

Brunel Street Works Energy Services Limited

Unaudited annual report and financial statements
for the year ended 31 December 2021
Registered number: 11923831



Brunel Street Works Energy Services Limited

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Brunel Street Works Energy Services Limited

Directors and advisers

Directors

M R Farnham

S K Brodie

Company Secretary

Vistry Secretary Limited

Registered office

11 Tower View

Kings Hill

West Malling

Kent

England

ME19 4UY

Bankers

Barclays Bank

Colmore Row

Birmingham

B3 2BH

Brunel Street Works Energy Services Limited

Directors' report for the year ended 31 December 2021

The Directors present their report and unaudited financial statements for Brunel Street Works Energy Services Limited ("the Company") for the year ended 31 December 2021. The accounts have been prepared under the small companies' exemption.

Principal activities and review of the business

The principal activities of the Company is to provide energy services.

The Company started actively trading from January 2021.

Covid-19

The business has not been significantly impacted by the Covid-19 pandemic.

The UK Government has shown commitment to support the housebuilding industry through the national crisis and the Company will seek to utilise this support where appropriate and available to our business.

Results and dividends

The profit for the year after taxation was £36k (8-month period to 31 December 2020: loss of £7k). A dividend of £nil (8-month period to 31 December 2020: £nil) was paid in the year. The Company has net assets of £29k (31 December 2020: net liabilities of £7k) at 31 December 2021.

Future developments

The Directors have no further plans for the Company beyond its current trading activity.

Directors

The present Directors of the Company are set out on page 1, all of whom served throughout the year and up to the date of signing the financial statements, except as stated below:

M Palmer resigned as Company Secretary and Vistry Secretary Limited was appointed as Company Secretary on 25 June 2021.

Qualifying third-party and pension scheme indemnity provisions

Vistry Group PLC ("the Group") maintains appropriate Directors' and Officers' Liability Insurance on behalf of the Directors and Company Secretary. In addition, individual qualifying third-party indemnities are given to the Directors and Company Secretary which comply with the provisions of Section 234 of the Companies Act 2006 and were in force throughout the year and up to the date of signing the Annual Report.

Financial risk management

The Company seeks to manage its capital in such a manner that the Company safeguards its ability to continue as a going concern and to fund its future activity. In continuing as a going concern, it seeks to provide returns as well as enabling repayment of its liabilities as a trading business. In the course of its business, the Company is exposed to interest rate risk, credit risk and liquidity risk.

Post balance sheet events

There are no post balance sheet events.

Brunel Street Works Energy Services Limited

Directors' report for the year ended 31 December 2021 (continued)

Going concern

The financial statements have been prepared on a going concern basis, which assumes that for the foreseeable future the Company will be able to meet its liabilities as they fall due.

The Directors are satisfied that it is appropriate to prepare the financial statements of the Company on a going concern basis due to the continued financial support from Vistry Homes Limited. The Company has received confirmation that Vistry Homes Limited intends to support the Company for at least 12 months from the date of approval of these financial statements. Vistry Homes Limited confirms its ability to provide the support.

Statement of Directors' responsibilities in respect of the financial statements

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

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 101 "Reduced Disclosure Framework" and applicable law).

Under company law, 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 the financial statements, the Directors are required to:

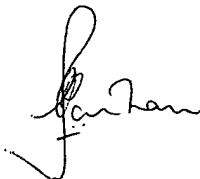
- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates 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 detection of fraud and other irregularities.

The Directors are also 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.

This report has been prepared in accordance with the special provisions relating to small companies within part 15 of the Companies Act 2006 and the Company is therefore exempt from the requirement to prepare a Strategic Report.

On behalf of the Board



M R Farnham
Director

31 August 2022

Brunel Street Works Energy Services Limited**Income statement for the year ended 31 December 2021**

		Year ended 31 December 2021 £'000	From 1 May 2020 to 31 December 2020 £'000
	Note		
Revenue	2	288	–
Cost of sales		(201)	–
Gross profit/result		87	–
Administrative expenses		(43)	(7)
Operating profit/(loss)	3	44	(7)
Profit/(loss) before taxation		44	(7)
Income tax expense	4	(8)	–
Profit/(loss) for the financial year/period		36	(7)

There are no recognised gains and losses other than those shown in the income statement above and therefore no separate statement of comprehensive income has been presented.

All results are derived from continuing operations.

The notes on pages 7 to 13 are an integral part of these financial statements.

Brunel Street Works Energy Services Limited

Balance Sheet as at 31 December 2021

	Note	31 December 2021 £'000	31 December 2020 £'000
Assets			
Non-current assets			
Intangible assets	6	748	191
Total non-current assets		748	191
Current assets			
Trade and other receivables	7	180	17
Cash and cash equivalents	8	–	94
Total current assets		180	111
Total assets		928	302
Liabilities			
Current liabilities			
Bank and other loans	9	(240)	–
Trade and other payables	10	(651)	(309)
Current tax liability	11	(8)	–
Total current liabilities		(899)	(309)
Total liabilities		(899)	(309)
Net assets/(liabilities)		29	(7)
Equity			
Called up share capital	12	–	–
Retained earnings/(Accumulated losses)		29	(7)
Total equity		29	(7)

The notes on pages 7 to 13 are an integral part of these financial statements.

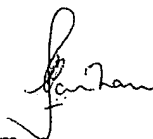
For the year ended 31 December 2021 the Company was entitled to the exemption from audit under section 479A of the Companies Act 2006 relating to subsidiary companies.

The members have not required the Company to obtain an audit of its accounts for the year in question in accordance with section 476.

The Directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements on pages 4 to 13 were approved by the Board of Directors on 31 August 2022 and signed on its behalf by:



M R Farnham

Director

Registered number: 11923831

Brunel Street Works Energy Services Limited**Statement of changes in equity for the year ended 31 December 2021**

	Called up share capital £'000	Retained earnings/ (Accumulated losses) £'000	Total equity £'000
As at 1 May 2020	–	–	–
Loss for the financial period	–	(7)	(7)
Total comprehensive expense for the period	–	(7)	(7)
As at 31 December 2020	–	(7)	(7)
As at 1 January 2021	–	(7)	(7)
Profit for the financial year	–	36	36
Total comprehensive income for the year	–	36	36
As at 31 December 2021	–	29	29

Brunel Street Works Energy Services Limited

Notes to the financial statements for the year ended 31 December 2021

1. Accounting policies

General information

Brunel Street Works Energy Services Limited ("Company") is a private company limited by shares and is incorporated and domiciled in the UK. The address of its registered office is 11 Tower View, Kings Hill, West Malling, Kent, England, ME19 4UY. Refer to note 15 for details of the immediate and ultimate parent undertaking. The principal activity of the Company is set out on page 2.

The financial statements are measured and presented in pounds sterling as that is the currency of the primary economic environment in which the Company operates. The amounts stated are denominated in thousands (£'000).

Basis of preparation

The financial statements have been prepared in accordance with the Companies Act 2006 as applicable to companies using Financial Reporting Standard 101, 'Reduced Disclosure Framework' (FRS 101). The financial statements are prepared on the historical cost basis.

The following exemptions from the requirements of IFRS have been applied in the preparation of these financial statements, in accordance with FRS 101:

- Paragraph 38 of IAS 1, 'Presentation of financial statements' - comparative information in respect of:
 - Paragraph 79(a)(iv) of IAS 1 'Share capital and reserves';
 - Paragraph 73(c) of IAS 16 'Property, plant and equipment'; and
- The following paragraphs of IAS 1, 'Presentation of financial statements':
 - 10(d), 10 (1), 16, 38, 40, 111, and 134-136.
- IAS 7, 'Statement of cash flows'.
- Paragraph 30 and 31 of IAS 8 'Accounting policies, changes in accounting estimates and errors'.
- Paragraph 17 of IAS 24, 'Related party transactions' in respect of key management compensation.
- The requirements of IAS 24, 'Related party transactions' to disclose related party transactions entered into between two or more members of a group.
- Paragraph 110 and paragraphs 113(a), 114, 115, 118, 119(a) to (c), 120 to 127 and 129 of IFRS15.

Impact of standards and interpretations in issue but not yet effective

Certain new accounting standards and interpretations have been published that are not mandatory for 31 December 2021 reporting periods and have not been early adopted by the Company. These standards are not expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

Going concern

The financial statements have been prepared on a going concern basis, which assumes that for the foreseeable future the Company will be able to meet its liabilities as they fall due.

The Directors are satisfied that it is appropriate to prepare the financial statements of the Company on a going concern basis due to the continued financial support from Vistry Homes Limited. The Company has received confirmation that Vistry Homes Limited intends to support the Company for at least 12 months from the date of approval of these financial statements. Vistry Homes Limited confirms its ability to provide the support.

Brunel Street Works Energy Services Limited

Notes to the financial statements for the year ended 31 December 2021 (continued)

1. Accounting policies (continued)

Critical accounting judgements and key sources of estimation uncertainty

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The Directors do not consider the judgements and estimates made in preparing the financial statement to have a significant effect on amounts recognised in the financial statements in the next 12 months.

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 of the periods presented, unless stated otherwise.

Revenue

Revenue is recognised when the Company transfers control of goods and services to customers. Revenue comprises the fair value of the consideration received, or receivable net of rebates, discounts and value added tax. Where consideration is subject to variability, the Company estimates the amount receivable. Revenue recognised is constrained to the amount which is highly probable, not to result in a significant reversal in future periods.

Taxation

The tax currently payable or receivable is based on taxable profit or loss for the period and any adjustment to tax payable or receivable in respect of previous periods. Taxable profit or loss differs from net profit or loss as reported in the income statement because it excludes items or income or expense that are taxable or deductible in other periods and it further excludes items that are never taxable or deductible.

The Company's liability or asset for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from non-tax deductible goodwill, from the initial recognition of assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit, and from differences relating to investments in subsidiaries to the extent that they will probably not reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at each balance sheet 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 income statement, except when it relates to items charged or credited directly to reserves, in which case the deferred tax is also dealt with in reserves.

Brunel Street Works Energy Services Limited

Notes to the financial statements for the year ended 31 December 2021 (continued)

1. Accounting policies (continued)

Intangible assets

Intangible fixed assets are recorded at prime cost less accumulated amortisation. Development costs are amortised on a straight-line basis over a period of 3 - 5 years, from the date the licence comes into use. Such assets are assessed for impairment when there is an indicator of impairment.

Trade and other receivables

Trade receivables, amounts recoverable on contracts and other receivables do not carry any interest and are stated at their nominal value as reduced by appropriate allowances for estimated irrecoverable amounts. The Company applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables and contract assets. To measure the expected credit losses, trade receivables and contract assets have been grouped based on shared credit risk characteristics and the age of the outstanding amounts.

Trade and other payables

Trade payables on normal terms are not interest bearing and are stated at their nominal value. Intercompany payables are stated at their nominal value including accrued interest.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand form an integral part of the Company's cash management.

Bank and other loans

Interest-bearing bank loans and overdrafts are initially recorded at fair value, net of direct issue costs, and subsequently at amortised cost. Finance charges are accounted for on an accrual basis to the income statement using the effective interest method and are added to the carrying amount of the instrument to the extent that they are not settled in the period in which they arise.

Financial instruments

Fair values

There is no material difference between the carrying value of financial instruments shown in the balance sheet and their fair value.

Estimation of fair values

The following summarises the major methods and assumptions used in estimating the fair values of financial instruments:

Bank and other loans

Fair value is calculated based on discounted expected future principal and interest flows.

Trade and other receivables / payables

The nominal value of trade receivables and payables is deemed to reflect the fair value. This is due to the fact that transactions which give rise to these trade receivables and payables arise in the normal course of trade with industry standard payment terms.

Brunel Street Works Energy Services Limited

Notes to the financial statements for the year ended 31 December 2021 (continued)

2. Revenue

	Year ended 31 December 2021 £'000	From 1 May 2020 to 31 December 2020 £'000
Revenue by type		
Services	288	–
	288	–

The Company recognises its revenue over time for the supply of energy services. This is the only performance obligation.

3. Operating profit/(loss)

The following items have been included in arriving at the operating profit/(loss):

	Year ended 31 December 2021 £'000	From 1 May 2020 to 31 December 2020 £'000
Amortisation of intangible fixed assets	19	–

The amount of developments recognised as an expense for the year ended 31 December 2021 is equal to cost of sales of £201k (8-month period to 31 December 2020: £nil).

4. Income tax expense

	Year ended 31 December 2021 £'000	From 1 May 2020 to 31 December 2020 £'000
Current tax for the year/period	8	–
Total current tax	8	–
Tax on profit/(loss)	8	–

The tax expense for the year is the same as (8-month period to 31 December 2020: higher than) the standard rate of corporation tax in the UK for the year ended 31 December 2021 for 19% (8-month period to 31 December 2020: 19%).

Brunel Street Works Energy Services Limited

Notes to the financial statements for the year ended 31 December 2021 (continued)

4. Income tax expense (continued)

Reconciliation of effective tax rate

The differences are explained below:

	Year ended 31 December 2021 £'000	From 1 May 2020 to 31 December 2020 £'000
Profit/(loss) before taxation	44	(7)
Profit/(loss) before taxation multiplied by the standard rate of tax in the UK of 19% (2020: 19%)	8	(1)
Effects of:		
Group relief surrendered	–	1
Total income tax expense	8	–

Factors affecting future tax charge

In the Spring Budget 2020, the UK Government announced that from 1 April 2020 the corporation tax rate would remain at 19% (rather than reducing to 17%, as previously enacted). The Government made a number of budget announcements on 3 March 2021. These include confirming that the rate of corporation tax will increase to 25% from 1 April 2023. This new law was substantively enacted on 24 May 2021.

In the Spring Budget 2021, the UK Government announced a consultation on the introduction of the Residential Property Developer Tax (RPDT) from 1 April 2022, at a rate of 4% on profits. This new tax was substantively enacted on 2 February 2022.

5. Staff costs and employees

The Company had no (8-month period to 31 December 2020: nil) employees during the year. Management services are provided by the Directors. The Directors did not receive any emoluments from the Company for their services during the year (8-month period to 31 December 2020: £nil). The remuneration for the Directors was paid by Vistry Homes Limited, which makes no recharge (8-month period to 31 December 2020: £nil) to the Company, and these are disclosed in the financial statements of Vistry Homes Limited.

6. Intangible assets

	Total £'000
Cost	
As at 1 January 2021	191
Additions	576
As at 31 December 2021	767
Accumulated amortisation and impairment	
As at 1 January 2021	–
Amortisation charge for the year	19
As at 31 December 2021	19
Net book value	
As at 31 December 2021	748
As at 31 December 2020	191

The intangible assets relate to development costs incurred to establish a license to operate and supply energy.

Brunel Street Works Energy Services Limited

Notes to the financial statements for the year ended 31 December 2021 (continued)

7. Trade and other receivables

	31 December 2021 £'000	31 December 2020 £'000
Trade receivables	103	–
Recoverable Value-added Tax	–	17
Prepayments	77	–
	180	17

Trade receivables are shown net of their expected credit loss allowance of £24,000 (31 December 2020: £nil).

The Company's maximum exposure to credit risk is the receivables and financial borrowings balances, but there is no significant concentration of credit risk.

8. Cash and cash equivalents

	31 December 2021 £'000	31 December 2020 £'000
Cash and cash equivalents	–	94
	–	94

Cash and cash equivalents comprise bank balances.

9. Bank and other loans

	31 December 2021 £'000	31 December 2020 £'000
Current		
Bank borrowings and overdrafts	240	–
	240	–

10. Trade and other payables

	31 December 2021 £'000	31 December 2020 £'000
Amounts falling due in less than one year:		
Trade creditors	3	–
Amounts owed to group undertakings	–	304
Other taxation and social security	2	–
Other creditors	507	–
Accruals and deferred income	139	5
	651	309

Trade and other payables are unsecured. There were no contract liability or deferred income as at 31 December 2021 (31 December 2020: £nil).

Amounts owed by group undertakings are non-interest bearing, unsecured, have no fixed date of repayment and repayable on demand.

Brunel Street Works Energy Services Limited

Notes to the financial statements for the year ended 31 December 2021 (continued)

11. Current tax liability

	31 December 2021 £'000	31 December 2020 £'000
Corporation tax payable	8	–
	8	–

12. Called up share capital

	Number of shares	Share capital £'000
Allotted, called up and fully paid		
As at 1 January 2021	2	–
Issued during the year	–	–
As at 31 December 2021	2	–

13. Related party transactions

The Company has taken advantage of the exemptions within FRS101 not to disclose transactions and balances with Vistry Group PLC and its wholly owned subsidiaries, on the grounds that the Company itself is a wholly owned subsidiary of Vistry Group PLC, for which the consolidated financial statements are publicly available.

14. Post balance sheet events

There are no post balance sheet events.

15. Ultimate parent undertaking and controlling party

The immediate parent undertaking is Vistry Partnerships Limited which is registered in England and Wales. The ultimate parent undertaking and controlling party is Vistry Group PLC which is registered in England and Wales. The smallest and largest Company to consolidate these financial statements is Vistry Group PLC. The consolidated financial statements of this Company are available to the public and may be obtained from 11 Tower View, Kings Hill, West Malling, United Kingdom, ME19 4UY.