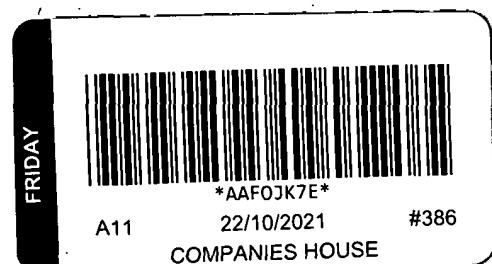


Forge New Homes LLP

Registered Number - OC428954

Annual Report and Financial Statements
for the period 1 October 2020 to 31 March 2021



Forge New Homes LLP

Report and the Financial Statements for the period 1 October 2020 to 31 March 2021

Registered number OC428954

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Forge New Homes LLP

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Registered number OC428954

Designated members

Designated members

Cube Homes Limited
Guinness Homes Limited
Together Commercial Limited
SYHA Enterprises Limited
YH Residential Limited

Registered office

Bull Green House
Bull Green
Halifax
West Yorkshire
HX1 2EB

Independent Auditors

Beever and Struthers
Chartered Accountants & Statutory Auditors
St. George's House
215 – 219 Chester Road
Manchester
M15 4JE

Bankers

Barclays Bank plc
6th Floor
One Snowhill
Snowhill Queensway
Birmingham
B4 6GN

Forge New Homes LLP

Report and the Financial Statements for the period 1 October 2020 to 31 March 2021

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Members' report

Principal activities

The LLP was incorporated on 19 September 2019. It is a partnership between Cube Homes Limited, Guinness Homes Limited, Together Commercial Limited, SYHA Enterprises Limited and YH Residential Limited for the development and sale of residential property in the Sheffield city region.

Forge New Homes is a jointly controlled entity which draws from the specialisms of each party in the delivery and management of its joint targets. This includes policies and procedures agreed to be consistent with its parent entities.

Results for the period and allocation to members'

The six month period to 31 March 2021 is the second trading period for the LLP. The first period being 18 months to 30 September 2020.

Turnover for the period is £nil (prior period:£nil), gross profit is £nil (prior period:£nil). Operating loss for the period is £130,721 (prior period: £390,144).

Designated members

The members of the LLP who were in office during the Period and up to the date of signing the financial statements were Cube Homes Limited, Guinness Homes Limited, Together Commercial Limited, SYHA Enterprises Limited and YH Residential Limited. The designated members delegate their responsibilities on a day to day basis to the following individuals (collectively the "Board").

Nick Atkin

Steve Close

Matthew Harrison

Catriona Simons

Tony Stacey

Risks and uncertainties

The LLP is party to its parent entities Strategy and Risk Registers. Key strategic risks of the LLP, such as governance, assurance and service delivery compliance are monitored by the members and reported upwards as required. The members meet 6 times a year.

Core to the success of the LLP is the ability to identify and manage effectively the risks to the business. Accordingly the LLP has well defined rigorous policies and processes designed to identify, mitigate and control risks. The primary risks that have the potential to adversely impact the business over the next 12 months are:

Development delivery - If risks are not managed effectively the operating margin may suffer. Potential risks are mitigated, controlled and managed through monthly and quarterly reviews of financial performance against budget and forecasts.

Funding - The LLP requires funding to build residential plots for sale, without this revenue and profit would reduce as output is limited. Borrowing facilities have been secured for the LLP which is also supported by member capital.

The market - Due to the Covid-19 pandemic the LLP has identified potential for decline in the UK property market. If this decline occurred then the financial performance of the LLP would likely to be adversely affected. Risk mitigation strategies include work in progress monitoring and continuing to secure new sites which the LLP can build on. In addition the government have put in place controls to ensure the impact on the property market is mitigated with schemes such as help to buy and reduction in stamp duties.

Forge New Homes LLP

Report and the Financial Statements for the period 1 October 2020 to 31 March 2021

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Members' Report continued

Members profit shares

Members are remunerated solely out of the profits of the LLP. The allocation of the profits to those who were members during the financial period occurs following finalisation of the annual financial statements.

The allocation of profits between members is determined by entitlements outlined in the Members' Agreement and is dependant on certain profit criteria achieved.

There were no dividends paid to members in the period ended 31 March 2021 (prior period: £nil).

Going concern

The financial statements have been prepared on the going concern basis, that the LLP will continue in operation for at least 12 months from the date of approval, which the members believe to be appropriate for the following reasons. The loan facility should enable the LLP to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for repayment. As with any LLP placing reliance on the members' ultimate parents for financial support, the members acknowledge that there can be no certainty that this support will continue although at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Auditor

Beever and Struthers LLP have been appointed as Forge New Homes'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).

Forge New Homes LLP

Report and the Financial Statements for the period 1 October 2020 to 31 March 2021

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Members' Report (continued)

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.

Approved by all designated members and signed on their behalf

Date: 09 August 2021

Steve Close



Independent Auditors' Report

Opinion

We have audited the financial statements of Forge New Homes LLP ("the limited liability partnership") for the period ended 31 March 2021 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) and the Statement of Recommended Practice 'Accounting by Limited Liability Partnerships (2018) issued in December 2019 (SORP).

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 2021 and of its loss for the period 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 by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008.

Basis of 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.

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, except to the extent otherwise explicitly stated in our report, 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the members' report for the financial period for which the financial statements are prepared is consistent with the financial statements; and
- the members' report has been prepared in accordance with applicable legal requirements.

Independent Auditors' Report (continued)

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the limited liability partnership and its environment obtained in the course of the audit, we have not identified material misstatements in the members' report.

We have nothing to report in respect of the following matters in relation to which Companies Act 2006 as applied to limited liability partnerships by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 requires us to report to you if, in our opinion:

- 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 and take advantage of the small limited liability partnerships' exemptions in preparing the members' report and from the requirement to prepare a strategic report.

Responsibilities of members

As explained more fully in the Members' Responsibilities Statement set out on page 6, 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.

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.

Forge New Homes LLP

Report and the Financial Statements for the period 1 October 2020 to 31 March 2021

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Independent Auditors' Report (continued)

- 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.

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 by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008. 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. □

Beever and Struthers

Richard Graham BA (Oxon), ACA (Senior Statutory Auditor)

For and on behalf of

BEEVER AND STRUTHERS, Statutory Auditor

St George's House

215/219 Chester Road

Manchester

M15 4JE

Date: 09 August 2021

Forge New Homes LLP

Report and the Financial Statements for the period 1 October 2020 to 31 March 2021

Registered number OC428954

Statement of Comprehensive Income for the period 1 October 2020 to 31 March 2021

	Note	Period ended 31 March 2021 £	Period ended 30 September 2020 £
Loss for the financial period before members' remuneration and profit shares		(130,721)	(390,144)
Tax on loss on ordinary activities		-	-
Members' remuneration		-	-
Loss for the financial period available for discretionary division amongst members	8	(130,721)	(390,144)

Forge New Homes' expenses all relate to continuing operations.

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

The accompanying notes form part of these financial statements.

Forge New Homes LLP

Report and the Financial Statements for the period 1 October 2020 to 31 March 2021

Registered number OC428954

Statement of members' capital for the period 1 October 2020 to 31 March 2021

	Note	Members' capital £	Profit and loss reserve £	Total members' interests £
Balance at 19 September 2019		-	-	-
Total comprehensive loss for the financial period		-	(390,144)	(390,144)
Capital introduced		1,000,000	-	1,000,000
Division of profits		-	-	-
Balance at 30 September 2020		1,000,000	(390,144)	609,856
Total comprehensive loss for the financial period		-	(130,721)	(130,721)
Capital introduced	9	1,500,000	-	1,500,000
Division of profits	10	-	-	-
Balance at 31 March 2021		<u>2,500,000</u>	<u>(520,865)</u>	<u>1,979,135</u>

Forge New Homes LLP

Report and the Financial Statements for the period 1 October 2020 to 31 March 2021

Registered number OC428954

Statement of Financial Position

	Note	As at 31 March 2021 £	As at 30 September 2020 £
Current assets			
Stock and work in progress	5	1,715,183	137,446
Debtors	6	29,195	77,650
Cash at bank and in hand		361,070	478,936
		2,105,448	694,032
Creditors: amounts falling due within one year	7	(126,313)	(84,176)
Net assets attributable to members		1,979,135	609,856
Represented by:			
Members' capital	8	2,500,000	1,000,000
Profit and loss reserve	8	(520,865)	(390,144)
		1,979,135	609,856
Total members' interests			
Loans and other debts due to members		1,979,135	609,856

The accompanying notes form part of these financial statements.

Signed on behalf of the members'

Steve Close

Date: 09 August 2021



Forge New Homes LLP

Report and the Financial Statements for the period 1 October 2020 to 31 March 2021

Registered number OC428954

1. General information

Forge New Homes LLP is a limited liability partnership incorporated in England and Wales. The address of its registered office is Bull Green House, Bull Green, Halifax, West Yorkshire, HX1 2EB. The principal business activity of Forge New Homes LLP is the development and sale of residential property.

The financial statements are presented in sterling (£).

2. Summary of significant accounting policies

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

a. Basis of preparation

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.

The preparation of financial statements in conformity with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies.

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Basic Financial Instruments; and
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

b. 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.

The outbreak of Covid-19 and the lockdown measures announced on 23 March 2020, presented operational and financial risks that to date have been successfully managed. Forge New Homes LLP's future income is expected to be generated through the delivery of Forge's development programme. Forge New Homes LLP has demonstrated that the financial impact of Covid-19 can be managed by the LLP and will continue to have the liquidity to manage the risks.

c. Members' drawings

Cash drawings will only be distributed upon mutual consent of all partners.

d. Stocks 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.

e. Taxation

Taxation on all LLP's profits is solely the personal liability of individual members. Consequently, neither taxation nor related deferred taxation arising in respect of Forge New Homes LLP is accounted for in these financial statements.

Forge New Homes LLP**Report and the Financial Statements for the period 1 October 2020 to 31 March 2021****Registered number OC428954****e. Significant judgements**

Preparation of the financial statements requires management to make significant judgements. The members have made a judgement that preparation of the financial statements on a going concern basis is appropriate. All adopted accounting standards have been chosen due to their suitability.

f. Significant estimates

Preparation of the financial statements requires management to make significant estimates. The members have made an estimate that the stocks are held at cost and are deemed recoverable.

3. Loss for the financial period before members' remuneration and profit shares

Loss for the financial period before members' remuneration and profit shares is stated after charging:

	2021	2020
	£	£
Fees payable to the LLP's auditors for the audit of the LLP's financial statements	4,000	5,250

4. Employee information

The LLP had no employees during the period.

5. Stock and work in progress

	2021	2020
	£	£
Work in progress	1,715,183	137,446

6. Debtors

	2021	2020
	£	£
Taxation and social security	22,298	72,900
Prepayments and accrued income	3,500	4,750
Other debtors	3,396	-
	29,195	77,650

7. Creditors: amounts falling due within one year

	2021	2020
	£	£
Trade creditors	57,945	-
Accruals and deferred income	68,368	84,176
	126,313	84,176

Forge New Homes LLP**Report and the Financial Statements for the period 1 October 2020 to 31 March 2021****Registered number OC428954****8. Members' interests**

	Profit and Loss reserve £	Members' capital £	Total £
At the beginning of the period	(390,144)	1,000,000	609,856
Total comprehensive loss for the financial period available for members'	(130,721)	-	(130,721)
Capital contributions	-	1,500,000	1,500,000
Members' interest after total comprehensive loss for the period	(520,865)	2,500,000	1,979,135
Members' drawings	-	-	-
At the end of the period	(520,865)	2,500,000	1,979,135

9. Members loan note contributions

Together Commercial Limited, South Yorkshire Homes Enterprise, Yorkshire Homes Residential Limited, Guinness Homes Limited and Cube Homes Limited are the members of the LLP. Each member has contributed equal amounts of £500,000 each.

	2021 £	2020 £
Members capital	2,500,000	1,000,000
Total contribution	2,500,000	1,000,000

10. Control

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

In the period ended 31 March 2021, the members did not make any withdrawals (September 2020: £nil). At the balance sheet date there was no profit to be withdrawn by members.

11. Related party transactions

During the period there have been related party transactions.

Together Housing Association is the parent company of Together Commercial Limited. Together Housing Association charges Forge New homes LLP a fee for the secretarial and accounting services provided, this fee included in the current period is £40,000. In addition Together Housing Association charges Forge New homes the salary of the project manager this is £46,586 (prior period: £75,503).