AMENDED

REGISTERED NUMBER: 10055536 (England and Wales)
SOCIAL HOUSING REGISTER NUMBER: 5055

Revised Directors' Report and

Revised Financial Statements for the year ended 30 September 2021

for

Rosewood Housing Limited

Revised financial statements
These revised financial statements replace the original financial statements for the year ended 30 September 2021 which were approved by the board on 28 March 2022. They are now the statutory financial statements of the company for that financial year. In accordance with the Companies Act 2006 (the Act), the financial statements have been revised as at the date of the original financial statements and not as at the date of this revision. Accordingly they do not deal with events between those dates.

The Act requires that where revised financial statements are issued, a revised auditors report is issued and this is attached.

The Directors believe that the original financial statements were not prepared in accordance with s393 of the Companies Act 2006 and did not give a true and fair view of the state of the Company's affairs as at 30 September 2021 and of its profit for the year then ended because they did not incorporate the investment property at the correct valuation. These financial statements have been revised to reflect the correct valuation. This had the effect of:

- decreasing the value of investment property assets by £216,000, decreasing the deferred tax provision by £144,000 and reducing net assets by £72,000; and
- decreasing the revaluation of investment property by £216,000, decreasing the tax on the surplus by £144,000 and decreasing the surplus and total comprehensive income for the year by £72,000.

Under section 454 of the Act, the Directors have authority to revise annual financial statements and the directors' report, if they do not comply with the Act. The revised financial statements or report must be amended in accordance with the Companies (Revision of Defective Accounts and Report) Regulations 2008, and in accordance therewith, do not take account of events which have taken place after the date which the original financial statements were approved. The Regulations require that the revised financial statements show a true and fair view as if they were prepared and approved by the directors as at the date of the original financial statements.

Rosewood Housing Limited (Registered number: 10055536)

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Company Information
for the year ended 30 September 2021

DIRECTORS:	R J Laugharne N M Auerbach S Ingham E A Curran
SECRETARY:	K Worth
REGISTERED OFFICE:	Burnham Yard London End Beaconsfield Buckinghamshire HP9 2JH
REGISTERED NUMBER:	10055536 (England and Wales)
SOCIAL HOUSING REGISTER NUMBER:	5055
AUDITORS:	BDO LLP (Statutory Auditor) 55 Baker Street Marylebone London W1U 7EU
SOLICITORS:	Devonshires 30 Finsbury Circus London EC2M 7DT

Revised Directors' Report
for the year ended 30 September 2021

The Directors present their annual report together with the audited financial statements of the Company for the year ended 30 September 2021.

PRINCIPAL ACTIVITY
The principal activity of the Company in the year under review was that of the development of real estate and as a provider of affordable rent and shared ownership housing, having registered as a For-Profit Registered Provider of Social Housing on 2 August 2018.

DIRECTORS
The Directors who held office during the period from 1 October 2020 to the date of the signature of this report are as follows:

R J Laugharne
N M Auerbach
S Ingham
E A Curran (appointed 4 January 2021)

QUALIFYING THIRD PARTY INDEMNITY PROVISIONS
The Company has made qualifying third-party indemnity provisions for the benefit of Directors which were made during the year and remain in force at the reporting date.

RESULTS AND DIVIDENDS
The results for the year as set out on page 12 and show:

	2021 £'000	2020 £'000
Surplus for the year before tax	362	242
Total comprehensive income for the year	111	192

No dividends will be distributed for the year ended 30 September 2021 (period ended 30 September 2020: nil).

REVIEW OF THE YEAR
The Company has seen steady pipeline growth in the period, alongside investment in the future growth strategy generating opportunities beyond the year ending September 2021. New targeted schemes maintain the commitment to a mixed portfolio of affordable and shared ownership properties.

Eve's House at Randall's Place, Uxbridge was acquired in the period. This is a flagship redevelopment of the former Randall's Department Store, an iconic building in the heart of Uxbridge town centre. The Company has brought this forward to the market as a wholly shared ownership scheme consisting of nine apartments, comprising a mix of one and two-bedroom homes. Since acquisition, sales and reservations have progressed well, and the Company anticipates to achieve a fully sold, stabilised asset in 2022.

In the financial year, Rosewood Housing Limited exercised an existing pre-emption, to acquire the affordable homes at Wilton Park Phase 1, Beaconsfield. Since September 2021, it has exchanged and completed on this transaction with sub-phased land transfers to complete when golden brick certification is achieved.

REVIEW OF THE YEAR (continued)

The 26 affordable homes within Wilton Park Phase 1 will comprise houses and apartments and be offered as a mix of shared ownership and affordable rent. Rosewood Housing Limited anticipates high demand for these homes which will be delivered in the former South Buckinghamshire District Council area, which is a high value area with very limited affordable housing delivery in recent years.

In addition, two further pre-emption agreements were entered into by Rosewood Housing Limited in the year ended ending September 2021 on future phases of the same development. These agreements secure a pre-emption right to acquire subsequent affordable housing phases. Collectively this could deliver a further 24 affordable homes if the pre-emption is exercised.

Rosewood Housing Limited qualified for Homes England Investment Partner status in the year and participation in the Shared Ownership and Affordable Homes Programme 2016-21. It also continues to review future pipeline opportunities aligned to the funding criteria of the subsequent Affordable Homes Programme 2021-2026 to support future growth aspirations.

Rosewood Housing Limited's tenancy and property management services continue to be delivered through its partner Thrive Homes. For some shared ownership schemes, where there is an existing managing agent delivering onsite block management services, a blended service offer is structured to bring cost efficiency in service charges to purchasers. In these instances, Thrive Homes continues to provide the rent and service charge administration function.

FUTURE DEVELOPMENTS AND GROWTH

Considering future growth, the Company will continue to maximise the potential to secure affordable housing opportunities, generated from Inland Homes Plc controlled land assets and through third party private housebuilder partners.

Geographical focus is predominantly concentrated on Hertfordshire, Buckinghamshire, and Berkshire. The Board will consider sole tenure shared ownership development opportunities, on a standalone basis, where they fall outside this core area.

A critical focus to future growth plans, is the availability of finance and procuring loan facilities with appropriate funding partners. To date, site acquisitions and longer-term finance have been secured through Aldermore Bank Limited and intercompany lending from the Company's parent Inland Limited. Resource time has been invested to raise the profile of Rosewood Housing Limited with funders and seek broader access to affordable housing sector lending.

During the financial year, Rosewood Housing Limited signed a facility letter with Close Brothers Limited, specific to development finance for Wilton Park Phase 1 and has since concluded this lending transaction in readiness for drawdown early 2022. This facility represents the bank's first lending in the affordable housing sector. Rosewood Housing Limited is also close to financial close on a further facility, which will enable it to drawdown longer-term external finance to Eve's House, Randall's Place, Uxbridge once all plot sales conclude.

The finance structures now in place with new and existing lenders give the Company funding partner relationships to support its growth. These partners have an appetite for future investment in both development finance and longer-term finance of stabilised affordable housing assets. Collectively, they provide future sources of funding aligned both to the Company's product, in terms of tenure and its status as a For-Profit Registered Provider.

VALUE FOR MONEY

The Value for Money Standard for Registered Providers of Social Housing (2018) (VfM) issued by the Regulator applies from 1 April 2018. The VfM are set out under the headings below.

The figures presented reflect the stage of the progression of the Company in its third year of operation, the growth from 2020 and the still relatively small number of units held. Whilst the metrics are in line with targets, the Directors do not feel there are any appropriate peers to make meaningful comparisons with as a small, relatively young, For-Profit Registered Provider of Social Housing. More meaningful data for analysis will be available as the Company grows.

Reinvestment

The financial statements represent the Company's third period of operations, with the Company having registered as a provider of social housing on 2 August 2018. Accordingly, the investment in the year as a percentage of the total properties held at 30 September 2021 remains high, with the completion of properties in construction during the year adding costs of £1.4m to investment property of £2.5m at the start of the year, representing reinvestment of 37% (2020: 87%).

New supply delivered

At 30 September 2021 the Company had delivered nine new homes (2020: 12) for social housing which represents 41% (2020: 92%) of total units. There were no non-social housing units.

Gearing

The Company's gearing, including amounts due group undertakings and cash and cash equivalents as a percentage of tangible fixed assets is 49% (2020: 98%).

Earnings before interest, tax, depreciation, amortisation, major repairs included (EBITDA MRI) interest cover

During the year, the Company was charged interest of £26,000 (2020: £59,000) on EBITDA MRI of £388,000 (2020: £302,000) after the revaluation of investment property, giving interest cover of 14.9 (2020: 5.1).

Headline social housing cost per unit

During the year, the Company incurred operating expenditure of £93,000 (2020: £489,000) and held 22 units (2020: 13 units) resulting in a headline social housing cost per unit of £4,000 (2020: £38,000).

Operating margin

During the year, the Company reported an operating surplus of £388,000 (2020: surplus of £301,000) after a revaluation of investment property of £364,000 (2020: revaluation of £261,000) on turnover of £263,000 (2020: £529,000) resulting in a 148% (2020: 57%) operating margin attributed wholly to social housing.

Return on capital employed

The Company reports an operating surplus of £388,000 (2020: surplus £301,000) and total assets less current liabilities of £1,268,000 (2020: £908,000) giving a return on capital employed of 31% (2020: 33%).

CODE OF GOVERNANCE

The Company has adopted the National Housing Federation Code of Governance and is compliant with all applicable requirements.

COMPLIANCE WITH GOVERNANCE AND FINANCIAL VIABILITY STANDARD

The Company has complied with the requirements of the regulatory standard. As the Company's parent undertaking is not a registered provider, the Company has mechanisms in place to ensure that it will receive such support and assistance as required to meet the Regulator of Social Housing's standards and other regulatory requirements.

The Group to which the Company is a member, continuously reviews the overall effectiveness of the internal controls framework, supported by the audit committee and therefore the Directors are satisfied that the Company has appropriate and effective internal controls.

PRINCIPAL RISKS AND UNCERTAINTIES

At the time of writing, we are experiencing a surge in cases of COVID-19 as the Omicron variant drives up infection rates. The Parent Company continues to closely monitor the impact of the pandemic on the group companies and respond to changing Government guidance as soon as it is announced. Risks and uncertainties resulting from the pandemic continue to be assessed by the Parent Company and the Rosewood Housing Board.

In meeting its long-term objectives, the following risk and uncertainties affecting the Company are shown below alongside mitigating strategies:

Risk and uncertainties	Mitigating strategies
1. **Regulation** Failure to meet regulatory requirements results in measures of intervention and reputational damage.	Effective Board and governance structure in place to oversee regulatory compliance. Advice sought from legal advisors and key regulatory matters where needed.
2. **Climate related risk** Climate related risks are continually evolving. In the short-term the risks are focused on meeting government targets and evolving policy. Rosewood Housing Limited will also need to consider how the physical effects of changing weather impacts on the business in the longer term.	The Board are kept updated on legislative and policy changes. The Parent Company has established a board level committee to develop an Environmental, Social and Governance framework for the Group and to monitor Environmental, Social and Governance (ESG) related risks, which include climate risks. Outputs from this committee are shared with the Board for review and discussion.
3. **Labour and supplies** Increased costs of as a result of labour supply shortages and higher material costs caused by a number of factors, including Brexit and COVID-19 exposes Rosewood Housing Limited to counterparty risk through supply chain failure.	Current strategy to secure opportunities through land and fixed price package deal arrangements mitigates the impact of this risk in the short to medium term. Detailed due diligence checks are undertaken to ensure counterparty robustness.

PRINCIPAL RISKS AND UNCERTAINTIES (continued)

Risk and uncertainties	Mitigating strategies
4. **Valuation of properties** Fall in house price values impacts on ability to sell in line with profit expectations**.**	A prudent realistic approach is taken to appraisal and assumptions around house price inflation help to mitigate some of this uncertainty.
5. **Future housing opportunities** An inability to secure new housing opportunities may frustrate the Company's growth.	Strategy to largely secure through the Parent Company, where assets are owned or controlled and from third-party house builder partners.
6. **Shared ownership sales risk** Volatility in market prices or slowdowns in sales volumes may impact on the Company's growth aspirations and income expectations.	The Company maintains a balanced portfolio between rented and sale tenures. Stress testing against feasible but severe scenarios for house prices ensures the Board monitor closely the implications of lower than expected sales income.
7. **Third party management** Outsourced provider fails to deliver on contractual obligations, negatively impacting on Rosewood Housing Limited's reputation within the market.	Ongoing monitoring of performance of the Company's management provider through regular review meetings and agreed KPIs.
8. **Health and safety** Failure to meet statutory requirements leading to harm or detriment to staff or tenants, which results in Regulatory or legal action, litigation, and reputational damage.	Regular statutory health and safety checks are undertaken through the management contract, alongside an annual health and safety audit carried out by the Parent Company health and safety team.
9. **Cyber security** Cyber security attack resulting in alteration, destruction, physical loss of loss of access or control of Rosewood Housing Limited's computer systems leading to potential regulatory penalties and reputational damage.	Third party IT provided ensures up to date security arrangements are in place and regularly monitored.
10. **Finance and treasury management** Difficulty in procuring new borrowing facilities at competitive rates limits the Company's growth aspirations. Ineffective monitor of existing loan covenants leads to a breach.	As a small for-profit registered provider, the Company could be limited in its funding options. The Board takes independent, specialist external advice before entering a new loan facility. This ensures competitive rates in line with other providers in the sector. A covenant tracker for all new facilities is being developed to monitor compliance to loan covenants.

PRINCIPAL RISKS AND UNCERTAINTIES (continued)

Financial risk management objectives and policies

All potential areas of financial risk are regularly monitored and reviewed by Directors and management. Any preventative or corrective measures are taken as necessary. The Company uses various financial instruments. These include cash, amounts owed to Group undertakings and trade creditors and amounts due to Group undertakings that arise directly from its operations. The existence of these financial instruments exposes the Company to a number of financial risks, which are described in more detail below.

Liquidity risk

The Company seeks to manage financial risks by ensuring sufficient liquidity is available to meet foreseeable needs and to invest cash assets prudently. Short-term flexibility may be achieved by overdraft facilities.

Interest rate risk

The Company finances its operations through a mix of intercompany loans and lending from banks. The Company controls the exposure to interest rate fluctuations by ensuring that the level of gearing is maintained at a reasonable level.

SUPPLIER PAYMENT POLICY

The Company's current policy concerning the payment of trade creditors is to follow the CBI's Prompt Payers Code (copies are available from the CBI, Centre Point, 103 New Oxford Street, London, WC1A 1DU).

The Company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts; and
- pay in accordance with the Company's contractual and other legal obligations.

STATEMENT OF BOARD MEMBERS' RESPONSIBILITIES

The Board members are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

Company law and social housing legislation require the Board members to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 surplus or deficit of the Company for that period.

In preparing these financial statements, the Board members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable 'United Kingdom Accounting Standards' and the 'Statement of Recommended Practice: Accounting by registered social housing providers 2018' have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

STATEMENT OF BOARD MEMBERS' RESPONSIBILITIES (continued)
The Board members 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, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. 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.

The Board members are responsible for ensuring that the report of the Board is prepared in accordance with the Statement of Recommended Practice: Accounting by registered social housing providers 2018.

Financial statements are published on the Company's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements, which may vary from legislation in other jurisdictions. The maintenance and integrity of the Company's website is the responsibility of the Board members. The Board members' responsibility also extends to the ongoing integrity of the financial statements contained therein.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS
So far as each person who was a Director at the date of approving this report is aware, there is no relevant audit information of which the Company's auditor is unaware. Additionally, the Directors individually have taken all the necessary steps that they ought to have taken as Directors in order to make themselves aware of all relevant audit information and to establish that the Company's auditor is aware of that information.

In preparing this report, the Directors have taken advantage of Small Companies' exemptions provided by Section 415A of the Companies Act 2006 in not preparing a Strategic Report.

AUDITORS
The auditors, BDO LLP (Statutory Auditor), will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

ON BEHALF OF THE BOARD:

....
S Ingham - Director

Date: 30. June 2022

Opinion on the revised financial statements
In our opinion the revised financial statements:

- give a true and fair view, seen as at the date the original financial statements were approved, of the state of the Company's affairs as at 30 September 2021 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice seen as at the date the original financial statements were approved; and
- have been prepared in accordance with the requirements of the Companies Act 2006 as they have effect under the Companies (Revision of Defective Accounts and Reports) Regulations 2008, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

We have audited the revised financial statements of Rosewood Housing Limited ("the Company") for the year ended 30 September 2021 which comprise the Revised Statement of Comprehensive Income, Revised Balance Sheet, the Revised Statement of Changes in Equity and revised 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 101 *Reduced Disclosure Framework* (United Kingdom Generally Accepted Accounting Practice). The revised financial statements have been prepared under the Companies (Revision of Defective Accounts and Reports) Regulations 2008 and accordingly do not take account of events which have taken place after the date the original financial statements were approved. These revised financial statements replace the original financial statements approved by the Directors on 28 March 2022.

Basis for opinion on the revised financial statements
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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Company 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.

Conclusions relating to going concern
In auditing the original financial statements, we have concluded that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Directors with respect to going concern are described in the relevant sections of this report.

We have not performed a subsequent events review for the period from the date of our previous auditor's report to the date of this report. Our opinion is not modified in this respect.

Emphasis of matter – revision of financial statements
We draw attention to note 2 to these revised financial statements which describes the need for the revision as the original financial statements did not incorporate the investment property at the correct valuation. The original financial statements were approved on 28 March 2022 and our previous auditor's report was signed on 29 March 2022. We have not performed a subsequent event review for the period from the date of our previous report to the date of this report. Our opinion is not modified in this respect.

Other information
The directors are responsible for the other information. The other information comprises the information included in the Report of the Directors and Financial Statements other than the financial statements and our auditor's report thereon. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

Other companies act 2006 reporting
In our opinion, based on the work undertaken in the course of the audit:

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

In our opinion, the original financial statements for the year ended 30 September 2021 failed to comply with the requirements of the Companies Act 2006 in the respects identified by the Directors in note 2 to the revised financial statements.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the revised Directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 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
- certain disclosures of Directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.; or
- the Directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the revised Directors' report and from the requirement to prepare a Strategic report.

Responsibilities of Directors
As explained more fully in the Statement of Directors' Responsibilities, the Directors are responsible for the preparation of the revised financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Directors 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 revised financial statements, the Directors are responsible for assessing the Company'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 Directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the revised financial statements
Our objectives are to obtain reasonable assurance about whether the revised 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.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We obtained an understanding of the legal and regulatory framework applicable to the Company and the industry in which it operates and considered the risk of acts by the Company which were contrary to applicable laws and regulations, including fraud. We considered the significant laws and regulations to be the Companies Act 2006, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2019 and the applicable accounting framework.

Our procedures included:

- agreement of the revised financial statement disclosures to underlying supporting documentation to assess compliance with those laws and regulations having an impact on the revised financial statements;
- enquiries of management and the Directors as to their identification of any non-compliance with laws or regulations, or any actual or potential claims;
- review of minutes of Board meetings throughout the period;
- obtaining an understanding of the control environment in monitoring compliance with laws and regulations and performing our own checks of compliance with relevant requirements.

We also assessed the susceptibility of the Company's revised financial statements to material misstatement, including how fraud might occur by considering the key risks impacting the revised financial statements. We identified specific fraud risks with respect to the valuation of investment property. For investment properties we obtained the valuation schedules, whether prepared by the Directors or external qualified valuers, and challenged the significant valuation inputs, such as current rent, lease terms and yields, used in the valuations against our own expectations, underlying supporting evidence and, where relevant, market data.

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Auditor's responsibilities for the audit of the revised financial statements (continued)
In relation to the risk of management override of internal controls which was also identified as a fraud risk, we reviewed journal entries processed during and subsequent to the year end and evaluated whether there was evidence of bias that represented a risk of material misstatement due to fraud. We selected a sample of journal entries which met our risk criteria and agreed the entry to supporting documentation and agreed the entry was appropriate.

We communicated relevant identified laws and regulations and potential fraud risks to all engagement team members and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

Our audit procedures were designed to respond to risks of material misstatement in the revised financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the revised financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at: https://www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

We are also required to report whether in our opinion the original financial statements failed to comply with the requirements of the Companies Act 2006 in the respects identified by the Directors. The audit of revised financial statements includes the performance of procedures to assess whether the revisions made by the Directors are appropriate and have been properly made.

Use of our report
This report is made solely to the Company's members, as a body, in accordance with the Housing and Regeneration Act 2008 and Companies (Revision of Defective Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the Company'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 Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:

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Christopher Young (Senior Statutory Auditor)
For and on behalf of BDO LLP, statutory auditor
London, UK

30 June 2022 2022

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Rosewood Housing Limited (Registered number: 10055536)

Revised Statement of Comprehensive Income
for the year ended 30 September 2021

	Notes	Year ended 30 September 2021 £'000	Year ended 30 September 2020 (As restated) £'000
TURNOVER	6	263	529
Cost of sales	6	(146)	(374)
GROSS PROFIT		117	155
Operating expenditure	6	(93)	(115)
Revaluation of investment property		364	261
OPERATING SURPLUS		388	301
Interest payable and similar expenses		(26)	(59)
SURPLUS BEFORE TAX		362	242
Tax on surplus	7	(107)	(50)
SURPLUS AND TOTAL COMPREHENSIVE INCOME FOR THE YEAR		255	192

The notes form an integral part of these financial statements

Rosewood Housing Limited (Registered number: 10055536)

Revised Statement of Financial Position
30 September 2021

	Notes	2021 £'000	2020 £'000
FIXED ASSETS			
Investment property	8	4,249	2,513
CURRENT ASSETS			
Stocks	9	600	118
Trade and other debtors	10	23	7
		623	125
CREDITORS			
Amounts falling due within one year	11	(3,604)	(1,730)
NET CURRENT LIABILITIES		(2,981)	(1,605)
TOTAL ASSETS LESS CURRENT LIABILITIES		1,268	908
CREDITORS			
Amounts falling due after more than one year	12	(732)	(734)
PROVISIONS FOR LIABILITIES	13	(157)	(50)
NET ASSETS		379	124
CAPITAL AND RESERVES			
Called up share capital	15	-	-
Income and expenditure reserve		379	124
SHAREHOLDER'S SURPLUS		379	124

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

S Ingham - Director

The notes form an integral part of these financial statements

Revised Statement of Changes in Equity
for the year ended 30 September 2021

	Called up share capital £'000	Income and expenditure reserve £'000	Total equity £'000
Balance at 30 September 2020	-	(68)	(68)
Changes in equity			
Total comprehensive income	-	192	192
Balance at 30 September 2021	-	124	124
Changes in equity			
Total comprehensive income	-	255	255
Balance at 30 September 2021	-	379	379

The notes form an integral part of these financial statements

1. STATUTORY INFORMATION

Rosewood Housing Limited is a private Company, limited by shares, registered in England and Wales. The Company's registered number and registered office address can be found on the Company Information page. The Company is also registered with the Regulator of Social Housing.

2. ACCOUNTING POLICIES

Basis of preparation
The financial statements have been prepared in accordance with FRS 101, Financial Reporting Standards Reduced Disclosure Framework and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

Revised financial statements
These revised financial statements replace the original financial statements for the year ended 30 September 2021 which were approved by the board on 28 March 2022. They are now the statutory financial statements of the company for that financial year. In accordance with the Companies Act 2006 (the Act), the financial statements have been revised as at the date of the original financial statements and not as at the date of this revision. Accordingly they do not deal with events between those dates.

The Directors believe that the original financial statements were not prepared in accordance with s393 of the Companies Act 2006 and did not give a true and fair view of the state of the Company's affairs as at 30 September 2021 and of its profit for the year then ended because they did not incorporate the investment property at the correct valuation. These financial statements have been revised to reflect the correct valuation. This had the effect of:

- decreasing the value of investment property assets by £216,000, decreasing the deferred tax provision by £144,000 and reducing net assets by £72,000; and
- decreasing the revaluation of investment property by £216,000, decreasing the tax on the surplus by £144,000 and decreasing the surplus and total comprehensive income for the year by £72,000.

Restatement of the Statement of Comprehensive Income for the year ended 30 September 2020
The statement of comprehensive income for the year ended 30 September 2020 has been restated. An amount of £374,000 has been reclassified from operating expenditure to cost of sales better reflecting the nature of costs in that period.

2. **ACCOUNTING POLICIES (CONTINUED)**

Accounting convention
The Company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 101 Reduced Disclosure Framework:

- the requirements of paragraphs 45(b) and 46 to 52 of IFRS 2 Share-based Payment;
- the requirements of paragraphs 62, B64(d), B64(e), B64(g), B64(h), B64(j) to B64(m), B64(n)(ii), B64(o)(ii), B64(p), B64(q)(ii), B66 and B67 of IFRS 3 Business Combinations;
- the requirements of paragraph 33(c) of IFRS 5 Non Current Assets Held for Sale and Discontinued Operations;
- the requirements of IFRS 7 Financial Instruments: Disclosures;
- the requirements of paragraphs 91 to 99 of IFRS 13 Fair Value Measurement;
- the requirements of the second sentence of paragraph 110 and paragraphs 113(a), 114, 115, 118, 119(a) to (c), 120 to 127 and 129 of IFRS 15 Revenue from Contracts with Customers;
- the requirement in paragraph 38 of IAS 1 Presentation of Financial Statements to present comparative information in respect of:
    - paragraph 79(a)(iv) of IAS 1;
    - paragraph 73(e) of IAS 16 Property, Plant and Equipment;
    - paragraph 118(e) of IAS 38 Intangible Assets;
    - paragraphs 76 and 79(d) of IAS 40 Investment Property; and
    - paragraph 50 of IAS 41 Agriculture;
- the requirements of paragraphs 10(d), 10)(f), 16, 38A, 38B, 38C, 38D, 40A, 40B, 40C, 40D and 111 of IAS 1 Presentation of Financial Statements;
- the requirements of paragraphs 134 to 136 of 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 of paragraphs 17 and 18A of IAS 24 Related Party Disclosures;
- the requirements in IAS 24 Related Party Disclosures to disclose related party transactions entered into between two or more members of a group; and
- the requirements of paragraphs 134(d) to 134(f) and 135(c) to 135(e) of IAS 36 Impairments of Assets.

The Group accounts of Inland Homes Plc are available to the public and can be obtained from the Company Secretary, Inland Homes Plc, Burnham Yard, London End, Beaconsfield, HP9 2JH.

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 thousand pounds (£'000).

Going concern
The Directors are required to assess the Company's ability to continue as a going concern for a period of at least the next twelve months

The going concern of the Company is dependent on that of the Group due to the use of intercompany debt across the Group to support the consolidated operations and therefore going concern has been considered at Group level.

2. ACCOUNTING POLICIES (CONTINUED)

Going concern (continued)
The Group's going concern assessment considers its principal risks which are set out in the 'Principal risks and uncertainties', section of the Group's Annual Report.

The Directors have reviewed the performance of the Group to which the Company is a member of for the current period and forecasts for a period covering fourteen months from the date of approval of this report.

In preparing forecasts, the Directors have considered the prevailing market conditions and current and known future disruptions brought about by COVID-19, alongside the other risks and uncertainties, including credit risk and liquidity risk, the present inflationary economic climate, the current and future forecast demand for land with planning consent and the current and expected future housing market conditions in the South and South East of England where the Group operates.

The base case forecast includes all known and anticipated cash inflows and confirms that the Group has sufficient working capital for the foreseeable future. The Group currently has forward residential home sales of £31.0m, which includes a large block sale to a third party scheduled to complete during the third quarter of the financial year ending 30 September 2022. Additionally, the Group has a forward partnership housing contract income order book of £186.8m. The Group, excluding joint ventures, currently has annualised residential and commercial rental income of c£1.5m.

The Directors have also assumed the continuation of stringent cash management procedures and debt reprofiling strategy, which have been in place since March 2020 and which saw reduction in net debt in the year ended 30 September 2021. The Directors have also assumed a continuation of this strategy in the period under review and expect net debt to reduce in the current year ending 30 September 2022.

These procedures have seen Group net debt decreased from £148.2m at 30 September 2020 to £118.1m at 30 September 2021.

The Group has done a considerable amount of work in successfully extending the time profile of its debt facilities. The undrawn debt facilities at 30 September 2021 were £33.9m. The main strategic objective of the Group in the current financial year remains the reduction of both net debt and net gearing.

This includes two loan facilities with the same lender amounting to £10.3m, of which £7.0m was repaid in November 2021 and £2.0m was repaid in December 2021. The remaining £1.3m has been extended to 31 December 2023. Three loan facilities amounting to £37.9m have been refinanced to 30 June 2023. The balance of remaining borrowing facilities falling due for repayment within one year represents amounts secured on residential unit sales which will be repaid in full as those residential sales complete. At the date of this report, the Group has borrowing facilities totalling £25.7m falling due for repayment within twelve months.

A revolving credit facility (RCF), of £65.0m expires in March 2023, of which £29.8m is drawn down at the date of this report. The Directors intend to commence a dialogue with the lender during the current financial year to 30 September 2022 to further extend the existing facility. This existing lender has supported the Group since March 2019 and has supported numerous successful house building development sites since that date.

2. ACCOUNTING POLICIES (CONTINUED)

Going concern (continued)

A second RCF of £14.9m has been extended to May 2022, with an agreement in principle from the lender to extend this further to May 2027, and an option for the Group to break at the end of three years. As demonstrated by the positive reprofiling changes made to the Group's debt, explained above, the Directors hold positive relationships with funders and have held constructive discussions with all existing and several other potential lenders.

At the date of this report there is no binding commitment to extend or refinance these RCFs beyond the dates referred to above but in view of the recent track record, the strength of the relationships, the availability of security for lenders and the number of options available, the Directors expect to be able to do so.

The Directors have performed detailed sensitivity analyses to test the Group's future liquidity and forecast banking covenant compliance based on several scenarios.

The Group has forecast planned land sales in the next twelve months as part of its normal course of business and as part of the Group's going concern review, the Directors have considered the impact of a delay of three months on each of these sales in isolation. They have also considered, again in isolation, a price reduction of 10% on all residential unit sales that are not in the hands of solicitors. Finally, the Group considered a delay in residential unit sales by three months. None of these individual scenarios leads to an issue with either the Group's liquidity or its debt covenants.

The Directors have also considered the following severe, but plausible downside scenario:

- only residential unit sales that have exchanged or are currently with solicitors to exchange will complete as forecast and all residential units that are available for sale are delayed by three months; and
- all planned land sales and where applicable management fees, where contracts have not been exchanged at the date of this report are delayed by six months.

Under this severe, but plausible scenario the Group may have to consider using capital markets to raise additional debt or equity to generate additional liquidity for the Group to meet its obligations as they contractually fall due. The Group has in place an approved mandate to use capital markets without pre-emption to issue up to approximately 46 million shares and successfully raised £9.9m, before expenses, in May 2020. Additionally, under this severe, but plausible scenario, the postponement or deferral of completions would delay revenue and profit recognition under IFRS 15 'Revenue from Contracts with Customers' but means that the Group would still remain completely covenant compliant with all of its lenders. Based on those assumptions, the Group would remain able to meet its debts as they fell due.

The Strategy outlined above details our approach but, the Board is mindful that no one can forecast exactly how changing macroeconomic circumstances post pandemic will play out and how this may affect the Group, industry and the wider economy for the foreseeable future. In particular, future changes to government policy relating to the housing market could have implications for the Group as it would for many other businesses. Such a situation would require the Board to re-examine the Group's financial position at the time and if necessary, report any significant adverse changes.

2. ACCOUNTING POLICIES (CONTINUED)

Going concern (continued)
At the time of approving the Annual Report and after making appropriate enquiries, the Directors consider that the Group has adequate resources to continue in operational existence for the foreseeable future. The Directors therefore consider it appropriate to prepare the Company financial statements on the going concern basis.

Revenue
The Company applies IFRS 15 'Revenue from Contracts with Customers'. This establishes a principles based approach for revenue recognition and is based on the concept of recognising revenue for obligations only when they are satisfied and the control of goods or services is transferred.

The standard is applicable to sales of land and sales of reversionary freehold, sales of residential units, property construction services and management fees from management of sites owned by third parties but excludes rental income which is accounted for within the scope of IFRS 16 'Leases'.

To determine whether to recognise revenue, the Company follows a five-step process:

1. Identifying the contract with a customer.
2. Identifying the performance obligations.
3. Determining the transaction price.
4. Allocating the transaction price to the performance obligations.
5. Recognising revenue when/as performance obligations are satisfied.

The Company often enters into transactions with multiple performance obligations. In these cases, the total transaction price for a contract is allocated amongst the various performance obligations based on their relative stand-alone selling prices. The transaction price for a contract excludes any amounts collected on behalf of third parties.

Revenue is recognised either at a point in time or over time, when (or as) the Company satisfies performance obligations by transferring the promised goods or services to its customers.

The Company recognises contract liabilities for consideration received in respect of unsatisfied performance obligations and reports these amounts as other payables in the Statement of Financial Position. Similarly, if the Company satisfies a performance obligation before it receives the consideration, the Company recognises either a contract asset or receivable in the Statement of financial position, depending on whether something other than the passage of time is required before the consideration is due.

Revenue is measured by reference to the fair value of consideration received or receivable by the Company for goods supplied, excluding VAT and trade discounts.

Turnover
Turnover represents rental and service charge income receivable (net of void losses) and the proceeds of first tranche sales of shared ownership.

Rental income is recognised on the execution of tenancy agreements and covers rent charged up to and including 30 September. Proceeds of sales are recognised on practical completions.

2. **ACCOUNTING POLICIES (CONTINUED)**

Investment property
Investment properties are those properties which are not occupied by the Company and which are held for long-term rental yields, capital appreciation or both.

Investment property also includes investment property under construction that will be developed for future use as investment property.

Investment properties are initially measured at cost, including related transaction costs. At each subsequent reporting date are remeasured to their fair value. Movements in fair value are included in the Statement of Comprehensive Income. Investment properties are valued by the Directors based on up to date market information, including external valuation. Fair value means a discount to market value, reflective of the properties being Social Housing assets.

Subsequent expenditure is capitalised to the asset's carrying value only where it is probable that the future economic benefits associated with the expenditure will flow to the Company.

Any gain or loss resulting from the sale of an investment property is immediately recognised in the Company Income Statement. An investment property shall be derecognised on disposal.

When the Directors consider that the status of the property has changed to being a development property it is transferred to stocks. A property is transferred to stocks when it has been decided that the units being constructed will be sold and no future rental income is expected. When a partial disposal or transfer is made, the proportion relating to the disposal or transfer is derecognised.

Stocks
Stocks consist of first tranche sales of share ownership units. Cost includes an appropriate allocation of the purchase of sites, the cost of infrastructure and construction works, and legal and professional fees incurred during development prior to sale. Net realisable value is estimated based upon the future expected selling price, less estimated costs of completion and estimated costs to sell.

Taxation
Current tax is the tax currently payable based on taxable profit for the period calculated using tax rates and laws substantively enacted at the reporting date.

Deferred income taxes are calculated using the liability method on temporary differences. Deferred tax is generally provided on the difference between the carrying amounts of assets and liabilities and their tax bases. However, deferred tax is not provided on the initial recognition of goodwill, nor on the initial recognition of an asset or liability unless the related transaction is a business combination or affects tax or accounting profit. Temporary differences include those associated with shares in subsidiaries and joint ventures unless reversal of these temporary differences can be controlled by the Company and it is probable that reversal will not occur in the foreseeable future. In addition, tax losses available to be carried forward as well as other income tax credits to the Company are assessed for recognition as deferred tax assets.

2. ACCOUNTING POLICIES (CONTINUED)

Taxation (continued)
Deferred tax liabilities are provided in full, with no discounting. Deferred tax assets are recognised to the extent that it is probable that the underlying deductible temporary differences will be able to be offset against future taxable income. Current and deferred tax assets and liabilities are calculated at tax rates and laws that are expected to apply to their respective period of realisation, provided they are enacted or substantively enacted at the year end date.

Changes in deferred tax assets or liabilities are recognised as a component of tax expense in the Company Income Statement except where they relate to items that are recognised in other comprehensive income or directly in equity in which case the related deferred tax is also recognised in other comprehensive income or equity respectively.

Financial assets
The Company classifies its financial assets into one of the categories discussed below, depending on the purpose for which the asset was acquired. The Company's accounting policy for each category is as follows:

Amortised cost
These assets arise principally from the provision of goods and services to customers (e.g. trade receivables), but also incorporate other types of financial assets where the objective is to hold these assets in order to collect contractual cash flows and the contractual cash flows are solely payments of principal and interest. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

Impairment provisions for current and non-current trade receivables are recognised based on the simplified approach within IFRS 9 using a provision matrix in the determination of the lifetime expected credit losses. During this process the probability of the non-payment of the trade receivables is assessed. This probability is then multiplied by the amount of the expected loss arising from default to determine the lifetime expected credit loss for the trade receivables. On confirmation that the trade receivable will not be collectable, the gross carrying value of the asset is written off against the associated provision.

Impairment provisions for all other receivables are recognised based on a forward looking expected credit loss model. The methodology used to determine the amount of the provision is based on whether there has been a significant increase in credit risk since initial recognition of the financial asset. For those where the credit risk has not increased significantly since initial recognition of the financial asset, twelve month expected credit losses. For those for which credit risk has increased significantly, lifetime expected credit losses are recognised. For those that are determined to be credit impaired, lifetime expected credit losses along with interest income on a net basis are recognised.

The Company's financial assets measured at amortised cost comprise trade and other receivables, cash and cash equivalents and amounts due from joint ventures (other than those held at fair value through profit and loss) and associates in the consolidated statement of financial position.

Cash and cash equivalents comprise cash in hand and demand deposits, together with other short term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

2. ACCOUNTING POLICIES (CONTINUED)

Financial liabilities
Financial liabilities are obligations to pay cash or other financial assets and are recognised when the Company becomes a party to the contractual provisions of the instrument.

All financial liabilities are initially recognised at fair value net of any transaction costs. Subsequently they are recorded at amortised cost using the effective interest method, with interest-related charges recognised as an expense in finance cost in the Company Income Statement. Finance charges, including premiums payable on settlement or redemption and direct issue costs, are charged to the Company Income Statement on an accruals basis using the effective interest method and are added to the carrying amount of the instrument to the extent that they are not settled in the period in which they arise.

A financial liability is derecognised only when the obligation is extinguished, that is, when the obligation is discharged, cancelled or expires.

Share capital and other equity reserves
Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Retained earnings represents cumulative net gains and losses recognised in the Company income statement together with other items such as dividends and share-based payments.

3. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTIES

In the application of the Company's accounting policies, the Directors are required to make judgements, estimates and assumptions about the carrying amount of assets that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The estimates and assumptions which have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities are outlined below.

Fair value of investment properties
The fair value of materially completed investment property is determined by independent valuation experts applying a discount to market basis, subject to current leases and restrictions, as this has been assessed currently as the best use of these assets. Investment properties awaiting construction are valued by the Directors using an appraisal system; critical accounting estimates relate to the forecasts prepared in order to assess the carrying value.

3. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTIES (CONTINUED)

Classification between investment property and stocks
In applying the accounting policy for the recognition of properties between investment property and stocks, on completion management make a distinction between investment property and inventories based on the expected use of the asset.

An investment property is an asset that is held for long-term capital appreciation and/or income generation. Inventories are assets that are held with an intention for sale.

Rosewood Housing Limited is a registered provider and developer of high-quality, affordable homes providing shared ownership units and affordable rent units.

The sale of shared ownership units is the main ordinary course of business. The proportion of the properties expected to be sold through shared ownership is classified as stocks with the remainder classified as investment property reflecting the intention of the company to hold the properties for rental income. In order to estimate the proportion expected to be sold, management considers matters such as the affordability of the share ownership properties, local demand for shared ownership properties and its general experience of first tranche shared ownership sales in the social housing sector.

The rental of affordable rent units is classified as investment property reflecting the intention of the company to hold the properties for rental income.

4. EMPLOYEES AND DIRECTORS

There were no employees or direct staff costs for the year ended 30 September 2021 nor for the period ended 30 September 2020.

An amount of £23,000 (2020: £43,000) has been recharged from Inland Limited, a fellow subsidiary undertaking, in respect of time spent by employees of that undertaking engaged in the operations of Rosewood Housing Limited. Fees paid to Directors totalled £14,000 (2020: £4,000).

5. SURPLUS FOR THE FINANCIAL YEAR

The audit fees were borne by the ultimate Parent Company, Inland Homes Plc.

6. ACCOMMODATION UNITS AND SOCIAL HOUSING TURNOVER AND COSTS

At 30 September 2021, the Company held 22 units (2020: 13 units) of which nine units (2020: 9 units) were let under affordable rent. All rent receivable and costs recognised in the Statement of Comprehensive Income were incurred in respect of those units.

Turnover includes rent receivable of £103,000 (2020: £43,000) and revenue from the first tranche of shared ownership sales of £160,000 (2020: £486,000). Social housing expenditure costs of £239,000 (2020: £489,000) are recognised in the Statement of Comprehensive Income. There was no service charge receivable and no void losses in either the current or prior years.

No financial assistance or other government grants have been received.

7. TAXATION

Analysis of tax expense

	2021	2020
	£'000	£'000
Tax expense – deferred tax	107	50

Factors affecting the tax expense

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	2021	2020
	£'000	£'000
Surplus before tax	362	242
Surplus multiplied by the standard of corporation tax in the UK of 19% (2020 – 19%)	69	46
Expenses not deductible for tax	(69)	(50)
Chargeable gains	69	50
Group relief surrendered	1	4
Re-measurement of deferred tax for changes in tax rates	37	-
Tax expense	107	50

In the Spring Budget 2021, the Government announced that from 1 April 2023, the corporate tax rate will increase to 25%. This new law was substantively enacted in March 2021 and so this new rate has been applied to deferred tax balances (2020: 19%).

8. INVESTMENT PROPERTY

	Total
	£'000
FAIR VALUE	
At 1 October 2020	2,513
Additions	1,372
Revaluation	364
At 30 September 2021	4,249
NET BOOK VALUE	
At 30 September 2021	4,249
At 30 September 2020	2,513

9. STOCKS

	2021	2020
	£'000	£'000
Stocks	600	118

There is no material difference between the replacement cost of stocks and amounts stated above.

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£'000	£'000
Prepayments and accrued income	23	7

Debtors disclosed above are classified as amortised cost and are therefore measured at amortised cost. All amounts fall due within one year.

The Company applies the general approach to providing for expected credit losses prescribed by IFRS 9 for other receivables. The expected credit loss provision in the current year is immaterial.

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£'000	£'000
Trade creditors	24	3
Amounts owed to group undertakings	1,612	1,722
Other creditors	1,900	-
Accruals and deferred income	68	5
	3,604	1,730

Amounts owed to parent undertaking are unsecured and are repayable on demand. No interest is charged on the loans.

12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2021	2020
	£'000	£'000
Bank loans	732	734

The bank loans are secured against certain properties held by the Company.

13. PROVISIONS FOR LIABILITIES

	2021	2020
	£'000	£'000
Deferred tax	157	50

14. COMMITMENTS

At 30 September 2021 the Company had not entered into any agreements for the development of property (2020: a commitment of £nil).

15. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2021 £	2020 £
1	Ordinary	1	1	1

The Company has one class of ordinary shares which carry on right to fixed income. These shares carry voting rights of one vote per share.

16. ULTIMATE CONTROLLING PARTY AND INTRA GROUP TRANSACTIONS

Inland Limited owns 100% of the ordinary share capital of the Company and is therefore the immediate Parent Company. The Directors regard Inland Homes Plc, which is incorporated in the United Kingdom, as the ultimate Parent Company and controlling party and is the largest and smallest Group undertaking for which Group accounts are prepared and made publicly available. A copy of the Group accounts can be requested from the Company Secretary, Inland Homes Plc, Burnham Yard, London End, Beaconsfield, HP9 2JH.

Details of intragroup transactions are given in notes in the accounts including a recharge for staff costs (note 4) and audit fees, (note 5), for which no recharge was made. The Company operates from the Group's premises in Beaconsfield and no charge is made for the property or any other services.

Funding for the purchase of assets has been partially provided by Inland Limited and amounts owed are shown in note 11.

The Company is the only entity in the Group registered with the Regulator of Social Housing. Full details of all the entities in the Group can be found in note 1 to the Group accounts.