,000</u>	<u>610,345</u>
Current assets			
Debtors	7	5,485	3,896
Cash and cash equivalents		<u>1,462</u>	<u>8,673</u>
Total current assets		<u>6,947</u>	<u>12,569</u>
Creditors: amounts falling due within one year	8	<u>836,794</u>	<u>766,897</u>
Net current liabilities		<u>(829,847)</u>	<u>(754,328)</u>
Net liabilities		<u>(209,847)</u>	<u>(143,983)</u>
Capital and reserves			
Share capital	9	1	1
Revaluation reserve		9,655	-
Profit and loss account		<u>(219,503)</u>	<u>(143,984)</u>
Shareholders' deficit		<u>(209,847)</u>	<u>(143,983)</u>

For the financial year ended 31 March 2021, the Company was entitled to exemption from audit under section 477 of the Companies Act 2006. No members have required the Company to obtain an audit of its financial statements for the period in question in accordance with section 476 of the Companies Act 2006.

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

These 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 are approved and authorised for issue by the board of directors on ...24 September 2021... and signed on its behalf by:



.....
B J Bauman
Director

Company Number 11815073

The notes on pages 9 to 12 are an integral part of these financial statements.

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2021

	Share Capital £	Revaluation reserve	Profit and loss account £	Total £
Shares issued	1	-	-	1
Loss for the period	-	-	(143,984)	(143,984)
Balance as at 31 March 2020	<u>1</u>	<u>-</u>	<u>(143,984)</u>	<u>(143,983)</u>
Balance as at 1 April 2020	1	-	(143,984)	(143,983)
Revaluation reserve	-	9,655	-	9,655
Loss for the period	-	-	(75,519)	(75,519)
Balance as at 31 March 2021	<u>1</u>	<u>9,655</u>	<u>(219,503)</u>	<u>(209,847)</u>

The notes on pages 9 to 12 are an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

1. General information

The Company is a private company, limited by shares and incorporated in England and Wales. Its registered office is at 338 Euston Road, Level 6 London, NW1 3BG.

2. Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below.

2.1 Basis of preparation

The financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and the 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 under the historical cost convention, modified to include certain financial instruments at fair value. The principal accounting policies adopted are set out below.

2.2 Going concern

The financial statements have been prepared on a going concern basis.

The directors have undertaken a review, taking into account potential changes in the operating performance of the investment together with the factors likely to affect its future performance as a result of COVID-19 and concluded that the Company has adequate resources, through the support of its parent company, and has other suitable arrangements in place for it to be able to continue in operational existence for the foreseeable future. Therefore the directors consider it appropriate for the financial statements to be prepared on a going concern basis.

2.3 Turnover

Turnover comprises rental income receivable in the period. Rental income is recognised from the point when properties become available for letting, net of any voids.

2.4 Taxation

Current tax is recognised for the amount of income tax payable in respect of the taxable surplus for the current or past reporting periods using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

Deferred tax is recognised in respect of all timing differences between the recognition of income and expenses in the financial statements and their inclusion in tax assessments.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date and that are expected to apply to the reversal of the timing difference, except for revalued land and investment property where the tax rate that applies to the sale of the asset is used.

Current and deferred tax assets and liabilities are not discounted.

2.5 Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation. Investment properties are initially measured at cost, including transaction costs. Subsequently investment properties whose fair value can be measured reliably without undue cost or effort on an on-going basis are measured at fair value. Gains and losses arising from changes in the fair value of investment properties are included in profit or loss in the period in which they arise.

2.6 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.

2.7 Cash and cash equivalents

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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

2. Summary of significant accounting policies (continued)

2.8 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.9 Financial instruments

The Company only enters into basic financial instruments 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.

2.10 Foreign currency translation

The Company's functional and presentational currency is GBP.

Transactions in foreign currencies are initially recognised at the rate of exchange ruling at the date of the transaction.

At the end of each reporting period foreign currency monetary items are translated at the closing rate of exchange. Non-monetary items that are measured at historical cost are translated at the rate ruling at the date of the transaction. All differences are charged to profit or loss.

2.11 Share capital

Ordinary shares are classified as equity as per the Company's Articles of Association.

2.12 Significant judgements and estimates

Preparation of the financial statements requires management to make significant judgements and estimates.

The directors have made key assumptions in the determination of the fair value of the investment property in respect of the state of the property market in the location where the property is situated and in respect of the range of reasonable fair value estimates of the asset.

3. Employees

During the year, the Company had 3 employees (2020: 3 employees) who are all directors of the Company. Their remuneration is disclosed below.

4. Key management personnel

The aggregate remuneration paid to the directors during the year in respect of services rendered to the Company were:

	2021	2020
	£	£
Salary	15,059	11,250

The remuneration of the highest paid director was £7,055 (2020: £3,750).

During the year, the Company paid the directors consultancy fees of £26,500 (2020: £49,500).

5. Taxation

a. Tax expense included in profit or loss

	2021	2020
	£	£
Current tax:		
UK corporation tax on loss for the period	-	-
Total current tax	-	-
Deferred tax:		
Origination and reversal of timing differences	-	-
Total deferred tax	-	-
Total tax charge	-	-

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

5. Income tax (continued)

b. Deferred tax assets

The deferred tax asset is not recognised due to uncertainty regarding the recoverability of the asset as the Company has not generated any profit since inception.

6. Investment properties

	2021	2020
		£
Balance at 1 April	610,345	-
Additions	-	610,345
Fair value gain	9,655	-
Valuation at 31 March	620,000	610,345

The investment property was acquired in November 2019. The fair value of the property was valued as at the year end, using an external valuation undertaken by Ashall Surveyors Limited.

7. Debtors

	2021	2020
	£	£
Accrued income	2,245	1,706
Other debtors	3,240	2,190
	5,485	3,896

8. Creditors: amounts falling due within one year

	2021	2020
	£	£
Deferred income	304	956
Other creditors	1,455	1,015
Amounts owed to parent	815,842	744,092
Accruals	17,043	20,834
Trade creditors	2,150	-
	836,794	766,897

Amounts owed to group undertakings are unsecured, interest free and repayable on demand.

9. Share capital

Called up, allotted and fully paid

	2021	2020
	£	£
1 ordinary share of £1 each	1	1
	1	1

10. Related parties

Parties are deemed related when one has an ability to control the other or make significant influence while making financial and operational decisions.

The Company has adopted the exemption permitted by paragraph 33.1A of FRS 102 and has not disclosed transactions with other group members which are wholly owned subsidiaries.

During the year, the Company paid the directors consultancy fees of £26,500 (2020: £49,500), the amount outstanding at the year end was £1,250 (2020: £7,000).

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021**

11. Ultimate controlling party

The Company's immediate parent company is Alpha Real Trust Limited, a company incorporated in Guernsey and whose registered office is at PO Box 286, Floor 2, Trafalgar Court, Les Banques, St Peter Port, Guernsey, GY1 4LY. Alpha Real Trust Limited is the parent company of the smallest group of which Realhousingco Limited is a member and consolidated financial statements are prepared. A copy of the consolidated accounts can be obtained from the parent's registered office.

12. Subsequent events

On 1 July 2021 the Company became registered as a for-profit provider of social housing with the Regulator of Social Housing.