

Hive Homes (Greater Manchester) LLP
Financial Statements
Year ended 31 March 2022

WEDNESDAY



ABVHIA6B

A16

18/01/2023

#97

COMPANIES HOUSE

HIVE HOMES (GREATER MANCHESTER) LLP

Year ended 31 March 2022

CONTENTS

	PAGE
Limited Liability Partnership Information	3
Members' Report	4 -5
Independent Auditor's report to the members of Hive Homes (Greater Manchester) LLP	6 -9
Statement of Comprehensive Income	10
Statement of Financial Position	11
Notes to the Financial Statements	12-14

HIVE HOMES (GREATER MANCHESTER) LLP**Period ended 31 March 2022****PARTNERSHIP INFORMATION****Company Registration Number OC425196****Board Members**

A. McIntosh

B. Rapley

D. Conway

M. Harrison

S. Deepwell

Designated Members

GMJV FundCo LLP

Greater Manchester Combined Authority

Company Secretary

P. Elvy

Registered Office

2a Derwent Avenue

Manchester

M21 7QP

Registered Number

OC425196

External Auditors

Beever and Struthers

Chartered Accountants & Statutory Auditors

St. George's House

215 – 219 Chester Road

Manchester

M15 4JE

Bankers

Barclays Bank PLC

Leicester

Leicestershire

LE87 2BB

HIVE HOMES (GREATER MANCHESTER) LLP

Period ended 31 March 2022

MEMBERS REPORT

The Members' of Hive Homes (Greater Manchester) LLP ("Hive") present their report and the financial statements for the year ended 31 March 2022.

Principal Activities

Hive was incorporated on 10 December 2018. Hive was established to become a new participant in the housing development market in Greater Manchester. It will acquire sites from local and other public authorities as well as other sources, secure planning permission and develop out the sites with homes for market sale.

Results for the period and allocation to members

Hive recorded a loss after interest and taxation of £504k in the period to 31 March 2022.

Designated Members

GMJV FundCo LLP and Greater Manchester Combined Authority own 80% and 20% respectively of Hive.

Members' responsibilities

The Members are responsible for preparing the Members' Report and the financial statements in accordance with applicable law and regulations.

Legislation applicable to limited liability partnerships (LLPs) requires the Members to prepare financial statements for each financial period. Under that law the Members have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under legislation applicable to limited liability partnerships the members 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 LLP and of the profit or loss of the LLP for that period.

In preparing those financial statements, the members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the LLP will continue in business.

The Members are responsible for keeping adequate accounting records that are sufficient to show and explain the LLP's transactions and disclose with reasonable accuracy at any time the financial position of the LLP and enable them to ensure that the financial statements comply with the Companies Act 2006 as modified by the Limited Liability Partnerships Regulations 2008. The Members are also responsible for safeguarding the assets of the LLP and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Members are aware:

- there is no relevant audit information of which the LLP's auditor is unaware; and
- the Members have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

HIVE HOMES (GREATER MANCHESTER) LLP

Period ended 31 March 2022

MEMBERS REPORT

Going concern

The members have prepared these accounts on a going concern basis, which they believe is appropriate.

Auditor

Beever and Struthers LLP have been appointed as Hive Home's External Auditors. A resolution for the re-appointment of Beever and Struthers LLP as auditors of the Company is to be proposed at a forthcoming Members' meeting.

Small LLP provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006 (as applied to limited liability partnerships by regulation 3 of the Limited Liability Partnerships Regulations 2008).

Signed on behalf of the Members'



M. Harrison

Board Member

22nd July 2022

HIVE HOMES (GREATER MANCHESTER) LLP

Year ended 31 March 2022

INDEPENDENT AUDITORS REPORT

Company Registration Number OC425196

Opinion

We have audited the financial statements of Hive Homes LLP ("the limited liability partnership") for the year ended 31 March 2022 which comprise the Statement of Comprehensive Income, the Statement of Financial Position and notes to the financial statements including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 Section 1A "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the limited liability partnership's affairs as at 31 March 2022 and of its loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as applied to limited liability partnerships.

Basis for opinion

We conducted our audit in accordance with International Standards on auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the limited liability partnership in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report to you in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the members use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the limited liability partnership's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

HIVE HOMES (GREATER MANCHESTER) LLP

Year ended 31 March 2022

INDEPENDENT AUDITORS REPORT

Company Registration Number OC425196

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The members are responsible for the other information. Our opinion on the financial statements does not cover the other information and, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which Companies Act 2006 as applied to limited liability partnerships:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit; or
- the members were not entitled to prepare the financial statements in accordance with the small limited liability partnerships' regime.

Responsibilities of members

As explained more fully in the Members' Responsibilities Statement set out on page 4, the members are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the members are responsible for assessing the limited liability partnership's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the members either intend to liquidate the limited liability partnership or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

HIVE HOMES (GREATER MANCHESTER) LLP

Year ended 31 March 2022

INDEPENDENT AUDITORS REPORT

Company Registration Number OC425196

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's web-site at <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and addressing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We obtained an understanding of laws and regulations that affect the LLP, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws and regulations that we identified included the UK Companies Act, Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and tax legislation.
- We enquired of the members' and reviewed correspondence and meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the members' have in place, where necessary, to ensure compliance.
- We gained an understanding of the controls that the members have in place to prevent and detect fraud. We enquired of the members about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations and fraud was discussed within the audit team and tests were planned and performed to address these risks. We identified the potential for fraud in the following areas: the capitalisation of work in progress and subsequent recoverability.
- We reviewed financial statements disclosures and tested to supporting documentation to assess compliance with relevant laws and regulations discussed above.
- We enquired of the members about actual and potential litigation and claims.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

Due to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

HIVE HOMES (GREATER MANCHESTER) LLP

Year ended 31 March 2022

INDEPENDENT AUDITORS REPORT

Company Registration Number OC425196

Use of our report

This report is made solely to the limited liability partnership's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 as applied to limited liability partnerships. Our audit work has been undertaken so that we might state to the limited liability partnership's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the limited liability partnership and the limited liability partnership's members as a body for our audit work, for this report, or for the opinions we have formed.

Beevers and Struthers

Richard Graham BA ACA (Senior Statutory Auditor)

For and on behalf of

BEEVERS AND STRUTHERS, Statutory Auditor

St George's House

215/219 Chester Road

Manchester

M15 4JE

Date: 28 September 2022

HIVE HOMES (GREATER MANCHESTER) LLP

Period ended 31 March 2022

MEMBERS REPORT**STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2022**

	Note	2022 £'000	2021 £'000
Turnover			
Other income		-	-
Gross profit		-	-
Administrative expenses		(504)	(287)
Operating loss	2	(504)	(287)
Interest receivable		-	-
Tax on loss on ordinary activities		-	-
Loss for the financial period before members' remuneration and profit shares		(504)	(287)
Members Remuneration	3	-	-
Loss for the financial period before members' remuneration and profit shares available for discretionary division among members		(504)	(287)

Hive's expenses all relate to continuing operations.

There are no other recognised gains and losses other than the results for the period.

The notes on pages 12-14 form part of these financial statements.


HIVE HOMES (GREATER MANCHESTER) LLP
Period ended 31 March 2022
MEMBERS REPORT

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2022

	Note	2022 £'000	2021 £'000
Current assets			
Stock and work in progress	4	6,805	1,211
Trade debtors	5	505	28
Cash at bank and in hand		1,740	369
		<u>9,050</u>	<u>1,609</u>
Creditors: Amounts falling due within one year	6	(1,914)	(361)
Net current assets		<u>7,136</u>	<u>1,248</u>
Net Assets attributable to members		<u>7,136</u>	<u>1,248</u>
Represented by			
Members' capital classified as equity	7	6,265	2,023
Members' capital classified as debt	7	2,150	-
Revenue reserves		(504)	(287)
Retained Earnings		(775)	(488)
Members' interests		<u>7,136</u>	<u>1,248</u>
Total Members' Interests			
Members' other interests		6,265	2,023
Loans and other debts due to members		2,150	-
		<u>8,415</u>	<u>2,023</u>

The notes on page 12 – 14 form part of these financial statements.

Signed on behalf of the Members



M. Harrison
Board Member
22nd July 2022

HIVE HOMES (GREATER MANCHESTER) LLP

Period ended 31 March 2022

NOTES TO THE FINANCIAL STATEMENTS

Company Registration Number OC425196

1. Accounting policies

Basis of accounting

The financial statements have been prepared in accordance with the applicable accounting standards including Financial Reporting Standard 102, Section 1A - "The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland" ("FRS102"), Companies Act 2006 as applied by LLPs and the Statement of Recommended Practice ("SORP"), Accounting by Limited Liability Partnerships, issued in January 2018. The financial statements have been prepared on the historical cost basis. The financial statements are presented in sterling (£) rounded to a thousand.

Turnover

Income is measured at the fair value of the consideration received or receivable. Turnover shown in the statement of comprehensive income represents amounts invoiced during the period. All turnover arises in the United Kingdom.

Going Concern

After reviewing the company's forecasts and projections, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The company therefore continues to adopt the going concern basis in preparing its financial statements.

Stock and work in progress

Stock and work in progress is valued on the basis of direct costs. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of work in progress.

Financial assets

Financial assets, other than investments and derivatives, are initially measured at transaction price (including transaction costs) and subsequently held at cost, less any impairment.

Financial liabilities

Financial liabilities are classified according to the substance of the financial instrument's contractual obligations, rather than the financial instrument's legal form. Financial liabilities are initially measured at transaction price (after deducting transaction costs) and subsequently held at amortised cost.

Judgements in applying accounting policies and key sources of estimation uncertainty

Management do not consider there to be any significant judgements or estimation uncertainty due to the straightforward nature of the company's operations.

Taxation

Taxation on LLP profits is the liability of the members. Consequently, neither partnership taxation nor related deferred taxation is accounted for in these financial statements.

HIVE HOMES (GREATER MANCHESTER) LLP

Period ended 31 March 2022

NOTES TO THE FINANCIAL STATEMENTS

Company Registration Number OC425196

Members' remuneration

A Member's share in the profit or the loss for the period is accounted for as an allocation of profits. Unallocated profits and losses are included in other reserves within members' other interests.

2 Operating loss

The operating loss is arrived at after charging:

	2022 £'000	2021 £'000
Auditor's remuneration (excluding VAT)		
-for the audit of the financial statements	10	10
-for other services relating to taxation	1	1

3 Taxation

The taxation payable on results of the Limited Liability Partnership is the personal liability of the members.

4 Stock and work in progress

	2022 £'000	2021 £'000
Properties for resale - work in progress	6,805	1,221
	<u>6,805</u>	<u>1,221</u>

5 Debtors

	2022 £'000	2021 £'000
Trade debtors		-
Other debtors	505	28
	<u>505</u>	<u>28</u>

6 Creditors: amounts falling due within one year

	2022 £'000	2021 £'000
Trade Creditors	(16)	-
Accruals	(538)	-
Deferred Income	(305)	-
Other creditors	(1,055)	(361)
	<u>(1,914)</u>	<u>(361)</u>

Included within other creditors, is an amount of £939,573 paid to Hive by GMCA but not yet invested. This amount is repayable on demand.

HIVE HOMES (GREATER MANCHESTER) LLP
Period ended 31 March 2022
NOTES TO THE FINANCIAL STATEMENTS

Company Registration Number OC425196

7 Members' interests

	Members' capital (classified as equity)	Members' capital (classified as debt)	Revenue reserves	Total
	£'000	£'000	£'000	£'000
Balance as at 01 April 2021	2,023	-	(775)	1,248
Introduced by members - GMCA	581	-	-	581
Introduced by members - GMJV FundCo LLP	3,661	2,150	-	5,811
Loss for the financial period available for discretionary division amongst members	-	-	(504)	(504)
Balance as at 31 March 2022	6,265	2,150	(1,279)	7,136

8 Members' remuneration

The average number of employees in the period was nil. In the year ended 31 March 2022, the members did not make any withdrawals.

9 Control

The designated members are the controlling party by virtue of their controlling interest in the limited liability partnership.

In the year ended 31 March 2022, the members did not make any withdrawals. At the balance sheet date there was no profit to be withdrawn by members.

10 Capital commitment

Hive had capital commitments in relation to land purchases of £1,035,000 and capital commitments in relation to construction contracts of £1,200,000.