

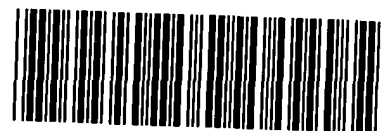
Registration number: 02205712

Twigden Homes Limited

Annual Report and Financial Statements

for the Year Ended 30 June 2022

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Twigden Homes Limited

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Twigden Homes Limited

Company Information

Directors

Ian Mitchell

Trevor Thomas

Company secretary

Daniel Wilson

Registered office

**Tungsten Building
Blythe Valley Business Park
Solihull
West Midlands
United Kingdom
B90 8AU**

Twigden Homes Limited

Directors' Report for the Year Ended 30 June 2022

The directors of Twigden Homes Limited (the "Company") present their report and the financial statements for the year ended 30 June 2022:

Fair review of the business

The Company is dormant and has not traded during the year therefore no profit and loss account or cash flow statement is included in these financial statements.

Company secretary

Daniel Wilson (appointed 31 May 2022)

Directors of the Company

The directors who held office during the year and up to the date of signing these financial statements were as follows:

Gary Phillips (resigned 15 October 2021)

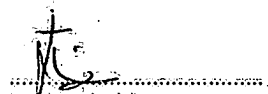
Ian Mitchell

Trevor Thomas

Approved by the Board on

06.12.22

and signed on its behalf by:



Ian Mitchell
Director

Twigden Homes Limited
(Registration number: 02205712)

Balance Sheet as at 30 June 2022

| | Note | 2022 £ | 2021 £ |
|-----------------------------|------|--------------|--------------|
| Current liabilities | | | |
| Creditors | 3 | (10,469,334) | (10,469,334) |
| Capital and reserves | | | |
| Called up share capital | 4 | 1,000 | 1,000 |
| Other reserves | 5 | 9,607,000 | 9,607,000 |
| Profit and loss account | | (20,077,334) | (20,077,334) |
| Total equity | | (10,469,334) | (10,469,334) |

The Company did not trade during the year and accordingly no profit and loss account has been prepared.

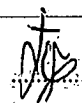
The Company has not received any income or incurred any expense or recognised any other gains or losses during the year.

For the year ended 30 June 2022 the Company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

Directors' responsibilities:

- The members have not required the Company to obtain an audit of its financial statements for the year in question in accordance with section 476 of the Companies Act 2006; and
- The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

Approved and authorised by the Board on 06.12.22 and signed on its behalf by:


Ian Mitchell
Director

The accompanying notes form an integral part of these financial statements.

Twigden Homes Limited

Notes to the Financial Statements for the Year Ended 30 June 2022

1 Accounting policies

Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

2 Investments in subsidiaries, joint ventures and associates

Details of undertakings

Details of the investments as at 30 June 2022 are as follows:

| Undertaking | Registered office | Holding | Proportion of voting rights and shares held | |
|---------------------------------------------------|----------------------------------------------------------------------------------------|----------|---------------------------------------------|------|
| | | | 2022 | 2021 |
| Subsidiary undertakings | | | | |
| Twigden Homes Southern Limited | One St Peter's Square, Manchester, UK, M2 3DE | Ordinary | | 100% |
| Heatherwood (Thetford) Management Company Limited | 86a The Maltings Roydon Road Stanstead Abbots Hertfordshire SG12 8UU UK | Ordinary | | 100% |

The principal activity of Twigden Homes Southern Limited is that of a dormant company.

The principal activity of Heatherwood (Thetford) Management Company Limited is a residents property management company.

Twigden Homes Limited

Notes to the Financial Statements for the Year Ended 30 June 2022 (continued)

3 Creditors

| | 2022 | 2021 |
|------------------------------------|------------|------------|
| | £ | £ |
| Amounts owed to group undertakings | 10,469,334 | 10,469,334 |

Amounts owed to group undertakings are unsecured, interest free and repayable on demand.

4 Share capital

Allotted, called up and fully paid shares

| | 2022 | | 2021 | |
|----------------------------|-------|-------|-------|-------|
| | No. | £ | No. | £ |
| Ordinary shares of £1 each | 1,000 | 1,000 | 1,000 | 1,000 |

5 Reserves

Convertible equity

The convertible loan equity represents the value attached to the convertible feature of an unsecured convertible loan which matured and was paid on 30 June 2009. The £9,607,000 was measured at the inception of the convertible loan by subtracting the present value of the convertible loan of £55,393,000 from the nominal value of £65,000,000.

6 Parent and ultimate parent undertaking

The Company is subsidiary undertaking of Tilia Homes Limited, a company registered in England and Wales.

The largest company in which the results of the Company are consolidated is Tilia Group Holdings Limited, a company registered in Guernsey. The annual financial statements are published on the Tilia website, www.tiliahomes.co.uk.

The directors consider the ultimate controlling party to be Mr Guy Hands.