

CLARUS HOMES (GODINTON ROAD) LIMITED
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021

CLARUS HOMES (GODINTON ROAD) LIMITED
UNAUDITED ACCOUNTS
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CLARUS HOMES (GODINTON ROAD) LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2021

Directors	Christopher Dickens Robert Rexton
Company Number	12083708 (England and Wales)
Registered Office	Suites 5&6 The Thorne Business Park Bethersden, Ashford Kent TN26 3AF England
Accountants	Southern Accounting Limited 24 Halden Field Rolvenden Cranbrook Kent TN17 4BX

CLARUS HOMES (GODINTON ROAD) LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2021

	Notes	2021 £	2020 £
Fixed assets			
Investment property	4	365,791	365,791
Current assets			
Inventories		5,345,769	3,423,218
Debtors	5	50,462	-
Cash at bank and in hand		7,845	9,134
		<u>5,404,076</u>	<u>3,432,352</u>
Creditors: amounts falling due within one year	6	(5,755,536)	(127,152)
Net current (liabilities)/assets		<u>(351,460)</u>	<u>3,305,200</u>
Total assets less current liabilities		14,331	3,670,991
Creditors: amounts falling due after more than one year	7	-	(3,658,966)
Net assets		<u>14,331</u>	<u>12,025</u>
Capital and reserves			
Called up share capital		2	2
Profit and loss account		14,329	12,023
Shareholders' funds		<u>14,331</u>	<u>12,025</u>

For the year ending 31 December 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

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

These accounts have been prepared and delivered 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 profit and loss account has not been delivered to the Registrar of Companies.

The financial statements were approved by the Board of Directors and authorised for issue on 30 September 2022 and were signed on its behalf by

Christopher Dickens
Director

Company Registration No. 12083708

CLARUS HOMES (GODINTON ROAD) LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1 Statutory information

Clarus Homes (Godinton Road) Limited is a private company, limited by shares, registered in England and Wales, registration number 12083708. The registered office is Suites 5&6, The Thorne Business Park, Bethersden, Ashford, Kent, TN26 3AF, England.

2 Compliance with accounting standards

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

3 Accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

Basis of preparation

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

Presentation currency

The accounts are presented in £ sterling.

Inventories

Inventory is comprised of work in progress. Work in progress is made up of the cost of the land being built on, direct materials, labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

Inventories are stated at the lower of cost and net realisable value (NRV), NRV being the estimated net selling price less costs to sell and estimated total costs of completion based on management's forecast.

Revenue Recognition

Revenue is recognised in the income statement when the significant risks and rewards of ownership have transferred to the purchaser, which is when legal title is transferred.

Financial instruments

Basic financial instruments are recognised at amortised cost, except for investments in non-convertible preference and non-puttable ordinary shares which are measured at fair value, with changes recognised in profit or loss. Derivative financial instruments are initially recorded at cost and thereafter at fair value with changes recognised in profit or loss.

Investment property

Investment property is included at market fair value. Gains are recognised in the income statement. Deferred taxation is provided on these gains at the rate expected to apply when the property is sold.

4 Investment property

	2021
	£
Fair value at 1 January 2021	365,791
At 31 December 2021	365,791

5 Debtors

2021	2020
£	£

CLARUS HOMES (GODINTON ROAD) LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2021

Amounts falling due within one year

VAT	1,766	-
Amounts due from group undertakings etc.	33,286	-
Accrued income and prepayments	15,410	-
	50,462	-

6 Creditors: amounts falling due within one year

	2021	2020
	£	£
Bank loans and overdrafts	3,083,581	-
VAT	-	60
Trade creditors	24,011	1,435
Amounts owed to group undertakings and other participating interests	2,626,594	105,470
Taxes and social security	1,895	2,820
Other creditors	2	-
Accruals	732	17,367
Deferred income	18,721	-
	5,755,536	127,152

7 Creditors: amounts falling due after more than one year

	2021	2020
	£	£
Bank loans	-	1,161,627
Amounts owed to group undertakings and other participating interests	-	2,497,339
	-	3,658,966

8 Transactions with related parties

As at the date of the balance sheet, the company had an outstanding loan owed to a 50% shareholder of £2,626,594 (2020: £2,497,339). This loan is interest free and repayable upon demand. It is expected that this loan shall be repaid in full within 1 year of the balance sheet.

As at the date of the balance sheet, the company had an outstanding loan owed from a 50% shareholder of £29,459 (2020: -£106,691). This loan is interest free and repayable upon demand.

As at the date of the balance sheet, the company had an outstanding loan to Clarus Homes (Bethersden) Ltd of £1,327 (2020: £1,221), a company owned and controlled by both directors. The loan is interest free and repayable upon demand.

As at the date of the balance sheet, the company had an outstanding loan to Clarus Homes (Lamberhurst) Ltd of £2,500 (2020: £0), a company owned and controlled by director, Mr C Dickens. The loan is interest free and repayable upon demand.

9 Controlling party

Clarus Solutions Limited
Suite 5&6, The Thorne Business Park, Bethersden, Ashford, Kent. TN26 3AF

Rexton Investments Limited
2 Crossways Business Centre, Bicester Road, Kingswood, Aylesbury, Buckinghamshire. HP18 0RA

10 Average number of employees

During the year the average number of employees was 2 (2020: 2).

