

Company Registration No. 08050279 (England and Wales)

**LAND4HOMES LIMITED**  
**ANNUAL REPORT AND**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 JULY 2021**  
**PAGES FOR FILING WITH REGISTRAR**

## LAND4HOMES LIMITED

### COMPANY INFORMATION

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**Directors** Mr J G D Sharp  
Mr R I Thomlinson

**Company number** 08050279

**Registered office** Reynard House  
Altrincham Road  
Wilmslow  
Cheshire  
United Kingdom  
SK9 5ND

## LAND4HOMES LIMITED

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**LAND4HOMES LIMITED**

**BALANCE SHEET**

**AS AT 31 JULY 2021**

	Notes	2021		2020	
		£	£	£	£
<b>Fixed assets</b>					
Intangible assets	3	292,366		292,366	
Tangible assets	4		946		1,181
			<u>293,312</u>		<u>293,547</u>
<b>Current assets</b>					
Debtors	5	1,353		77,651	
Cash at bank and in hand		236,758		486,477	
		<u>238,111</u>		<u>564,128</u>	
<b>Creditors: amounts falling due within one year</b>	6	<u>(197,946)</u>		<u>(433,232)</u>	
<b>Net current assets</b>			<u>40,165</u>		<u>130,896</u>
<b>Net assets</b>			<u><u>333,477</u></u>		<u><u>424,443</u></u>
<b>Capital and reserves</b>					
Called up share capital			100		100
Profit and loss reserves			<u>333,377</u>		<u>424,343</u>
<b>Total equity</b>			<u><u>333,477</u></u>		<u><u>424,443</u></u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 31 July 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

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 members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the board of directors and authorised for issue on 26 April 2022 and are signed on its behalf by:

Mr J G D Sharp  
Director

Mr R I Thomlinson  
Director

Company Registration No. 08050279

## LAND4HOMES LIMITED

### NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 JULY 2021**

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#### 1 Accounting policies

##### Company information

Land4Homes Limited is a private company limited by shares incorporated in England and Wales. The registered office is Reynard House, Altrincham Road, Wilmslow, Cheshire, United Kingdom, SK9 5ND.

##### 1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, The principal accounting policies adopted are set out below.

##### 1.2 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for services provided in the normal course of business, being consultancy services, and is shown net of VAT and other sales related taxes.

##### 1.3 Intangible fixed assets - goodwill

Goodwill represents the excess of the cost of acquisition of unincorporated businesses over the fair value of net assets acquired. It is initially recognised as an asset at cost and is subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Goodwill is considered to have a finite useful life and is amortised as and when each land bank is sold.

##### 1.4 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and machinery	20% Reducing Balance
Computer equipment	33.3% Straight Line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is credited or charged to profit or loss.

##### 1.5 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges are recognised in profit or loss immediately, together with any changes in the fair value of the hedged asset or liability that are attributable to the hedged risk.

**LAND4HOMES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 JULY 2021**

1 **Accounting policies** (Continued)

2 **Employees**

The average monthly number of persons (including directors) employed by the company during the year was:

	2021 Number	2020 Number
Total	2	2

3 **Intangible fixed assets**

	Goodwill £
<b>Cost</b>	
At 1 August 2020 and 31 July 2021	1,000,000
<b>Amortisation and impairment</b>	
At 1 August 2020 and 31 July 2021	707,634
<b>Carrying amount</b>	
At 31 July 2021	292,366
At 31 July 2020	292,366

4 **Tangible fixed assets**

	Plant and machinery etc £
<b>Cost</b>	
At 1 August 2020 and 31 July 2021	14,086
<b>Depreciation and impairment</b>	
At 1 August 2020	12,905
Depreciation charged in the year	236
At 31 July 2021	13,140
<b>Carrying amount</b>	
At 31 July 2021	946
At 31 July 2020	1,181

**LAND4HOMES LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 31 JULY 2021**

5 Debtors	2021	2020
Amounts falling due within one year:	£	£
Trade debtors	-	76,818
Other debtors	1,353	833
	<u>1,353</u>	<u>77,651</u>
	<u><u>1,353</u></u>	<u><u>77,651</u></u>
6 Creditors: amounts falling due within one year	2021	2020
	£	£
Corporation tax	-	67,969
Other taxation and social security	1,196	25,176
Other creditors	196,750	340,087
	<u>197,946</u>	<u>433,232</u>
	<u><u>197,946</u></u>	<u><u>433,232</u></u>

**LAND4HOMES LIMITED**  
**MANAGEMENT INFORMATION**  
**FOR THE YEAR ENDED 31 JULY 2021**

