

REGISTERED NUMBER: 11046877 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

FOR

CENTAUR HOMES (NORTH) LIMITED

Andorran Limited  
6 Manor Park Business Centre  
Mackenzie Way  
Cheltenham  
Gloucestershire  
GL51 9TX

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FOR THE YEAR ENDED 31 DECEMBER 2020**

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**CENTAUR HOMES (NORTH) LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

**DIRECTORS:** M E Snape  
M J Harrison  
G D Wooddisse

**REGISTERED OFFICE:** Willow End  
Stoke Orchard Road  
Bishops Cleeve  
Cheltenham  
Gloucestershire  
GL52 7DG

**REGISTERED NUMBER:** 11046877 (England and Wales)

**ACCOUNTANTS:** Andorran Limited  
6 Manor Park Business Centre  
Mackenzie Way  
Cheltenham  
Gloucestershire  
GL51 9TX

**CENTAUR HOMES (NORTH) LIMITED (REGISTERED NUMBER: 11046877)**

**ABRIDGED STATEMENT OF FINANCIAL POSITION  
31 DECEMBER 2020**

	Notes	31.12.20 £	31.12.19 £
<b>CURRENT ASSETS</b>			
Stocks		-	2,549,017
Debtors		3,644	5,837
Cash at bank		129,272	17,466
		<u>132,916</u>	<u>2,572,320</u>
<b>CREDITORS</b>			
Amounts falling due within one year		<u>(136,283)</u>	<u>(2,574,268)</u>
<b>NET CURRENT LIABILITIES</b>		<u>(3,367)</u>	<u>(1,948)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>(3,367)</u>	<u>(1,948)</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	5	10	10
Retained earnings		<u>(3,377)</u>	<u>(1,958)</u>
<b>SHAREHOLDERS' FUNDS</b>		<u>(3,367)</u>	<u>(1,948)</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 2020 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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

All the members have consented to the preparation of an abridged Statement of Financial Position for the year ended 31 December 2020 in accordance with Section 444(2A) of the Companies Act 2006.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors and authorised for issue on 29 September 2021 and were signed on its behalf by:

M E Snape - Director

The notes form part of these financial statements

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

**1. STATUTORY INFORMATION**

Centaur Homes (North) 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 presentation currency of the financial statements is the Pound Sterling (£).

**2. ACCOUNTING POLICIES**

**Basis of preparing the financial statements**

These financial statements have been prepared in accordance with Financial Reporting Standard 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.

**Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

**Stocks**

Work in progress is valued at the lower of cost and net realisable value.

Cost is calculated using the first-in, first-out method and includes all purchase, transport, and handling costs in bringing stocks to their present location and condition.

**Taxation**

Taxation for the year comprises current and deferred 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 by the statement of financial position date.

**3. EMPLOYEES AND DIRECTORS**

The average number of employees during the year was 3 (2019 - 3).

**4. SECURED DEBTS**

The following secured debts are included within creditors:

	31.12.20	31.12.19
	£	£
Bank loans	<u>          -</u>	<u>  347,516</u>

The bank has a debenture over the company's assets and a charge over the company's development properties.

**CENTAUR HOMES (NORTH) LIMITED (REGISTERED NUMBER: 11046877)**

**NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE YEAR ENDED 31 DECEMBER 2020**

**5. CALLED UP SHARE CAPITAL**

Allotted, issued and fully paid:			31.12.20	31.12.19
Number:	Class:	Nominal value:	£	£
1,000	Ordinary	£0.01	<u>10</u>	<u>10</u>

**6. RELATED PARTY DISCLOSURES**

**Centaur Homes Limited**

A company in which Mr M E Snape and Mr M J Harrison are directors and shareholders.

During the year, Centaur Homes Limited made sales to the company totalling £928,617 (2019: £3,108,706) on an arm's length basis. It also loaned a further £250,000 (2019: £1,000,000) to the company for working capital. At the year end £30,253 (2019: £1,305,969) was due to Centaur Homes Limited. The debt is unsecured; no terms of repayment or interest have been agreed.

During the year a profit distribution of £429,622 was paid to Centaur Homes Ltd.

**Bayhill Property Limited**

A company in which Mr G D Wooddisse is a director and shareholder.

During the year, Bayhill Property Limited loaned a further £860,000 to the company for land acquisitions. During a previous year, Bayhill Property Limited loaned £890,000 to the company for land acquisition and working capital. During the year Centaur Homes (North) Ltd repaid £1,750,000. At the year end £nil (2019: £890,000) was due to Bayhill Property Limited. The debt is unsecured; no terms of repayment or interest have been agreed.

During the year a profit distribution of £490,110 was paid to Bayhill Property Limited.

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS  
ON THE UNAUDITED FINANCIAL STATEMENTS OF  
CENTAUR HOMES (NORTH) LIMITED**

**The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Statement of Financial Position. Readers are cautioned that the Income Statement and certain other primary statements and the Report of the Directors are not required to be filed with the Registrar of Companies.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Centaur Homes (North) Limited for the year ended 31 December 2020 which comprise the Income Statement, Abridged Statement of Financial Position and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of Directors of Centaur Homes (North) Limited, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Centaur Homes (North) Limited and state those matters that we have agreed to state to the Board of Directors of Centaur Homes (North) Limited, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Centaur Homes (North) Limited and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Centaur Homes (North) Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Centaur Homes (North) Limited. You consider that Centaur Homes (North) Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Centaur Homes (North) Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Andorran Limited  
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29 September 2021

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.