

Floreat Living Limited

Financial statements for
the year ending 31 March 2023

Company Number 10185938



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Directors and Advisors

Company registration number 10185938
Registered as a Company Limited by Shares

Registered office

The Gateway
The Auction Yard
Craven Arms
Shropshire
SY7 9BW

Independent Auditor: Crowe U.K. LLP

4th Floor, St James House
St James' Square
Cheltenham
Gloucestershire
GL50 3PR

Solicitor: Anthony Collins

134 Edmund Street
Birmingham
B3 2ES

Bankers: RBS

5th Floor
2 St Philips Place
Birmingham
B3 2RB

Meet Our Group Executive Directors



Richard Woolley
(appointed April 2019)

Chief Executive



Sara Woodall
(appointed January 2022)

Director of Operations



Andrew Cooke
(appointed October 2019)

Director of Resources



Steve Agger
(appointed September 2022)

Interim Director of Property



Paul Hulme
(appointed August 2022)

Interim Director of People

Board Members and Non-Executive Directors

The Connexus Homes Group operates a Board of Management, where the Board Members act for and on behalf of the whole Group. However, the members of the Enterprise and Development Committee also form the membership of the Board of Management of the following subsidiaries, within the Group:

Connexus Enterprise Limited

Floreat Living Limited

Rise Partnership Developments Limited

The non-executive directors of the Group who were in office during the year and up to the date of signing the financial statements are set out overleaf. The Board comprises of ten Ordinary Board Members and the Group's Chief Executive Officer.

The Board is responsible for the Group's strategic direction. Day to day management and implementation is delegated to the Chief Executive and his Executive team who meet at least fortnightly. The Executive Directors and senior colleagues attend Board and committees. The Board meet a minimum of four times a year. The Chief Executive and Chair meet regularly.

The Group has insurance policies that indemnify both its Board Members and Executive Directors against liability when acting for the Companies. Except for the Chief Executive, Richard Woolley and Andrew Cooke Director of Resources, Executive Directors are not Board Members for any subsidiaries and act as executives within the authority delegated by the Board.

A summary of the board and committee membership is overleaf, with details of the Individual Board members in the following pages.

Connexus Board and Co-Optee Members - Which Boards and Committees do they sit on?

	Michele Ibbs	Andrew Battrum	Nicola De longh	Simon Ewins	Simon Gibbs	Imran Patel	Maggie Punyer	Abigail Reilly	Paul Smith	Andrew Taylor	Richard Woolley	Nick Garner (co-optee)	Paul O'Driscoll (co-optee)	Andrew Cooke
Connexus Homes Board	♣	♣	♣	♣	♣	♣	♣	♣	♣	♣	♣			
Audit and Risk Committee		♣	♣			♣				♣		♣		
Customer Services Committee	♣			♣		♣	♣	♣	♣					
Enterprise and Development Committee *	♣	♣			♣		♣		♣		♣		♣	
Finance and Treasury Committee	♣	♣			♣					♣				
Remuneration and HR Committee	♣		♣	♣				♣						
Herefordshire Capital plc	♣									♣	♣			♣
Board Champions		Value for Money				Complaints								

♣ = Chair ♣ = Board member ♣ = Co-optee

* Enterprise and Development Committee has common members, who are the Board of Directors for the following Subsidiary Boards:-

- Connexus Enterprise Limited; Floreat Living Limited; and Rise Partnership Developments Limited

Board Members and Non-Executive Directors

The Board consists of five Ordinary Board Members and the Group's Chief Executive Officer

The non-executive directors of the Group who were in office during the year and up to the date of signing the financial statements are set out below.

John Barker, retired in year.

Andrew Battrum - Chair

(appointed September 2019)



Andrew was the Finance Director of Bromford Housing Group, for 17 years retiring in 2016. His experience at Bromford provides him with a good insight into the social housing sector and equips him with an understanding of the locality.

In addition to his financial management and treasury expertise, he brings strong analytical skills and an ability to move easily between the bigger picture and detailed thinking. He has experienced different ways of working at Bromford, which has broadened his thinking both in terms of organisational and Board operations.

Paul Smith

(appointed December 2018)



Paul is the Chief Executive of Elim Housing Group and a member of the Advisory Panel for the Housing Ombudsman. Paul has also served as the Chief Executive of two national charities, the Furniture Re-use Network and Housing Potential (the skills agency for housing).

Paul is a Chartered member of the Chartered Institute of Housing.

Michele Ibbs

(appointed October 2022)



Michele Ibbs has a background in commercial marketing and general management across a number of sectors.

She is a Non-Executive Director and Shareholder Representative on the Board of Cambridge and Counties Bank Limited. Michele is also a non-executive director for both Marsden Building Society and Blackpool Teaching Hospitals NHS Foundation Trust.

As Chair, Michele is responsible for the leadership of the board and committees as well as working with senior executive and management teams to determine and oversee delivery of the organisation's corporate objectives and priorities

Simon Gibbs

(appointed September 2019)



Simon has Board experience of both public and private companies across sectors including Property, Retail, and Media. He has executive experience over 25 years as a CEO/MD. He is a Chartered Accountant with investment banking experience and has specialist knowledge in both Treasury Management and Property Development, most recently through his role at Curo as Executive Director – Finance and Strategy.

Simon has commercial expertise to drive growth within a housing building context. He has experience, understanding and an appreciation of the social housing sector bringing something different given his blended professional profile.

As a former and founding director with Ocean Media – a publishing and event company Maggie has a good grasp of the key issues affecting the sector and practical experience of embracing the opportunities / challenges currently facing RP's. She has gained this insight through many governance roles including having been a NED on Accent Housing Group, a Trustee of Homeless Link and Chair of Communities and Housing Investment Consortium. With a good appreciation of regulation, risk, culture and governance control, Maggie

Maggie Punyer

(appointed November 2021)



also has a strong commercial background providing the strategic leadership needed at a governance level by Connexus.

Maggie cares deeply about the provision of good quality social and affordable housing, and strongly believes that the voice of the customers and tenants must be heard to help inform organisational activity, as well as to deliver quality and efficient services to residents.

Richard Woolley

(appointed April 2019)



Richard has over 20 years' experience in the housing sector, gained with both Large-Scale Voluntary Transfers (LSVT's) and traditional housing associations. Having been Director of Resources for Herefordshire Housing and then Connexus Housing, Richard was appointed as Chief Executive and to the Board in April 2019.

Report of the Directors

The directors present their report together with the audited financial statements for the year ended 31 March 2023.

Principal activities

Floreat Living was incorporated on 18 May 2016 and commenced trading March 2018.

Floreat Living Limited is a private company limited by shares, incorporated under the Companies Act 2006. The company is a wholly owned trading subsidiary of Connexus Homes Limited.

The principal activity of the Company is to build homes for open market sale. The purpose of the company is to deliver profits which are gift aided to the Group parent, either immediately or at a future date.

Financial Performance

Connexus Homes Limited. There was no turnover during the financial year (£7.3m 2022) as we awaited planning permission for the 4th phase of development scheme at Radbrook Village, Shrewsbury. Operating costs recognised in year relate to additional snagging costs at the end of the retention period. The loss before tax was (£0.09m), 2022 profit £1.342m.

Total comprehensive income for the year was a loss of (£0.09m), 2022 profit £1.849m.

Political and other donations

No political or other donations were made during the year.

Dividends

No payment of dividends is proposed for the financial period.

Parent Company

Connexus Homes Limited is registered with the Cooperative and Community Benefit Societies Act 2014, Registered No.8376. It is also registered with and regulated by the Regulator of Social Housing in accordance with the Housing and Regeneration Act 2008, Registered No. LH 4353. It has charitable objects and is a charity for tax purposes (reference XT4980).

Directors and Directors' Indemnities

The Connexus Homes Group operates a Board of Management where the Board members act on behalf of the whole Group. However, the members of the Enterprise and Development Committee are the Board of management for Floreat Living Limited.

The directors of the Company who were in office during the year and up to the date of signing the financial statements are set out on page 6 and 7. As permitted by the Articles of Association, the directors have the benefit of an indemnity which is a qualifying third-party indemnity provision as defined by Section 234 of the Companies Act 2006. The indemnity was in force throughout the financial year and is currently in force. The Group also purchased and maintained throughout the year directors' and officers' liability insurance in respect of itself and its directors.

Report of the Directors (continued)

Andrew Battrum	
Michele Ibbs	Appointed October 2022
John Barker	Resigned October 2022
Simon Gibbs	
Maggie Punyer	
Paul Smith	
Richard Woolley	
Andrew Cooke	Company Secretary (Appointed December 2022, resigned June 2023)
Nicola Griffiths	Company Secretary (Resigned December 2022, Re-appointed June 2023)

Employees

The Company has no employees. All employee services are provided by Connexus Homes Limited and recharged to the Company at cost.

Going concern

The board, after reviewing the company budgets for 2022/23 and the group's medium term financial position as detailed in the 30- year business plan including changes arising from the Covid-19 pandemic, is of the opinion that, taking account of severe but plausible downsides, the group and company have adequate resources to continue the business for a period of 12 months from the date of approval of these financial statements (the going concern assessment period). The Board continues to adopt the going concern basis in preparing the financial statements.

Annual General Meeting

The annual general meeting will be held on 9 August 2023 at The Gateway, The Auction Yard, Craven Arms, Shropshire, SY7 9BW.

Independent Auditor

Crowe U.K. LLP were appointed in December 2021, following a full tender process. They were re-appointed at the AGM in July 2022. A resolution to reappoint Crowe U.K. LLP, as independent auditor, will be put to the members at the annual general meeting.

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

The report of the director's was approved by the Board on 9 August 2023 and signed on its behalf by:



Richard Woolley
Director
9 August 2023

Statement of directors' responsibilities

The directors are responsible for the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

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 profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations or have no realistic alternative but to do so.

The directors 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. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The Report of Directors and the financial statements were approved by the Board on 9 August 2023 and signed on its behalf by:



Richard Woolley
Director
9 August 2023

Independent Auditor’s Report to the Members of Floreat Living Limited

Opinion

We have audited the financial statements of Floreat Living Limited for the year ended 31 March 2023 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Capital and Reserves and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice). In our opinion, the financial statements:

- give a true and fair view of the state of the company’s affairs as at 31 March 2023 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

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 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. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Director’s 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.

Other information

The directors are responsible for the other information contained within the annual report. The other information comprises the information included in the annual report, 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 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.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion based on the work undertaken in the course of our audit

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

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 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 by the company, 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.
- 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 Directors' report and from the requirement to prepare a Strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 10, the directors are responsible for the preparation of the 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 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 financial statements

Our objectives are to obtain reasonable assurance about whether the 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.

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:

Floreat Living Limited – Financial statements for the year ending 31 March 2023

We obtained an understanding of the legal and regulatory frameworks within which the company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the company for fraud. The laws and regulations we considered in this context for the UK operations were health and safety and taxation legislation.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Directors and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the timing of recognition of income from developments and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management, and the Audit Committee about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing accounting estimates for biases, designing audit procedures over the timing of income and reading minutes of meetings of those charged with governance.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition,

as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations

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

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.



Guy Biggin
Senior Statutory Auditor

For and on behalf of
Crowe U.K. LLP
Statutory Auditor
4th Floor
St James House
St James Square
Cheltenham, GL50 3PR
Date: 05 September 2023

Statement of Comprehensive Income

	Note	2023 £'000	2022 £'000
Turnover		-	7,304
Operating expenditure		(90)	(5,962)
Operating profit on ordinary activities before taxation	3	(90)	1,342
Interest and financing costs		-	-
Total profit for the year before taxation		(90)	1,342
Tax on profit on ordinary activities	4	-	507
Profit and total comprehensive income for the year		(90)	1,849

There is no material difference between the result/profit on ordinary activities before taxation and the result/profit for the financial year stated above and their historical costs equivalent.

The company has no recognised gains and losses other than those included in the results above, and therefore no separate statement of recognised gains and losses has been presented.

The results for the period are in respect of continuing operations.

Statement of Financial Position

	Note	2023 £'000	2022 £'000
Tangible fixed assets			
Tangible assets		-	-
Current assets			
Properties held for sale	7	3,657	3,231
Trade and other debtors	8	-	2
Cash and bank in hand	9	296	787
		3,953	4,020
Creditors: amounts falling due within one year	10	(527)	(504)
Net current assets		3,426	3,516
Provisions for liabilities		-	-
Total net assets		3,426	3,516
Capital and reserves			
Called up share capital	11	-	-
Income and expenditure account		3,426	3,516
Total shareholders' funds		3,426	3,516

The financial statements on pages 15 to 19 were approved by the Board of Directors and were signed on its behalf by:



Richard Woolley
Director
9th August 2023



Nicola Griffiths
Secretary
Company number: 10185938

Statement of Changes in Capital and Reserves

	Share capital £'000	Income and expenditure reserve £'000	Combined total capital and reserves £'000
Balance as at 1 April 2021	-	3,258	3,258
Profit for the year	-	1,849	1,849
Distribution to shareholders in the form of gift aid	-	(1,591)	(1,591)
Balance at 31 March 2022	-	3,516	3,516
Profit for the year	-	(90)	(90)
Distribution to shareholders in the form of gift aid	-	-	-
Balance at 31 March 2023	-	3,426	3,426

Notes to the Financial Statements

1. Legal status

Floreat Living Limited is a private company limited by shares, incorporated under the Companies Act 2006.

Company Number 10185938

Registered Office: The Gateway, The Auction Yard, Craven Arms, Shropshire, SY7 9EW

The Company was incorporated in Great Britain on the 18th May 2016 and became active in March 2018. The Company is a wholly owned subsidiary of Connexus Homes Limited.

2. Accounting policies

The following accounting policies have been adopted as being appropriate to the Company's circumstances with regard to giving a true and fair view and have been applied consistently in dealing with items which are considered to be material in relation to the Company's financial statements.

a. Cash flow

The Company is exempt from producing a cash flow statement in accordance with FRS102.

2. Accounting policies (continued)

b. Basis of Accounting

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom and in accordance with the Companies Act 2006. The financial statements have been prepared in accordance with the historical cost convention, on an accruals and going concern basis.

c. Going concern

The financial statements have been prepared on a going concern basis which assumes an ability to continue operating for the foreseeable future, being a period of twelve months after the date on which the report and financial statements were signed.

Floreat Living is a vehicle of Connexus Homes Limited whose purpose is to build homes for open market sale with the profits being gift aided to the ultimate parent of the Group to further its charitable activities. The going concern is therefore based on the strength of the Group and its continued plan to expand its property portfolio. Floreat Living has an approved credit loan facility in place with Connexus Homes Limited totalling £15m, at the year-end £nil of the facility was drawn.

The board, after reviewing the company budgets for 2023/24, the strong interest in Radbrook Phase 4, and the group's medium term financial position as detailed in the 30-year business plan is of the opinion that, taking account of severe but plausible downsides, the group and company have adequate resources to continue the business for the foreseeable future. The Board continues to adopt the going concern basis in preparing the financial statements.

d. Turnover

Turnover represents fees receivable for the provision of new homes. Turnover is recognised on the contractual completion of the sale.

e. Management costs

Project Management costs are invoiced from Connexus Homes Limited on the basis of an estimation of colleague time allocated, except for specific items of expenditure, which are allocated directly.

f. Reserves

Floreat Living Limited has a general reserve that is unrestricted and can be applied freely, at the discretion of the Company (within its powers). The Company has not earmarked any of this reserve, as a designated reserve, at this point in time.

g. Bad and doubtful debts

As substantially all debts are owed by the Group no provision has been made.

h. Taxation

The Company is liable to corporation tax on profits. Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results, as stated in the financial statements. The recognition of deferred tax assets is limited to the extent that the

2. Accounting policies (continued)

Company anticipates making sufficient taxable profits in the future to absorb the reversal of the underlying timing differences.

i. Value Added Tax

The Group is registered for VAT. The company is registered within the Group for VAT purposes. No VAT is labile on charges between the company and the parent.

3. Operating profit on ordinary activities before taxation

	2023 £'000	2022 £'000
Operating profit is arrived after (crediting) / charging:		
- Auditors' remuneration for external audit services (excluding VAT)	5	5

4. Tax on profit on ordinary activities

	2023 £'000	2022 £'000
Current tax		
UK corporation tax on profit for the year	-	-
Adjustment in respect of prior years	-	(507)
Total current tax	-	(507)
Total tax reconciliation:		
(Loss) / profit on ordinary activities before tax	(90)	1,342
Theoretical tax at UK corporation tax rate 19% (2022: 19%)	(17)	255
Costs not deductible for tax purposes	-	-
Tax mitigated by Gift Aid and Group Relief	-	(255)
Adjustment to tax in respect of prior year	-	(507)
Tax on loss carried forward	17	
Total tax expense included in profit or loss	-	(507)

5. Employees

The Company employed no staff and incurred no employee costs during the year.

6. Directors' emoluments

The directors are also directors of the parent Connexus Homes Limited. Their emoluments are paid by the parent company which makes no recharge to Floreat Living Limited. Their roles to Floreat Living Limited are of a non-executive nature and their emoluments are deemed to be wholly attributable to their services to the parent company.

7. Properties held for sale

	2023 £'000	2022 £'000
Shared ownership properties:		
Work in progress	222	-
Properties developed for outright sale:		
Completed properties	480	480
Work in progress	2,955	2,751
	3,657	3,231

Outright sale completed properties includes 1 unit held back as a show home

8. Trade and other debtors

	2023 £'000	2022 £'000
Due within one year:		
Prepayments and accrued income	-	-
Amounts owed by group undertakings	-	-
Other taxation and social security	-	-
Other debtors	-	2
Due after more than one year:		
Prepayments and accrued income	-	-
	-	2

9. Cash at bank and in hand

	2023 £'000	2022 £'000
Cash and cash equivalents	296	787
	296	787

10. Creditors: amounts falling due within one year

	2023 £'000	2022 £'000
Loans intercompany	-	-
Trade creditors	102	33
Amounts owed to group undertakings	119	31
Other taxation and social security	-	-
Accruals and deferred income	306	440
	527	504

11. Called up share capital

	2023 Number	2022 Number
<i>Issued and fully paid shares of £1 each:</i>		
At 1 April	2	2
Issued during the year	-	-
Relinquished during the year	-	-
At 31 March	2	2

12. Related party transactions

The directors of the Company are either employees or Board Members of the ultimate parent, Connexus Homes Limited. As the Company is a wholly owned subsidiary, it has taken advantage of the exemption not to disclose in full intra-group transactions.

13. Post balance sheet events

There are no significant post balance sheet events requiring adjustment to, or disclosure in, the financial statements.

14. Ultimate parent undertaking and controlling party

The Company is a wholly owned subsidiary of Connexus Homes Limited, a company registered under the Cooperative and Community Benefits Societies Act 2014 and registered by the Homes and Communities Agency, and has taken advantage of the following exemptions:

- Exemption from producing a cash flow statement in accordance with FRS102
- Exemption from disclosing transactions or balances with entities which form part of the Group.

The consolidated financial statements of Connexus Homes Limited are available from the Company Secretary, Connexus Homes Limited, The Gateway, The Auction Yard, Craven Arms, Shropshire, SY7 9BW.