Edenstone Holdings Limited

Annual report and consolidated financial statements

Registered number 04484817

30 April 2022

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Contents

Strategic report

In this report the "Group" means Edenstone Holdings Limited and its subsidiaries and the "Company" means Edenstone Holdings Limited.

The directors present their strategic report on the Group for the year ended 30 April 2022.

Principal activity

The principal activities of the Group are house building and land development.

Business review

Key points

- Turnover increased by 59% to £91m (2021: £57m)
- 299 total sale completions in the year ended 30 April 2022 (2021: 201)
- Gross margin improved to 20% (2021: 16.5%)
- Acquired four new sites totalling £71.3m Gross Development Value ("GDV")
- Landbank of £200m at 30 April 2022 (2021: £256.5m)

Housebuilding

A buoyant housing market and changing buyers' needs in the wake of the pandemic contributed to the Group delivering a strong performance in the year ended 30 April 2022 with turnover increasing by 59% to £91m (2021: £57m).

The diversity of product mix meant that the Group was able to cater for a broad market segment – first time buyers who had been able to raise a deposit quicker as a result of staying at home more, people making a lifestyle choice of moving away from urban centres to somewhere quieter with more open space, with room for a study; growing families and downsizers.

Between them, the Group's two private market housing brands, Edenstone Homes and Bluebell Homes, offer everything from two-bedroom first time buyer homes to luxurious five-bedroom properties. In addition, the partnerships division of the Group builds for the affordable housing and private rented sectors, both of which operate in counter-cyclical markets.

During the financial year the Company completed 299 homes, compared with 201 in the year ended April 2021 – an increase of nearly 50% year on year. There is a 70/30 split between private sale properties and affordable housing provided by the Group. Private sales in the year increased from 164 in 2021 to 219 in 2022.

Developments

- **Parc Ceirw Garden Village, Morriston**
  Parc Ceirw Garden Village sees the transformation of a former quarry site and will eventually deliver 300 new homes from the Edenstone and Bluebell brands. It includes many features focussed on a healthier lifestyle for the future including an equipped, circular outdoor fitness trail, a gym within a community hub and access to bike hire. Work gathered pace during the year and the development was named the Insider Wales Residential Development of the Year for 2021.

- **River View Garden Village, Lydney**
  Set in the market town of Lydney, River View offers easy access to the benefits of Gloucester city centre at the same time as being close to the Forest of Dean offering wonderful walks and great outdoor activities. The development, which featured homes from both brands, was completed during the year with all 166 plots sold.

  The development featured a range of community facilities including play area, allotments, and bike hire. It has become a thriving community, with residents even setting up their own newsletter, The River View Review, and social groups. Resident, Stella Jennison, said: "There's a real community spirit at River View – I've never lived anywhere like it.

Strategic report *(continued)*

- **St Mary's Garden Village Ross on Wye**
  When fully completed, the new community at St Mary's Garden Village will feature 348 homes, plus a range of facilities including feature allotments, walking and fitness trails with equipment, and a gym within a community hub.

  Among the key milestones of the year was the opening of a second show home, the opening of The Retreat overlooking the wetlands and the opening of the fully fitted play area. The development caters for a mix of first-time buyers, families and downsizers and has a unique sense of community which has been added to by the creation of allotments, exclusive for St Mary's residents to be able to grow their own fruit and vegetables.

- **Beaufort Gardens, Lisvane**
  This exclusive development of 35 private, detached four-and five-bedroom luxury homes, located on the edge of ancient woodlands and in the much sought-after CF14 Lisvane postcode, was marketed in two phases. Following strong early off plan sales and the launch of an eagerly anticipated show home, it became a significant draw for prospective purchasers wanting to enjoy modern family living in this quintessential village location.

  The first occupier on the development moved in late Spring 2021 and by February 2022 all 35 homes had been sold. The homes featured very high specifications including underfloor heating to the ground floor, bespoke glass and oak-detailed staircases and walk-in showers. The scheme has also served as a very visible advertisement for the £1m+ Beaufort Park development which will deliver sales in the 2022-23 period.

- **Ashgrove Partnerships**
  Through Ashgrove Partnerships, we continue to work with local authorities and registered social landlords to deliver much-needed affordable housing. In some locations, we've reached agreements with landlords to provide affordable housing over and above our statutory obligations.

- **Edenstone Foundation**
  The strength of the housing market and the increase in property sales has enabled us to give back to good causes via the Edenstone Foundation. It receives a proportion of the proceeds from every home sold by the Company, with staff also raising funds in aid of the Foundation.

Strategic and consented land

The Group continues to grow its consented and strategic landbanks in order to drive future growth. During the year four sites were added to the consented landbank, totalling £71.3m gross development value ('GDV'), and bringing the total consented landbank GDV to £200m.

Future developments and market outlook

The Group has continued to grow its forward sales book, with a significant portion of sales forecast for the year ended April 2023 already either reserved or legally exchanged. We continue to form partnerships to provide affordable housing and have also entered the private residential sector market in 2022. The Group's forward sales consist of private rental sector and affordable housing alongside private housing. This allows us to diversify against the risk of increasing interest rates and the subsequent impact on mortgage rates.

Strategic report *(continued)*

KPIs

The Group's key financial and other performance indicators during the year were as follows:

	2022	**2021**
Total house sale completions	299	201
Turnover - £'m	£91	£57
Operating profit - £'000	£13,328	£5,701
Private forward sales - £'m*	20.3	22.6
Total forward sales - £'m*	53.0	44.7
ROCE%**	69%	28%

**Forward sales are those reserved or legally exchanged as at 30 April 2022*

***ROCE is calculated as earnings before interest and tax as a percentage of average capital employed.*

Section 172 Statement

The Board considers the requirements of key stakeholders with a focus on the development of long-term relationships in all areas of the business. As part of their s172 statement, the directors have considered the following key stakeholders:

Stakeholder	***Why they are important and how we engage with them***	***How we consider them in our decision making***
Shareholders	Our shareholders consist of private individuals all of whom are represented on the Board. The shareholders enable the growth of the business. Performance information and business updates are presented and discussed during regular Board meetings throughout the year.	Effective decision making allows the business to achieve its long-term strategy and short-term objectives, generating value for all shareholders. As all shareholders are represented on the Board, the shareholders are involved in all key decisions made by the Group. We provide reports and operational information to the shareholders on a regular basis.
Customers	Our customers are of vital importance to the Group. They are the end user of the houses and developments we are proud to build and we place a great deal of importance on engaging with our customers from initial enquiry to completion and beyond.	We consider changing customer requirements when making decisions such as where to locate our developments, house styles, community facilities etc.

Strategic report *(continued)*

Section 172 Statement (continued)

Stakeholder	*Why they are important and how we engage with them*	*How we consider them in our decision making*
Communities	One of the things that sets the Group apart from other homebuilders, is the community facilities we provide alongside new homes. We are keen to ensure that residents benefit from the additional amenities at the earliest opportunity. Cycle hire is already available at River View and will be introduced at Parc Ceirw and St Mary's. Those three locations will feature walking and fitness trails, while Parc Ceirw and St Mary's will also boast an indoor gym. Residents of River View have been keen to take on allotments and they will also feature at Parc Ceirw.	We consult regularly with the communities in which our developments are situated. We consider the needs of the community when planning the amenities that we install at each development. We take pride in the facilities we provide and work hard to ensure that they represent genuine value for the communities they serve.
Employees	Our employees are vital in enabling us to achieve our objectives. We pride ourselves on our positive and collaborative working culture.	We hold regular meetings with our employees to update them on current business developments and future plans. Any changes are communicated openly and discussion and feedback around key decisions is actively encouraged.
Suppliers and subcontractors	We have an extensive supply chain of over 250 contractors, trades people and professional services teams, many of whom have worked with us for decades, trust us and are very loyal to our business. We value that greatly.	We have worked with our suppliers and subcontractors to ensure any additional safety measures as a result of Covid19 have been implemented. We are in contact with our suppliers and subcontractors regularly to discuss the latest developments and any operational requirements. We monitor payments to ensure we are settling payments in line with our agreements.
Lenders	Our lenders provide funding for the Group which allows for future growth and development.	We provide regular reports and operational information to our lenders to ensure they are informed of the relevant aspects of our business.

Strategic report *(continued)*

Sustainability

The Group is committed to ensuring the homes and communities it creates are sustainable. Having previously built a zero carbon home, we are investing heavily in zero carbon construction and living, as part of our commitment to the environment. Our aim is that by 2025 every home we build and every community we create will be powered by renewable energy, creating zero carbon new homes across every development. In 2021 we launched a partnership with Sero Homes. The two companies have come together to develop a working arrangement, that during 2022/3 will establish a blueprint for the delivery of zero carbon smart homes, underpinning Edenstone's ambition to be a net zero carbon business by 2025.

Our in house master-planners work to ensure we enrich the landscape of the sites we build on. At the heart of this is our "back to nature" policy, with our communities featuring a range of biodiverse areas including wetland habitats, wildflower meadows and other open spaces where residents of our homes can enjoy spending time.

Principal risks and uncertainties

Risk is a natural constituent of any business and the management of risk is a key operating component of the Group. The Group has identified and put in place strategies to mitigate the principal risks and uncertainties faced by the business.

The directors consider that the most significant risks and uncertainties for the Group relate to conditions in the UK economy and the subsequent impact on the housing market. Other risks include delays in the planning system in the UK and the availability of development finance.

The Group is closely monitoring and managing the disruption to its supply chain as a result of current economic conditions. Several materials used in the Group's construction processes have been impacted by constrained availability, extended lead times or higher than normal cost inflation. The Group's strong forward sales pipeline provides the visibility to enable the early procurement of the required building materials and thus mitigating the effects of the supply chain disruption. The Group's mix of private, affordable and private rental sector forward sales provides mitigation against the risk of rising interest rates.

The Group's revolving credit facility is committed to 31 December 2023. The directors monitor and manage cashflows in detail to ensure that sufficient capacity is available in the Group's credit facility to finance the Group's growth plans.

The Group is very active in the land market to ensure that sufficient land is acquired to satisfy the growth objectives. Authorisation of land acquisitions is required by the Board, supported by rigorous acquisition appraisals for all potential land purchases. The Group has also increased its pipeline of Partnerships work which gives us increased confidence on our ability to deliver our medium-term plans and provides a diversification which reduces exposure to market risk.

Strategic report *(continued)*

Streamlined Energy and Carbon Reporting:

The Group's principal business activity is the construction of newbuild dwellings. In order to operate in an environmentally responsible manner, the business is continually considering the wider impact of its activities on the environment and looking at ways to improve and reduce its carbon footprint. The Group invests in reducing the carbon footprint of all homes we sell and see this as a key strategic objective.

Edenstone Group is a company that strives to push the boundaries of quality design and importantly sustainable design. Following the completion of our first Zero Carbon home in Aberthin, Cowbridge in early 2019 we have been refining our methodology and design to allow further implementation of Zero Carbon technologies into our homes.

In August 2021, Edenstone Group announced its collaboration with Cardiff-based Sero Homes, a market leader in designing true zero carbon, sustainable, innovative, high quality homes in South Wales. In May 2022 Edenstone appointed James Kathrens as Head of Sustainability to ensure our ambitious targets are met. Together our commitment is to target all of our homes are Net Zero Carbon by 2025.

Currently Edenstone Group has delivered two Zero Carbon homes across the business with a further unit to be delivered soon. We will utilise a variety of different methods to explore which perform the best. These methods include;

- Infrared heating with electric (immersion) hot water cylinder supported by PV and battery storage
- Air Source Heat Pump with radiators and hot water cylinder supported by PV and battery storage monitored and controlled by Sero for ultimate efficiency
- Smart-tanks which use AI algorithms to ascertain how a household operates and heats water accordingly.
- Lighting and heating, which is intelligently controlled to avoid wasting energy on empty home or unused parts of the home.
- Inset PV Panels

The best technologies from the three trial houses will form the basis of our new house types which will be used across all new developments going forward. We know that all three of these designs will deliver Zero Carbon homes.

Development Location & Site Layouts

- All of our sites are situated in sustainable locations which offer easy access to local facilities on foot or by bicycle or public transport, where possible we will encourage and promote connection to active Travel Networks.
- Where appropriate our developments will offer a mix of uses and a variety of house sizes and types to ensure they appeal to a wide range of people. Where possible an element of Care or retirement housing will be provided for.
- We are not promoting residential development on areas at risk from flooding. Any land which is at risk from flooding on our sites will be identified for alternative uses, such as parks, wildlife areas and open spaces.
- Sustainable Urban Drainage Systems (SUDS) are incorporated into layout design from inception.
- All properties will have gigabit (gb) ready Broadband and we are currently experimenting with a number of different intelligent heating and electric systems for our houses.
- Green infrastructure across all our developments will drive the scheme design and will be an integral part of the community, providing links within the development and making them accessible from existing surrounding communities.
- Community Food Production areas (allotments or orchards) feature in the majority of our proposals.

Strategic report *(continued)*

Building Layouts & Fabrics

- We will ensure the internal designs of our homes will ensure their efficiency.
- Our homes will also be designed to demand less energy first and foremost. We will be going beyond Part L Building Regulations to build highly insulated homes which will need much less energy to be comfortable and warm and will incorporate thermal mass that helps moderate overheating on hot days but absorbing the warmth to keep rooms cool.
- All homes to be net Zero Carbon (whereby a home's Carbon Credit [energy that is supplied by the home to the grid] is greater than its Carbon Deficit [energy demanded by the home from the grid]) by 2025.
- We are currently rolling out new kitchens across our ranges which are entirely made from recycled materials.

Sustainable Travel and EV Charging

- All of our homes are already being supplied with an EV Charging point and this will continue to be rolled out across the business. We will also install where appropriate rapid chargers in a central location.
- In appropriate locations, support the introduction of bike hire within a site.
- All designs ensure that a site is well connection by pedestrian and cycle paths to ensure our residents can access local facilities by sustainable means.

In addition, we have reviewed our operational procedures and put in place the following to reduce our carbon footprint both of our office-based and construction site-based activities;

- Upgrading our company car fleet to be majority electric or plug-in hybrid vehicles. We have installed electric charging points at our Head Office and at the majority of our sites to further encourage the use of electric vehicles.
- Retrofitting of our offices to include energy saving devices such as LED lighting
- Set up of a drawing sharing platform to reduce the need to print
- Remote working facilities are set up to allow for reduced travel and utilisation of online meeting facilities

Energy and carbon reporting for 2022

UK Energy use (kwH)	1,703,701
Associated Greenhouse gas emissions (tonnes CO2 equivalent)	382
Intensity Ratio: Emissions (Tonnes) per 100 sq ft completed homes	0.125

UK Energy use includes the following:

Activity	Source of Information
Electric use	Total kwH used from electricity bills
Natural gas use	Total kwH used from gas bills
Fuel used	Litres of fuel purchased from fuel receipts

Approved by the Board on 12 December 2022 and signed on its behalf by:

SJ Rodden
Director

Directors' report

The directors present their annual report and the audited financial statements for the year ended 30 April 2022.

Principal activity

The principal activity of the Group is the development and sale of residential properties.

Results, dividends and future developments

The results for the year ended 30 April 2022 are set out in the consolidated profit and loss account on page 14. The results for the period and future developments have been discussed in the Strategic Report on pages 1 to 7.

A dividend of £924,000 (*2021: £nil*) was paid during the year.

Directors

The directors who held office during the year were as follows:

JS Taylor
MJ Taylor
SJ Rodden
MJH Holden

Disclosure of information to auditor

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditor is unaware; and each director has taken all the steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish the company's auditor is aware of such information.

By order of the board

SJ Rodden
Director

Building 102
Wales One Business Park
Magor
Monmouthshire
NP26 3DG

12 December 2022

Statement of directors' responsibilities in respect of the Annual Report and the financial statements

The directors are responsible for preparing the Strategic report, 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 group and parent company 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 group and parent company and of their profit or loss 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 group and 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 group or 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 parent company's transactions and disclose with reasonable accuracy at any time the financial position of the parent 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 group and to prevent and detect fraud and other irregularities.

kpmg

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Independent auditor's report to the members of Edenstone Holdings Limited

Opinion

We have audited the financial statements of Edenstone Holdings Limited ("the company") for the year ended 30 April 2022 which comprise the consolidated profit and loss account, consolidated balance sheet, company balance sheet, consolidated statement of changes in equity, company statement of changes in equity, consolidated cash flow statement and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the group's and of the parent company's affairs as at 30 April 2022 and of the group's profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- 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 are described below. We have fulfilled our ethical responsibilities under, and are independent of the group in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the group or the company or to cease their operations, and as they have concluded that the group and the company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over their ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the directors' conclusions, we considered the inherent risks to the group's business model and analysed how those risks might affect the group and company's financial resources or ability to continue operations over the going concern period.

Our conclusions based on this work:

- we consider that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the directors' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the group or the company's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the above conclusions are not a guarantee that the group or the company will continue in operation.

Independent auditor's report to the members of Edenstone Holdings Limited *(continued)*

Fraud and breaches of laws and regulations – ability to detect

Identifying and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of directors as to the Group's high-level policies and procedures to prevent and detect fraud, as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board minutes.
- Using analytical procedures to identify any unusual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, we perform procedures to address the risk of management override of controls and the risk of fraudulent revenue recognition, in particular the risk that revenue from the development and sale of residential property is recorded in the wrong period and the risk that management may be in a position to make inappropriate accounting entries.

We did not identify any additional fraud risks.

We performed procedures including:

- Identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted to unusual accounts.

Identifying and responding to risks of material misstatement relating to compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the directors (as required by auditing standards), and discussed with the directors the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

Firstly, the Group is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Secondly, the Group is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation or the loss of the Group's license to operate. We identified the following areas as those most likely to have such an effect: health and safety, employment law, regulatory capital and liquidity and construction related regulations, recognising the regulated nature of the Group's activities and its legal form. 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. Therefore, if a breach of operational regulations is not disclosed to us or evident from relevant correspondence, an audit will not detect that breach.

Context of the ability of the audit to detect fraud or breaches of law or regulation

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 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 fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Strategic report and Directors' report

The directors are responsible for the Strategic report and the Directors' report. Our opinion on the financial statements does not cover those reports and we do not express an audit opinion thereon.

Our responsibility is to read the Strategic report and the Directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the Strategic report and the Directors' report;
- in our opinion the information given in those reports for the financial year is consistent with the financial statements; and
- in our opinion those reports have been prepared in accordance with the Companies Act 2006.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company 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.

We have nothing to report in these respects.

Directors' responsibilities

As explained more fully in their statement set out on page 9, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; 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; assessing the group and parent 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 they either intend to liquidate the group or the parent company or to cease operations, or have no realistic alternative but to do so.

Independent auditor's report to the members of Edenstone Holdings Limited *(continued)*

Auditor's responsibilities

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities.

The purpose of our audit work and to whom we owe our responsibilities

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.

Jeremy Thomas

Jeremy Thomas (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
3 Assembly Square
Britannia Quay
Cardiff
CF10 4AX

12 December 2022

Consolidated profit and loss account
for the year ended 30 April 2022

	Note	2022	2021
		£000	£000
Turnover	2	**91,197**	57,306
Cost of sales		**(72,797)**	(47,825)
Gross profit		**18,400**	9,481
Administrative expenses		**(5,193)**	(3,838)
Other operating income	3	**121**	58
Operating profit	3 - 5	**13,328**	5,701
Interest payable and similar expenses	6	**(16)**	(11)
Profit before taxation		**13,312**	5,690
Tax on profit	7	**(2,487)**	(1,069)
Profit and total comprehensive income for the financial year		**10,825**	4,621

The results shown above relate wholly to continuing operations.

The notes form part of the financial statements.

Consolidated balance sheet
at 30 April 2022

	Note		2022		2021
		£000	£000	£000	£000
Fixed assets					
Tangible assets	*9*		724		251
Investments	*10*		52		97
			776		348
Current assets					
Stock	*11*	22,209		36,411	
Debtors (including £nil (*2021:£948,000*) due in more than one year)	*12*	13,057		6,452	
Cash at bank and in hand		13,194		1,069	
		48,460		43,932	
Creditors: amounts falling due within one year	*13*	(14,773)		(15,361)	
Net current assets			33,687		28,571
Total assets less current liabilities			34,463		28,919
Creditors: amounts falling due after more than one year	*14*		(13,987)		(18,349)
Net assets			20,476		10,570
Capital and reserves					
Called up share capital	*18*		1,001		1,000
Share premium			1,004		1,000
Profit and loss account			18,471		8,570
Shareholders' funds			20,476		10,570

The notes form part of the financial statements.

These financial statements were approved by the board of directors on 12 December 2022 and were signed on its behalf by:

SJ Rodden
Director

Registered company number: 04484817

Company balance sheet
at 30 April 2022

	Note	£000	2022 £000	£000	2021 £000
Fixed assets					
Investments	*10*		20,748		20,793
Current assets					
Debtors	*12*	4,098		-	
Cash at bank and in hand		1		16	
		4,099		16	
Creditors: amounts falling due within one year	*13*	(2,063)		(2,116)	
Net current assets/ (liabilities)			2,036		(2,100)
Total assets less current liabilities			22,784		18,693
Creditors: amounts falling due after more than one year	*14*		-		-
Provisions for liabilities					
Deferred tax liability	*17*		-		-
Net assets			22,784		18,693
Capital and reserves					
Called up share capital	*18*		1,001		1,000
Share premium			1,004		1,000
Profit and loss account			20,779		16,693
Shareholders' funds			22,784		18,693

The notes form part of the financial statements.

These financial statements were approved by the board of directors on 12 December 2022 and were signed on its behalf by:

Rodd

SJ Rodden
Director

Registered company number: 04484817

Consolidated statement of changes in equity
for the year ended 30 April 2022

	Called up share capital	Share premium	Profit and loss account	Total equity
	£000	£000	£000	£000
Balance at 1 May 2020	1,000	1,000	3,949	5,949
Profit for the financial year, being total comprehensive expense for the year	-	-	4,621	4,621
Balance at 30 April 2021 and 1 May 2021	1,000	1,000	8,570	10,570
Profit for the financial year, being total comprehensive income for the year	-	-	10,825	10,825
Issue of B Shares	1	4	-	5
Dividends paid	-	-	(924)	(924)
Balance at 30 April 2022	**1,001**	**1,004**	**18,471**	**20,476**

Company statement of changes in equity
for the year ended 30 April 2022

	Called up share capital £000	Share premium £000	Profit and loss account £000	Total equity £000
Balance at 1 May 2020	1,000	1,000	3,269	5,269
Profit for the financial year, being total comprehensive expense for the year	-	-	13,424	13,424
Dividends paid	-	-	-	-
Balance at 30 April 2021 and 1 May 2021	1,000	1,000	16,693	18,693
Profit for the financial year, being total comprehensive income for the year	-	-	5,010	5,010
Issue of share capital	1	4	-	5
Dividends paid	-	-	(924)	(924)
Balance at 30 April 2022	**1,001**	**1,004**	**20,779**	**22,784**

Consolidated cash flow statement
for the year ended 30 April 2022

	2022 £000	2021 £000
Cash flows from operating activities		
Profit/ for the year	10,825	4,621
Adjustments for:		
Depreciation	30	67
Interest payable and similar expenses	16	11
Taxation	2,487	1,069
	13,358	5,768
Decrease in stock	17,381	1,787
(Increase) in debtors	(8,381)	(3,281)
(Decrease)/increase in creditors	(346)	2,841
Tax paid	(65)	-
Net cash inflow from operating activities	21,947	7,115
Cash flows from investing activities		
Purchase of tangible fixed assets	(50)	(86)
Proceeds from sale of investments	45	-
Net cash outflow from investing activities	(5)	(86)
Cash flows from financing activities		
Interest paid	(16)	(11)
Drawdown of bank and development finance loans	24,937	27,525
Repayment of bank and development finance loans	(32,893)	(34,246)
Repayment of loan notes	(868)	(529)
Repayment of other loans	(58)	(90)
Dividends paid	(924)	-
Proceeds from issue of share capital	5	-
Net cash outflow from financing activities	(9,817)	(7,351)
Net (decrease)/increase in cash in the year	12,125	(322)
Cash at beginning of year	1,069	1,391
Cash at end of year	13,194	1,069
		1,069

1,0

The notes form part of the financial statements.

Notes

(forming part of the financial statements)

1 Accounting policies

Edenstone Holdings Ltd (the "Company") is a private company limited by shares and incorporated, domiciled and registered in the UK (Wales).

These group and parent company financial statements were prepared in accordance with Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland ("FRS 102"). The presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £1,000.

Judgements made by the directors in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are discussed in note 21.

The parent company is included in the consolidated financial statements, and is considered to be a qualifying entity under FRS 102 paragraphs 1.8 to 1.12. The following exemptions available under FRS 102 in respect of certain disclosures for the parent company financial statements have been applied:

- The reconciliation of the number of shares outstanding from the beginning to the end of the period has not been included a second time;
- No separate parent company Cash Flow Statement with related notes is included;
- Key Management Personnel compensation has not been included a second time; and
- Certain disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements.

Going concern

As at 30 April 2022, the group had net current assets of £33,687,000 *(2021: £28,571,000)*, including cash of £13,194,000 *(2021: £1,069,000)*, net assets of £20,476,000 *(2021: £10,570,000)* and reported a profit for the year then ended of £10,825,000 *(2021:£4,621,000)*. The directors have prepared the financial statements on a going concern basis which they consider to be appropriate for the following reasons.

The Directors have prepared cash flow forecasts for a period of at least 12 months from the date of approval of these financial statements which indicate that, taking account of reasonably possible downsides and the anticipated impact of the current economic environment on the operations and its financial resources, the Group and Company will have sufficient funds to meet its liabilities as they fall due for that period.

Consequently, the Directors are confident that the Group and Company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

Notes *(continued)*

1 Accounting policies *(continued)*

Measurement convention

The financial statements have been prepared in accordance with the historical cost convention, except financial liabilities classified at fair value through profit or loss are stated at fair value.

Trade and other debtors/ creditors

Trade and other debtors are recognised initially at transaction price less attributable transaction costs. Trade and other creditors are recognised initially at transaction price plus attributable transaction costs. Subsequent to initial recognition they are measured at amortised cost using the effective interest method. If the arrangement constitutes a financing transaction, for example if payment is deferred beyond normal business terms, then it is measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument.

Interest-bearing borrowings

Interest-bearing borrowings are recognised initially at the present value of future payments discounted at a market rate of interest. Subsequent to initial recognition, interest-bearing borrowings are stated at amortised cost using the effective interest method.

Stocks

Stocks and work in progress are stated at the lower of cost and estimated selling price (less costs to complete and sell). Cost comprises land, site development and construction costs and finance costs.

Provisions

A provision is recognised in the balance sheet when the Group has a present legal or constructive obligation as a result of a past event, that can be reliably measured and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are recognised at the best estimate of the amount required to settle the obligation at the reporting date.

Finance leases

Finance leases are capitalised at commencement of the lease as assets at the fair value of the leased asset or, if lower, the present value of the minimum lease payments calculated using the interest rate implicit in the lease. Where the implicit rate cannot be determined the Group's incremental borrowing rate is used. Incremental direct costs, incurred in negotiating and arranging the lease, are included in the cost of the asset.

The capital element of lease obligations is recorded as a liability on inception of the arrangement. Lease payments are apportioned between capital repayment and finance charge, using the effective interest rate method, to produce a constant rate of charge on the balance of the capital repayments outstanding.

Notes *(continued)*

1 Accounting policies *(continued)*

Turnover

Turnover comprises the fair value of the consideration received or receivable for the sale of goods or services in the ordinary course of the group's activities. The group operates a range of legal and contractual structures within its housebuilding and partnerships divisions and these structures are tailored to the land deal and the parties to the contract. Our recognition of revenue reflects the underlying nature of these contracts.

On the sale of private housing, revenue is recognised once unconditional exchange of contracts for the sale of the property takes place and the property is build complete. Where a private development site includes the provision of affordable housing under Section 106 of the Town and Country Planning Act 1990 (as amended), pricing is established in advance and therefore revenue is recognised by reference to the stage of completion, based on regular certification of the works.

For projects with Registered Social Landlords ("RSLs") as partners, revenue is recognised by reference to the percentage of completion based on costs incurred and costs to complete.

In certain instances, property may be accepted in part consideration for a sale of a residential property. The fair value is established by independent surveyors, reduced for the costs to sell. Differences between net proceeds received on re-sale and fair value are recorded as a reduction or an increase in cost of sales.

Interest payable

Finance costs that are directly attributable to the development of residential housing are capitalised within work in progress and expensed within cost of sales on the sale of each property included in the residential development. Other finance costs are expensed as they accrue.

Government Grants

Grants relating to revenue are recognised under the accrual method. Grants related to income are recognised on a systematic basis over the periods in which the entity recognises the related costs for which the grant is intended to compensate. Such income is presented as part of profit and loss within other income or credited to the cost category of the cost to which the grant relates. Grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset.

Taxation

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the profit and loss account except to the extent that it relates to items recognised directly in equity or other comprehensive income, in which case it is recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided on timing differences which arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in the financial statements. Deferred tax is not recognised on permanent differences arising because certain types of income or expense are non-taxable or are disallowable for tax or because certain tax charges or allowances are greater or smaller than the corresponding income or expense.

Deferred tax is measured at the tax rate that is expected to apply to the reversal of the related difference, using tax rates enacted or substantively enacted at the balance sheet date. Deferred tax balances are not discounted.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that is it probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Notes *(continued)*

1 Accounting policies *(continued)*

Basis of consolidation

The consolidated financial statements include the financial statements of the company and its subsidiary undertakings made up to 30 April 2022. The acquisition method of accounting has been adopted. Under this method, the results of subsidiary undertakings acquired or disposed of in the year are included in the consolidated profit and loss account from the date of acquisition or up to the date of disposal.

Under section 408 of the Companies Act 2006 the company is exempt from the requirement to present its own profit and loss account.

Tangible fixed assets and depreciation

Depreciation is provided to write off the cost less the estimated residual value of tangible fixed assets by equal instalments over their estimated useful economic lives as follows:

Leasehold improvements	-	6 years
Plant & Machinery	-	5 years
Office equipment	-	3 years

Investments

Investments in subsidiary undertakings in the parent company balance sheet are stated at cost less any provision for impairment.

Operating leases

Payments (excluding costs for services and insurance) made under operating leases are recognised in the profit and loss account on a straight-line basis over the term of the lease unless the payments to the lessor are structured to increase in line with expected general inflation; in which case the payments related to the structured increases are recognised as incurred.

2 Turnover – Segmental information

Turnover arises entirely within the UK and relates entirely to the principal activity of the group.

3 Expenses and auditor's remuneration

	2022 £000	2021 £000
Included within profit/ loss are the following:		
Auditors' remuneration:		
- audit of these financial statements	8	8
- audit of financial statements of subsidiaries pursuant to legislation	38	38
- other services relating to taxation	6	6
Depreciation of owned tangible fixed assets	30	67
Hire of other assets – rentals payable under operating leases	486	361
Other operating income – rental income and sale of incidental extras packages	(121)	(58)

Notes *(continued)*

4 Remuneration of directors

	2022 £000	2021 £000
Directors' emoluments	**586**	345

The emoluments of the highest paid director were £244,000 (*2021: £160,000*). The directors are considered to be the only key management personnel of the group.

5 Staff numbers and costs

The average number of persons employed by the group (including directors) during the year, analysed by category, was as follows:

	Number of employees	
	2022	2021
Management	**11**	13
Administration	**44**	41
Operations	**93**	82
	148	136

The aggregate payroll costs of these persons were as follows:

	£000	£000
Wages and salaries	**7,041**	5,807
Social security costs	**792**	629
Other pension costs	**116**	103
	7,949	6,539

6 Interest payable and similar expenses

	2022 £000	2021 £000
Net loss on financial liabilities measured at fair value through profit or loss	**-**	8
Bank loan interest	**-**	3
Interest unwind on finance lease liabilities	**16**	-
	16	11

Notes *(continued)*

7 Taxation

Total tax recognised in the profit and loss account

	2022 £000	2021 £000
Current tax		
Current tax on income for the period	782	190
Adjustments in respect of prior periods	(71)	66
Total current tax charge	711	256
Deferred tax		
Origination and reversal of timing differences	2,268	890
Change in tax rate	(563)	-
Adjustments in respect of prior periods	71	(77)
Total deferred tax	1,776	813
Total tax	2,487	1,069

Reconciliation of effective tax rate

	2022 £000	2021 £000
Profit for the year	10,825	4,621
Total tax charge	2,487	1,069
Profit excluding taxation	13,312	5,690
Tax using the UK corporation tax rate of 19% *(2020: 19%)*	2,529	1,081
Other timing differences	(27)	(1)
Over provided in prior years	-	(11)
Change in deferred tax rate	(15)	-
Total tax charge included in profit and loss account	2,487	1,069

At 30 April 2022 the group had tax losses of £633,000 (*2021: £9,511,000*), in relation to which a deferred tax asset has been recognised; see note 17.

At 30 April 2022 the group also had further tax losses available for set off against future profits of approximately £2.2m *(2021: £2.2m)*. No deferred tax asset has been recognised in respect of these tax losses carried forward at 30 April 2022 due to uncertainty regarding their recoverability.

Factors that may affect future tax charges

A UK corporation tax rate of 19% (effective 1 April 2020) was substantively enacted on 17 March 2020, reversing the previously enacted reduction in the rate from 19% to 17%. An increase in the UK corporation rate from 19% to 25% (effective 1 April 2023) was substantively enacted on 24 May 2021. The deferred tax asset at 30 April 2022 has been calculated at 25% (2021: 19%).

Notes *(continued)*

8 Profit for the financial year of the company

The profit for the financial year dealt with in the financial statements of the parent company is as follows:

	2022 £000	2021 £000
Profit for the financial year	**5,010**	13,424

In accordance with the provisions of Section 408 of the Companies Act 2006 the company has not published a separate profit and loss account.

9 Tangible fixed assets

Group	Leasehold improvements £000	Office equipment £000	Plant & Machinery £000	Total £000
Cost				
At beginning of year	76	95	231	402
Additions		8	623	631
Disposals	-	-	-	-
At end of year	76	103	854	1,033
Depreciation				
At beginning of year	37	51	63	151
Charge for the year	13	20	125	158
Released on disposal	-		-	-
At end of year	50	71	188	309
Net book value				
At 30 April 2022	**26**	**32**	**666**	**724**
At 30 April 2021	39	44	168	251

10 Fixed asset investments

Group

	Other investments £000
Cost & net book value	
At beginning of year	97
Disposals	(45)
At end of year	52

Notes *(continued)*

10 Fixed asset investments *(continued)*

Company

	Shares in group undertakings £000	Other investments £000	Total £000
Net book value			
At beginning of year	20,696	97	20,793
Disposals	-	(45)	(45)
At end of year	**20,696**	**52**	**20,748**

Other investments, for both the company and the group, are made up of shared equity arrangements in residential dwellings.

The company has an investment in the following subsidiary undertakings, all of which are incorporated in Great Britain and registered in England and Wales:

Subsidiary undertakings	Principal activity	Class and percentage of shares held
Edenstone Limited	Property development	100% ordinary
Edenstone Homes Limited (indirect)	Property development	100% ordinary
Ashgrove Partnership Homes Limited	Property development	100% ordinary
Edenstone Projects Limited	Property development	100% ordinary
Edenstone Developments Limited	Property development	100% ordinary
Edenstone Property Development Limited	Property development	100% ordinary
Ashgrove Groundworks Limited	Property development	100% ordinary
Edenstone Property Ventures Limited	Property development	100% ordinary

All of the above subsidiary undertakings have their registered office at Building 102, Wales One Business Park, Magor, NP26 3DG.

11 Stocks

	Group 2022 £000	2021 £000
Land, site development and construction costs	**22,209**	36,411

Changes in stock recognised as cost of sales in the year amounted to £72,845,000 (*2021: £43,985,000*).

The total carrying amount of stocks pledged as security for liabilities amounted to £13,643,000 *(2021: £25,126,000)*. Stocks include capitalised finance costs of £1,784,000 (*2021: £2,589,000*). Total borrowing costs capitalised during the year was £3,179,000 (2021: £3,805,000).

Notes *(continued)*

12 Debtors

	Group 2022 £000	Group 2021 £000	Company 2022 £000	Company 2021 £000
Trade debtors	12,277	1,521	-	-
Amounts owed by group undertakings	-	-	4,084	-
Other debtors	534	2,887	-	-
Prepayments and accrued income	127	149	-	-
Deferred tax asset (see note 17)	119	1,895	-	-
Corporation Tax	-	-	14	-
	13,057	6,452	4,098	-

13 Creditors: amounts falling due within one year

	Group 2022 £000	Group 2021 £000	Company 2022 £000	Company 2021 £000
Other financial liabilities (see note 16)	-	926	-	926
Trade creditors	10,332	5,779	-	-
Amounts owed to group undertakings	-	-	2,027	1,111
Land creditors	-	6,650	-	-
Corporation tax	902	256	-	66
Other creditors and accruals	3,434	1,750	36	13
Finance lease liabilities	105	-	-	-
	14,773	15,361	2,063	2,116

The future minimum lease payments are as follows.

	2022 £000	2021 £000
Not later than one year	128	-
Later than one year and not later than five years	453	-
	581	-
Less: finance charges	(62)	-
Carrying amount of liability	519	-

The finance leases primarily relate to plant and machinery leased from a specialist leasing company. The remaining lease terms are 4 and 5 years. At the end of the lease terms the company has the option to purchase the assets at the scrap value of the machinery.

Notes *(continued)*

14 Creditors: amounts falling due after more than one year

	Group		Company	
	2022	2021	**2022**	2021
	£000	£000	**£000**	£000
Bank and development finance loans (see note 15)	**13,573**	18,349	-	-
Finance lease liabilities (see note 13)	**414**	-	-	-
		-	-	-
	13,987	18,349	-	-

15 Interest-bearing loans and borrowings

This note provides information about the contractual terms of the Group's and parent Company's interest-bearing loans and borrowings, which are measured at amortised cost.

	Group		Company	
	2022	2021	**2022**	2021
	£000	£000	**£000**	£000
Creditors falling due after more than one year				
Secured bank and development finance loans	**13,573**	18,349	-	-

Loans are analysed as falling due

	Group		Company	
	2022	2021	**2022**	2021
	£000	£000	**£000**	£000
In one year or less, or on demand	-	-	-	-
Between one and two years	**13,573**	-	-	-
Between two and five years	-	18,349	-	-
After more than five years	-	-	-	-
	13,573	18,349	-	-

Bank and development finance loans comprises a revolving credit facility with Marshal European Investment Co. I Sarl. The loan is secured against the assets of the projects to which they relate. The facility, which is used for funding the acquisition and development of housing sites and repaid as those sites are sold through, is a five year facility to 31 December 2023.

Net Debt

The below is an analysis of changes in net debt from the beginning to the end of the current reporting period:

	Borrowings due within one year	Borrowings due after one year	**Subtotal**	Cash and cash equivalents	**Net debt**
	£000	£000	**£000**	£000	**£000**
Net debt analysis					
Balance at 1 May 2021	926	18,349	**19,275**	(1,069)	**18,206**
Cash flows	(926)	(4,776)	**(5,702)**	(12,125)	**(17,827)**
Balance at 30 April 2022	-	13,573	**13,573**	(13,194)	**379**

Notes *(continued)*

16 Other financial liabilities

	Group 2022 £000	2021 £000	Company 2022 £000	2021 £000
Amounts falling due after more than one year				
Financial liabilities designated as fair value through profit or loss	-	-	-	-
Amounts falling due within one year				
Financial liabilities designated as fair value through profit or loss	-	926	-	926

Included within other financial liabilities are the following:

Group and Company

- A directors loan balance of £nil (2021: £868,000). This loan is non-interest bearing and was repaid during the year.
- A loan balance of £nil (*2021: £58,000*). Following agreement with the lender the right to interest was suspended. The loan was repaid during the year.

17 Deferred tax assets and liabilities

Deferred tax assets and liabilities are attributable to the following:

Group	Assets 2022 £000	2021 £000	Liabilities 2022 £000	2021 £000	Net 2022 £000	2021 £000
Unused tax losses	-	1,735	-	-	-	1,735
Loan fair value adjustments	-	-	-	-	-	-
Short term timing differences	62	143	(1)	-	63	143
Fixed asset timing differences	(18)	-	83	(22)	(101)	(22)
Other	157	39	-	-	157	39
Tax assets / (liabilities)	201	1,917	82	(22)	119	1,895

Included within the deferred tax asset is £nil *(2021: £1,735,000)* relating to losses carried forward. Included in the deferred tax asset is £nil (*2021: £948,000*) which is expected to be utilised in more than one year.

Notes *(continued)*

18 Share capital

	A Ordinary Shares	B Shares	Ordinary Shares
	No.	No.	No.
At 1 May 2021	200,000	-	800,000
Shares issued in the year	-	52,632	-
At 30 April 2022	200,000	52,632	800,000

	2022 £000	2021 £000
Allotted, called up and fully paid		
800,000 *(2021: 800,000)* Ordinary shares of £1 each	800	800
200,000 *(2021: 200,000)* A Ordinary shares of £1 each	200	200
52,632 *(2021: nil)* B Shares of £0.01 each	1	-
	1,001	1,000

The holders of ordinary shares and A ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

During the year, the Company issued 52,632 B £0.01 shares for a consideration of £5,000, settled in cash. This resulted in a premium of £4,474.

19 Operating leases

Non-cancellable operating lease rentals are payable by the group as follows:

	2022		2021	
	Land and buildings £000	Other £000	Land and buildings £000	Other £000
Less than one year	45	291	91	249
Between one and five years	152	286	135	202
More than five years	-	-	-	-
	198	577	226	451

Notes *(continued)*

20 Related party disclosures

During the year, Eden Living Properties Limited acquired properties from Edenstone Homes Limited for a consideration of £13,981,000. The balance outstanding at 30 April 2022 was £2,391,000. Stuart Rodden is a director of Eden Living Properties Limited.

During the year, Green Borough Holdings Limited acquired 1 plot from Edenstone Homes Limited for a consideration of £165,000. Green Borough Holdings Limited is controlled and owned by Martin Taylor, a director of Edenstone Homes Limited.

During the year, director loans of £868,000 due to Martin Taylor were repaid. The balance outstanding at 30 April 2022 was £nil.

During the year, groundwork services were provided to Martin Taylor for a consideration of £234,506. The balance outstanding at 30 April 2022 was £64,051.

21 Accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Management considers the key sources of estimation uncertainty relate to:

Margin recognition and stock valuation

In order to determine the profit that the Group recognises on its developments, the Group has to allocate site-wide land and development costs between the homes built on the development. It also has to estimate costs to complete on the development and make estimates relating to future selling prices on those developments and homes. In making these assessments there is a degree of inherent uncertainty. The Group has developed internal controls to assess and review carrying values and costs to complete and the appropriateness of estimates made.

22 Ultimate controlling party

The directors consider there to be no ultimate controlling party.