

Registered number: 08529143

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Dorchester Living Limited

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ACCOUNTS

FOR THE YEAR ENDED 31/12/2022

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Prepared By:

Dovey Accountancy Services Limited

Chartered Certified Accountants

Heyford Park House, Heyford Park

Upper Heyford

Bicester

Oxfordshire

OX25 5HD

ACCOUNTS  
FOR THE YEAR ENDED 31/12/2022

DIRECTORS

Mr I Amdur

Dr G Silver

Mr P Silver

REGISTERED OFFICE

Heyford Park House, Heyford Park

Upper Heyford

Bicester

Oxon

OX25 5HD

COMPANY DETAILS

Private company limited by shares registered in EW -  
England and Wales, registered number 08529143

ACCOUNTANTS

Dovey Accountancy Services Limited

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ACCOUNTS  
FOR THE YEAR ENDED 31/12/2022

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| The following do not form part of the statutory financial statements: |      |
| Trading And Profit And Loss Account                                   | -    |
| Profit And Loss Account Summaries                                     | -    |

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BALANCE SHEET AT 31/12/2022

|  | Notes | 2022<br>£         | 2021<br>£         |
|--|-------|-------------------|-------------------|
| <b>CURRENT ASSETS</b>                          |       |                   |                   |
| Stock  |       | 267,610           | -                 |
| Debtors  | 4     | 11,227,564        | 8,366,435         |
| Cash at bank and in hand                       |       | 438               | 2,291,702         |
|  |       | <u>11,495,612</u> | <u>10,658,137</u> |
| CREDITORS: Amounts falling due within one year | 5     | <u>11,261,906</u> | <u>10,658,134</u> |
| NET CURRENT ASSETS                             |       | <u>233,706</u>    | <u>3</u>          |
| TOTAL ASSETS LESS CURRENT LIABILITIES          |       | <u>233,706</u>    | <u>3</u>          |
| <b>CAPITAL AND RESERVES</b>                    |       |                   |                   |
| Called up share capital                        | 6     | 3                 | 3                 |
| Profit and loss account                        |       | <u>233,703</u>    | <u>-</u>          |
| SHAREHOLDERS' FUNDS                            |       | <u>233,706</u>    | <u>3</u>          |

For the year ending 31/12/2022 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The directors have decided not to deliver to the registrar a copy of the company's profit and loss account.

Approved by the board on 18/01/2024 and signed on their behalf by

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Mr P Silver

Director

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NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31/12/2022

1. ACCOUNTING POLICIES

1a. Going Concern

These financial statements have been prepared on the going concern basis. The directors have a reasonable expectation that the company has adequate resources to continue in operational business for the foreseeable future.

1b. Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell (net realisable value). Costs, which comprise direct production costs, are based on the method most appropriate to the type of inventory class, but usually on a first-in-first-out basis. Overheads are charged to profit or loss as incurred. Net realisable value is based on the estimated selling price less any estimated completion or selling costs.

When stocks are sold, the carrying amount of those stocks is recognised as an expense in the period in which the related revenue is recognised. The amount of any write-down of stocks to net realisable value and all losses of stocks are recognised as an expense in the period in which the write-down or loss occurs. The amount of any reversal of any write-down of stocks is recognised as a reduction in the amount of stocks recognised as an expense in the period in which the reversal occurs.

2. EMPLOYEES

|                             | 2022 | 2021 |
|-----------------------------|------|------|
|                             | No.  | No.  |
| Average number of employees | 38   | 34   |

| 3. STOCK | 2022 | 2021 |
|----------|------|------|
|          | £    | £    |

Stock comprises:

|                            |                |          |
|----------------------------|----------------|----------|
| Work in progress - Land    | 14,309         | -        |
| Work in progress - Fees    | 252,803        | -        |
| Work in progress - Site OH | 498            | -        |
|                            | <u>267,610</u> | <u>-</u> |

| 4. DEBTORS                          | 2022              | 2021             |
|-------------------------------------|-------------------|------------------|
|                                     | £                 | £                |
| Amounts falling due within one year |                   |                  |
| Trade debtors                       | 25,736            | -                |
| Other debtors                       | 1,190,689         | 1,488,299        |
| Unpaid share capital                | 3                 | -                |
| Amounts due from related parties    | 9,758,690         | 6,775,429        |
| Prepayments and accrued income      | <u>251,880</u>    | <u>102,707</u>   |
|                                     | <u>11,226,998</u> | <u>8,366,435</u> |

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

|                                | 2022              | 2021              |
|--------------------------------|-------------------|-------------------|
|                                | £                 | £                 |
| UK corporation tax             | 55,069            | -                 |
| VAT                            | 50,184            | 275,301           |
| PAYE control                   | 230,922           | 277,478           |
| Trade creditors                | 50,863            | 8,817             |
| Other creditors                | -                 | 470,237           |
| Accruals and deferred income   | 4,533,484         | 3,639,038         |
| Amounts due to related parties | <u>6,341,384</u>  | <u>5,987,263</u>  |
|                                | <u>11,261,906</u> | <u>10,658,134</u> |

| 6. SHARE CAPITAL                 | 2022     | 2021     |
|----------------------------------|----------|----------|
|                                  | £        | £        |
| Allotted, issued and fully paid: |          |          |
| 3 Ordinary shares of £1 each     | <u>3</u> | <u>3</u> |
|                                  | <u>3</u> | <u>3</u> |

7. RELATED PARTY TRANSACTIONS

During the year the company recharged expenses to Heyford Park Settlements LP, a limited partnership with common members/directors, amounting to £2,497,180 (2021: £2,875,717). At 31 December 2022 the balance owed by Heyford Park Settlements LP was £1,726,691 (2021: £2,102,250). During the year the company charged marketing and management fees to Vivere Group Limited, a company with a common director, amounting to £1,274,963 (2021: £743,612). As at 31 December 2022 the balance owed to Vivere Group Limited was £Nil (2021: £Nil). As at 31 December 2022 the company owed Vivere Group Limited £671 (2021: owed by Vivere Group Limited £886,343).

During the year the company was charged expenses from ZSLE Limited, a company with a common director, amounting to £Nil (2021: £Nil). At 31 December 2022 the balance owed to ZSLE Limited was £282,463 (2021: £282,463). During the year the company was charged expenses from Verary Limited, a company with a common director, amounting to £Nil (2021: £Nil). At 31 December 2022 the balance owed to Verary Limited was £2,204,400 (2021: £1,204,200). During the year the company was charged expenses from Dorchester Residential Management Limited, a company with a common director,

amounting to £Nil (2021: £Nil). At 31 December 2022 the balance owed to Dorchester Residential Management Limited was £1,317,613 (2021: £1,317,613).

During the year the company re-charged expenses to Elgin Investments LLP, a limited liability partnership with common members/directors, amounting to £765,909 (2021: £Nil). At 31 December 2022, Elgin Investments LLP, a limited liability partnership with common members/directors, owed the company £3,068,655 (2021: £3,534,130). At 31 December 2022, County Water Limited, a limited company with a common director, owed the company £252,706 (2021: £252,706). As at 31 December 2022, Whitehill & Bordon Development Company New Chase Limited, a limited company with common directors, owed the company £1,113,741 (2021: £Nil). At 31 December 2022, Dorchester Project Management Limited, a limited company with common directors, was owed £1,072,000 by the company (2021: £2,607,000).

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