

Registered number: 12788060

Home Propositions Limited

Unaudited Annual Report and Financial Statements for the year ended 31 March 2022

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Home Propositions Limited

Directors and company information

Directors

A Bannister
H Jordan
C Tracey

Company secretary

NBS CoSec Limited

Registered office

Nationwide House
Pipers Way
Swindon
SN38 1NW

Registered number

12788060

Home Propositions Limited

Directors' report for the year ended 31 March 2022

The directors present their annual report and the unaudited financial statements for the year ended 31 March 2022.

As set out in the statement of accounting policies, the annual report and financial statements have been prepared in accordance with Financial Reporting Standard 101 'Reduced Disclosure Framework' (FRS 101).

The directors have opted to take advantage of the audit exemption available to the Company under Section 479A of the Companies Act 2006, as a subsidiary of Nationwide Building Society.

Principal activities

Home Propositions Limited ('the Company') is a wholly owned subsidiary of Nationwide Building Society ('the Society'). Nationwide Building Society prepares consolidated financial statements, which include the Company and other controlled undertakings of the Society (herein 'the Group').

The principal activity of the Company is to deliver digitally enabled solutions to support the private rental sector.

Review of the year, results and dividends

The loss after tax was £4,590,796 (2021: £3,668,877). No dividends were proposed, approved or paid during the year.

Future developments

The Company's objective is to be a trusted service provider in the rental market, owning the end-to-end journey for landlords and tenants. The company will continue to evolve its products and services to deliver digital solutions to help landlords navigate their responsibilities and also provide holistic support to renters.

Employees

The Company has no employees (2021: none). All staff, including the Company's directors, are employed by Nationwide Building Society.

Environment

The Company's environmental policy is set at a Group level. The Group remains committed to managing its environmental impacts and its ambition is to look for better, cleaner ways to run its operations.

Further details of the Group's activities can be found in the Climate-related Financial Disclosures report on Nationwide Building Society's website at [nationwide.co.uk](https://www.nationwide.co.uk).

Home Propositions Limited

Directors' report for the year ended 31 March 2022 (continued)

Directors and directors' interests

The Board of directors at the date of approval of the Directors' report is shown on page 1. The directors who held office during the year were:

C Tracey
P Wootton (resigned 22 June 2022)

In addition, the following directors were appointed after the year end:

A Bannister (appointed 6 April 2022)
H Jordan (appointed 4 July 2022)

At no time during the year have the directors, or connected persons, had any beneficial interest in the shares of the Company. None of the directors had a material interest in any contract significant to the Company's business.

Company secretary

NBS CoSec Limited

Domicile

The Company is a private company limited by shares. It is incorporated and domiciled in the United Kingdom and is registered in England and Wales. The registered office is Nationwide House, Pipers Way, Swindon, SN38 1NW.

Going concern

The Company is fully funded by its parent undertaking, Nationwide Building Society. Nationwide Building Society has confirmed that it will continue to fund the Company's activities for the foreseeable future. The foreseeable future is considered for this purpose to be a period of not less than 12 months from the date of approval of the financial statements and it is therefore appropriate to continue to adopt the going concern basis in preparing these financial statements.

Risk overview

The Company's principal exposure to risk is the inherent risk applicable to all new entities in the early stage of trading. The Company does not yet have a profitable business model, and therefore there is a heightened risk of failure. This risk is actively managed by the Board.

The Company has minimal liquidity, funding and credit risk provided that the Company's parent, Nationwide Building Society, continues to fund the Company's activities in accordance with its current funding arrangements. Assurance as to the continuance of these arrangements forms part of the going concern basis adopted in preparing the financial statements.

Further details of the Group's approach to liquidity and funding risk management are included in the Risk report of the Group's Annual Report and Accounts.

Home Propositions Limited

Directors' report for the year ended 31 March 2022 (continued)

Statement of directors' responsibilities

The directors are responsible for preparing the Directors' report and 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 applicable law and United Kingdom Accounting Standards (UK GAAP), including Financial Reporting Standard 101 *Reduced Disclosure Framework* (FRS 101).

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 year. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK GAAP standards, including FRS 101, have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 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.

Approved by the Board of directors and signed on its behalf by

DocuSigned by:

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C Tracey
Director

Date 19 September 2022

Home Propositions Limited**Statement of comprehensive income for the year ended 31 March 2022**

	Note	2022 £	2021* £
Turnover		-	240
Cost of sales		-	(65)
Gross profit		-	175
Administrative expenses	4	(5,650,861)	(4,529,653)
Interest expense and similar charges		(14,800)	-
Loss before tax		(5,665,661)	(4,529,478)
Taxation	5	1,074,865	860,601
Loss after tax, being comprehensive loss for the year		(4,590,796)	(3,668,877)

*The comparative information is for the period 03 August 2020 to 31 March 2021

The notes on pages 8 to 10 form part of these financial statements.

Home Propositions Limited
Balance sheet as at 31 March 2022

Registered number: 12788060

	Note	2022 £	2021 £
Assets			
Current assets			
Cash		223	223
Other assets	6	1,076,610	1,061,934
Total assets		1,076,833	1,062,157
Liabilities			
Current liabilities			
Amounts owed to Group undertakings	7	9,336,406	4,730,934
Total liabilities		9,336,406	4,730,934
Net Assets		(8,259,573)	(3,668,777)
Capital and reserves			
Called up share capital	8	100	100
Accumulated losses		(8,259,673)	(3,668,877)
Total shareholders' funds		(8,259,573)	(3,668,777)

The notes on pages 8 to 10 form part of these financial statements.

For the year ended 31 March 2022, the Company was entitled to an 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 financial statements for the year in question in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements on pages 5 to 10 were approved by the Board of directors on XX September 2022.

DocuSigned by:

Claire Tracey

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C Tracey

Director

Date: 19 September 2022

Home Propositions Limited**Statement of changes in equity for the year ended 31 March 2022**
2022

	Share capital £	Accumulated losses £	Total equity £
At 1 April 2021	100	(3,668,877)	(3,668,777)
Loss after tax being total comprehensive loss for the year	-	(4,590,796)	(4,590,796)
At 31 March 2022	100	(8,259,673)	(8,259,573)

2021	Share capital £	Accumulated losses £	Total equity £
At 3 August 2020	-	-	-
Shares issued	100	-	100
Loss after tax being total comprehensive loss for the year	-	(3,668,877)	(3,668,877)
At 31 March 2021	100	(3,668,877)	(3,668,777)

The notes on pages 8 to 10 form part of these financial statements.

Home Propositions Limited

Notes to the financial statements for the year ended 31 March 2022

1 Statement of accounting policies

Basis of preparation

The financial statements have been prepared in accordance with International Accounting Standards in conformity with the requirements of the Companies Act 2006, and in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101"). The financial statements have been prepared under the historical cost convention. As stated in the Directors' report, the directors consider that it is appropriate to continue to adopt the going concern basis in preparing the financial statements. Accounting policies have been consistently applied throughout the year when preparing these financial statements.

The Company has taken advantage of the following disclosure exemptions under FRS 101:

- the requirements of paragraphs 134-136 of International Accounting Standard (IAS) 1 'Presentation of Financial Statements';
- the requirements of IAS 7 'Statement of Cash Flows';
- the requirements of paragraphs 30 and 31 of IAS 8 'Accounting Policies, Changes in Accounting Estimates and Errors';
- the requirements in IAS 24 'Related Party Disclosures' to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member;
- the requirements of International Financial Reporting Standard (IFRS) 7 'Financial Instruments: Disclosures'; and
- the requirements of the second sentence of paragraph 110 and paragraphs 113(a), 114, 115, 118, 119(a) to (c), 120-127 and 129 of International Financial Reporting Standard (IFRS) 15 'Revenue from Contracts with Customers'.

Adoption of new and revised standards

The International Accounting Standards Board (IASB) issued a number of amendments and improvements to accounting standards for annual reporting periods beginning on or after 1 April 2021. The adoption of these amendment had no impact on the Company.

a) Turnover

Turnover represents amounts receivable for services provided to landlords in the ordinary course of business, net of VAT. Turnover is recognised when the performance obligation to the customer is satisfied.

b) Cost of sales

Cost of sales represents the direct costs incurred of providing services to landlords in the ordinary course of business.

c) Interest expense

Interest expense arises on amounts owed to the parent undertaking. Interest expense is recognised in the statement of comprehensive income using the effective interest rate method.

d) Segmental reporting

The Company has one reportable segment. No segmental analysis is required on geographical lines as all of the Company's activities are in the United Kingdom. As a result, no segmental disclosure is provided.

e) Taxation

Current tax losses surrendered to Group entities are recognised as a credit in the year in which losses arise. Current tax assets and liabilities are measured at the amount expected to be recovered from, or paid to, the taxation authorities. Accounting for taxation involves estimation and judgement in relation to situations in which applicable tax regulations are subject to interpretation. Management evaluates where uncertain taxation positions exist and recognise provisions where appropriate to reflect the best estimate of the probable outcome.

Home Propositions Limited

Notes to the financial statements for the year ended 31 March 2022 (continued)

f) Financial assets

Recognition and derecognition

The fair value of a financial asset on initial recognition is the transaction price, plus directly attributable transaction costs for financial assets which are not subsequently measured at fair value through profit or loss.

All financial assets are recognised initially at fair value. Financial assets are derecognised when the rights to receive cash flows have expired or where the assets have been transferred and substantially all the risks and rewards of ownership have been transferred.

Classification and measurement

The classification and subsequent measurement of financial assets is based on an assessment of the Company's business models for managing the assets and their contractual cash flow characteristics. All of the Company's financial assets are held at amortised cost.

Amortised cost

Financial assets held to collect contractual cash flows and where contractual terms comprise solely payments of principal and interest (SPPI) are classified as amortised cost.

Financial assets within this category are recognised when the Company becomes party to the contractual provisions of the financial instrument. After initial recognition, the assets are measured at amortised cost using the effective interest rate method, less provisions for expected credit losses.

g) Impairment of financial assets

The Company assesses all financial instruments within scope of IFRS 9 expected credit loss (ECL) requirements and where appropriate recognises an impairment provision. All the Company's financial assets are within the scope of IFRS 9.

h) Financial liabilities

Borrowings are initially recognised at fair value and are subsequently measured at amortised cost. The amortisation is recognised in interest expense and similar charges using the effective interest rate method.

Financial liabilities are derecognised when the obligation is discharged, cancelled or has expired.

i) Share capital

Ordinary shares, net of directly attributable issue costs, are classified as equity.

Dividends paid on ordinary shares are recognised in equity in the year in which they are paid or, if earlier, approved by the directors.

2 Judgements in applying accounting policies and critical accounting estimates

The preparation of the Company's financial statements in accordance with FRS 101 involves management making judgements and estimates when applying those accounting policies that affect the reported amounts of assets, liabilities, income and expense. Actual results may differ from those on which management's estimates are based. Estimates and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable. For the year ended 31 March 2022, this evaluation has considered the ongoing impacts of Covid-19 and the conflict in Ukraine. These impacts though have not resulted in the inclusion of any significant judgements or estimation uncertainty in the financial statements.

3 Dividends

No dividends were proposed, approved or paid during the year. (2021: £nil).

4 Administrative expenses

Administrative expenses of £5,650,861 (2021: £4,529,653) are recharged from the Company's parent undertaking.

5 Taxation

Home Propositions Limited

Notes to the financial statements for the year ended 31 March 2022 (continued)

Tax credit in the statement of comprehensive income	2022 £	2021 £
Current tax:		
UK corporation tax	(1,076,611)	(860,601)
Adjustments with respect to prior period	1,746	-
Total current tax credit	(1,074,865)	(860,601)

The actual tax credit differs (2021 : equates) to the theoretical amount that would arise using the standard rate of corporation tax in the UK as follows:

Reconciliation of tax credit	2022 £	2021 £
Loss before tax	(5,665,661)	(4,529,478)
Tax credit calculated at a rate of 19%	(1,076,476)	(860,601)
Capital allowances super-deduction	(135)	-
Adjustments with respect to prior period	1,746	-
Tax credit	(1,074,865)	(860,601)

6 Other assets

	2022 £	2021 £
Group relief receivable	1,076,610	860,601
VAT recoverable	-	201,333
Total	1,076,610	1,061,934

7 Amounts owed to Group undertakings

Amounts owed to the parent undertaking are unsecured, have no fixed date of repayment and are repayable on demand, and are subject to interest.

8 Called up share capital

	2022 £	2021 £
Issued and fully paid:		
Ordinary shares of £1 each	100	100

9 Parent undertaking and ultimate controlling party

The Company is a wholly owned subsidiary of Nationwide Building Society, its immediate and ultimate parent and controlling party, which is a building society incorporated and registered in England and Wales.

The results of Home Propositions Limited are included in the consolidated financial statements of Nationwide Building Society, which is the parent undertaking of the smallest and largest group to consolidate these financial statements.

Nationwide Building Society is registered at Nationwide House, Pipers Way, Swindon, SN38 1NW. The Group's Annual Report and Accounts can be obtained from this address or at nationwide.co.uk