

# millbay

Welcome Home

**MILL BAY HOMES LIMITED**

Registered number 10912643

**REPORT AND FINANCIAL STATEMENTS**

**For the year ended 31st March 2022**

**Filleted Accounts**



**MILL BAY HOMES LIMITED**

**REPORT AND FINANCIAL STATEMENTS**

For the year ended 31st March 2022

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**MILL BAY HOMES LIMITED**  
**OFFICERS AND PROFESSIONAL ADVISERS**

Company Registration Number: 10912643 (incorporated 11 August 2017)

**Board of Directors:**

Mr. M. Westerman, MinstF, FIDM, ISP (Chair)  
Mr. J. Leighton FRICS  
Mr. N. Hampshire, BSc (Hons), MBA, MRICS  
Mr. A. Jenkins, BSc (Hons), FCA

**Company Secretary**

Ms. C. Morgan LLB

**Registered Office:**

Meyler House, St. Thomas Green, Haverfordwest, Pembrokeshire.  
SA61 1QP

**External Auditors:**

Bevan Buckland LLP  
Chartered Accountants & Statutory Auditors  
Ground Floor  
Cardigan House  
Castle Court  
Swansea Enterprise Park  
Swansea  
SA7 9LA

**Internal Auditors:**

Mazars  
Victoria Street  
Bristol BS1 6DP

**Legal Advisors:**

Hugh James  
Two Central Square  
Cardiff CF10 1FS

Darwin Grey  
Helmont House  
Churchill Way  
Cardiff CF10 2HE

**Bankers:**

Barclays Bank PLC  
Windsor Court  
3 Windsor Place  
Cardiff CF10 3AX

**MILL BAY HOMES LIMITED**  
**Registered number 10912643**

**STATEMENT OF FINANCIAL POSITION**  
**at 31 March 2022**

		<b>2022</b>	<b>2021</b>
		<b>£</b>	<b>£</b>
<b>Property, Plant &amp; Equipment</b>			
Other fixed assets - depreciated cost	2	3,382	3,238
		<u>3,382</u>	<u>3,238</u>
<b>Current assets</b>			
Inventories	3	3,957,319	3,761,456
Receivables: amounts falling due within one year	4	3,183,070	1,651,193
Receivables: amounts falling due after more than one year	5	85,756	66,755
Cash		72,132	20,259
		<u>7,298,277</u>	<u>5,499,663</u>
<b>Payables: amounts falling due within one year</b>	6	(2,681,477)	(3,473,299)
<b>Net current assets</b>		<u>4,616,800</u>	<u>2,026,364</u>
<b>Total Assets less current liabilities</b>		<u>4,620,182</u>	<u>2,029,602</u>
<b>Payables: amounts falling due after more than one year</b>	7	(4,615,181)	(2,024,601)
<b>Net assets</b>		<u>5,001</u>	<u>5,001</u>
		<u>=====</u>	<u>=====</u>
<b>Equity</b>			
Called up share capital	8	1	1
Revenue reserve	9	5,000	5,000
		<u>5,001</u>	<u>5,001</u>
		<u>=====</u>	<u>=====</u>

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies. In accordance with Section 444 of the Companies Act 2006, the income statement has not been delivered.

The financial statements on pages 2 to 7 were approved by the Board of Directors on 30 June 2022 and were signed on its behalf by:

*M H Westerman*

Mr M Westerman, Director

**MILL BAY HOMES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS - PRINCIPAL ACCOUNTING POLICIES**

Mill Bay Homes Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and office address can be found on the Company Information page.

**a. Basis of Accounting.**

These financial statements have been prepared in accordance with Financial Reporting Standards 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention. A summary of the more important policies which have been applied consistently are set out below.

**b. Turnover.**

Turnover consists of the proceeds of property sales and related income which are recognised at the point of exchange of contract.

**c. Property, Plant & Equipment.**

Property, plant & equipment are included at cost less depreciation and impairment. Indication of impairment is reviewed annually, and an impairment review is undertaken where there is an indication of impairment. Depreciation is provided evenly on the cost of items of fixed assets to write them down to their estimated residual values over their expected useful lives. Office equipment – 10%, Computer equipment – 25%

Expenditure on assets costing less than £250, which do not form part of a larger asset are written off to the Statement of Comprehensive Income in the year in which the expenditure is incurred.

**d. Work in Progress.**

Work in progress is calculated at the lower of cost or net realisable value of schemes under construction.

**e. Inventory.**

The value of stock is the lower of cost or net realisable value of completed properties held for sale.

**f. Operating Leases.**

Costs in respect of operating leases are amortised on a straight-line basis over the lease in accordance with FRS102.

**g. Pensions.**

The company participates in the industry wide defined contribution pension scheme. The assets of the scheme are invested and managed independently of the finances of the Company. Pension costs are assessed in accordance with the advice of an independent qualified actuary.

**h. Loan Facility.**

The company has a revolving credit facility with the parent to assist towards the cost of various developments and land acquisitions. The interest rate is set on commercial terms.

**i. Value Added Tax.**

The company is registered for VAT.

**j. Corporation Tax.**

Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted at the balance sheet date.

**k. Receivables.**

Short term receivables are measured at transaction price, less any impairment.

**MILL BAY HOMES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS - PRINCIPAL ACCOUNTING POLICIES (continued)**

**l. Payables.**

Short term trade payables are measured at transaction price.

**m. Functional and Presentational Currency.**

The company's functional and presentational currency is pounds sterling.

**n. Going Concern.**

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

**o. Gift Aid**

The Company covenants all of its earnings to the Parent.

**p. Critical accounting judgments and key sources of estimation uncertainty**

The preparation of the 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 in the future may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is reviewed and in any future periods affected.

**Significant management judgments**

The following are management judgements in applying the accounting policies of the company that have the most significant effect on the amounts recognised in the financial statements.

**Cost of Sales**

When a property sale is recognised a transfer from inventories / work in progress is made to the cost of sales based on the anticipated gross profit margin for the total site development. The anticipated gross profit margin is reviewed periodically and updated for actual costs to date and revised forecasts.

**MILL BAY HOMES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**  
**for the year ended 31 March 2022**

**1 Staff numbers and cost**

The average number of persons (including Senior Executives) employed during the year was:

	<b>2022</b>	<b>2021</b>
Office staff	4.50	6.08
	-----	-----
	4.50	6.08
	=====	=====

The average number of full time equivalent persons (including Senior Executives) employed during the year was:

	<b>2022</b>	<b>2021</b>
Office staff	4.02	5.20
	-----	-----
	4.02	5.20
	=====	=====

**2 Property, Plant & Equipment - Other Fixed Assets**

	<b>Office Equipment</b>	<b>Computer Equipment</b>	<b>Total</b>
<b>Cost</b>	<b>£</b>	<b>£</b>	<b>£</b>
At 1 April 2021	6,636	16,489	23,125
Additions	327	1,559	1,886
Disposals	- 608	-	- 608
	-----	-----	-----
At 31 March 2022	6,355	18,048	24,403
	=====	=====	=====
<b>Depreciation</b>			
At 1 April 2021	(5,276)	(14,610)	(19,886)
Charged for the year	(307)	(909)	(1,216)
Disposals	81	-	81
	-----	-----	-----
At 31 March 2022	(5,502)	(15,519)	(21,021)
	=====	=====	=====
<b>Net book value</b>			
At 31 March 2022	853	2,529	3,382
	=====	=====	=====
At 1 April 2021	1,360	1,879	3,239
	=====	=====	=====

**3 Inventories**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Completed properties held for sale	-	-
Schemes under construction	3,957,319	3,761,456
	-----	-----
	3,957,319	3,761,456
	=====	=====

**4 Receivables falling due within 1 year**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Prepayments and accrued income	3,153,524	1,649,453
Intercompany debtor - parent company	27,428	-
VAT Receivable	2,118	1,740
	-----	-----
	3,183,070	1,651,193
	=====	=====

**5 Receivables falling due after more than 1 year**

	<b>£</b>	<b>£</b>
Prepayments and accrued income	85,756	66,755
	-----	-----
	85,756	66,755
	=====	=====

**MILL BAY HOMES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS**  
for the year ended 31 March 2022

<b>6 Payables: Amounts falling due within one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Accruals and deferred income	311,044	451,844
Amounts owed in respect of housing development	310,739	256,344
Inter-Company creditor - parent company	2,012,220	2,741,107
Other payables	41,956	18,689
Annual Leave year end accrual	5,518	5,315
	<u>2,681,477</u>	<u>3,473,299</u>
	=====	=====

<b>7 Payables: Amounts falling due after one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Accruals - capital retentions	330,831	353,102
Secured Debt - Loan from parent company	4,284,350	1,671,500
- secured by a floating charge over any freehold, leasehold common hold property	<u>4,615,181</u>	<u>2,024,602</u>
	=====	=====

The parent makes available a total revolving credit loan facility of £10,000,000 secured by a floating charge over any freehold, leasehold common hold property.

<b>8 Called up share capital - non equity</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Allotted issued and fully paid :</b>		
At the beginning of the year	1	1
Issued	-	-
Cancelled	-	-
	<u>1</u>	<u>1</u>
At the end of the year	=====	=====

The parent holds one share of £1. The share is non-transferable and non-redeemable and carries no right to receive either income or capital payments.

<b>9 Reserves</b>	<b>At 1 April 2021</b>	<b>Profit for the year</b>	<b>Gift Aid payment</b>	<b>At 31 March 2022</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Revenue Reserve</b>	5,000	1,915,885	(1,915,885)	5,000
	<u>5,000</u>	<u>1,915,885</u>	<u>(1,915,885)</u>	<u>5,000</u>
	=====	=====	=====	=====
<b>Analysed as:</b>				
Revenue Reserve				5,000
				<u>5,000</u>
				=====

<b>10 Development Commitments</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Development expenditure that has been contracted for but has not been provided for in the financial statements and which will be funded by loans from the parent company	1,938,658	6,780,836
	<u>1,938,658</u>	<u>6,780,836</u>
	=====	=====
Development expenditure that has been authorised by the Board of Directors but has not yet been contracted for:	-	-
	<u>-</u>	<u>-</u>
	=====	=====

## **MILL BAY HOMES LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 March 2022**

#### **11 Contingent Liabilities**

In accordance with FRS102 there are no contingent liabilities at the balance sheet date.

#### **12 Legislative Provisions**

As at 31st March 2022 the company is a company limited by shares and is registered under the Companies Act 2006.

#### **13 Group Structure**

The company is a wholly controlled subsidiary company of ateb Group Limited.

#### **14 Related Parties and Directors**

Board members were reimbursed a total of £77 for attending meetings.

Mill Bay Homes Limited has a total outstanding inter company creditor balance due to the parent of £6,268,214 (2021: £4,478,645).

During the year Mill Bay Homes received £8,863,850 and repaid £6,251,000 in loans from the parent. The loan is a revolving credit facility.

During the year Mill Bay Homes were charged the following by the parent: Office rent £14,400, Management charges £ and Project management charge £5,288.

#### **15 Pensions Obligations**

The Company participates in the Social Housing Pension Scheme (the Scheme), a multi-employer scheme which provides benefits to some 500 non-associated employers. The scheme is a defined contribution scheme in the UK.

#### **16 Legal Status**

As at 31st March 2022 the company is a company limited by shares and is registered under the Companies Act 2006 having converted from a 'registered society' registered under Co-operative and Community Benefit Society Act 2014 in 2017.

#### **17 DISCLOSURE UNDER SECTION 444(5B) OF THE COMPANIES ACT 2006**

The Report of the Auditors was unqualified.

*A Vickers*

**Alison Vickers**

**(Senior Statutory Auditor)**

for and on behalf of Bevan Buckland LLP