

Registered number: 12158363

Owl Homes (Sedgemere) Ltd

Financial statements

For the Year Ended 30 November 2022



 DAINS

Owl Homes (Sedgemere) Ltd

Company Information

Directors	J L Evans D J Bland G T Mills (appointed 1 January 2022) S Thompson (resigned 1 January 2022)
Registered number	12158363
Registered office	Unit W1a, Birch Coppice Business Park Arley Drive Dordon Tamworth Staffordshire B78 1SA
Independent auditors	Dains Audit Limited 15 Colmore Row Birmingham B3 2BH

Owl Homes (Sedgemere) Ltd

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Owl Homes (Sedgemere) Ltd
Registered number:12158363

Balance Sheet
As at 30 November 2022

	Note	2022 £	2021 £
Current assets			
Stocks	3	8,951,546	3,881,991
		<u>8,951,546</u>	<u>3,881,991</u>
Creditors: amounts falling due within one year	4	<u>(8,951,446)</u>	<u>(3,881,891)</u>
Net current assets		100	100
Total assets less current liabilities		100	100
Net assets		100	100
Capital and reserves			
Called up share capital	5	100	100
		<u>100</u>	<u>100</u>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 28 July 2023.



J.L. Evans
Director

The notes on pages 2 to 3 form part of these financial statements.

Owl Homes (Sedgemere) Ltd

Notes to the Financial Statements For the Year Ended 30 November 2022

1. General information

Owl Homes (Sedgemere) Ltd is a private company, limited by shares and incorporated in England and Wales under the Companies Act. The address of the registered office is given in the company information section. The company's principal activity is that of property development.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

2.2 Work in progress

Work in progress is stated at the lower of cost and net realisable value. Cost includes all direct costs incurred in bringing property developments to their present condition. Net realisable value is calculated as the selling price less costs to complete and sell.

At each balance sheet date, work in progress is assessed for impairment. If work in progress is impaired, the carrying amount is reduced to its selling price less costs to complete and sell. The impairment loss is recognised immediately in the Statement of Comprehensive Income.

2.3 Creditors

Short term creditors are measured at the transaction price.

2.4 Financial instruments

The Company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like loans from group undertakings.

3. Stocks

	2022 £	2021 £
Land held for development	3,470,728	3,466,875
Work in progress	5,480,818	415,116
	<u>8,951,546</u>	<u>3,881,991</u>

4. Creditors: Amounts falling due within one year

	2022 £	2021 £
Amounts owed to group undertakings	<u>8,951,446</u>	<u>3,881,891</u>

Owl Homes (Sedgemere) Ltd

Notes to the Financial Statements
For the Year Ended 30 November 2022

5. Share capital

	2022	2021
	£	£
Allotted, called up and fully paid		
100 (2021 - 100) Ordinary shares of £1.00 each	<u>100</u>	<u>100</u>

6. Related party transactions

The company has taken advantage of the exemption available under Section 1A of Financial Reporting Standard 102 not to disclose transactions with members of the group headed by JLE Newco Ltd where those transactions are concluded under normal market conditions.

7. Controlling Party

At 30 November 2022, the immediate parent undertaking is Owl Homes Limited, a company incorporated in England and Wales and registered in England and Wales. Copies of the financial statements for Owl Homes Limited can be obtained from its registered office, Unit W1a, Birch Coppice Business Park, Arley Drive, Dordon, Tamworth, Staffordshire, B78 1SA.

At 30 November 2022, the ultimate parent undertaking is JLE Newco Ltd, a company incorporated in England and Wales and registered in England and Wales.

The parent undertaking of the largest group to consolidate their financial statements is JLE Newco Ltd, a company incorporated in England and Wales and registered in England and Wales. Copies of these financial statements can be obtained from 30 Bore Street, Lichfield, WS13 6LL.

The parent undertaking of the smallest group to consolidate their financial statements is Owl Homes Limited, a company incorporated in England and Wales and registered in England and Wales. Copies of these financial statements can be obtained from Unit W1a, Birch Coppice Business Park, Arley Drive, Dordon, Tamworth, Staffordshire, B78 1SA.

At 30 November 2022, the Directors considered the ultimate controlling party to be J Evans.

8. Auditors' information

The auditors' report on the financial statements for the year ended 30 November 2022 was unqualified.

The audit report was signed on 28 July 2023 by Andrew Morris FCA (Senior Statutory Auditor) on behalf of Dains Audit Limited.