

**Arkwood Developments Ltd**

**Audited Financial Statements**

**For the Year Ended 31 March 2023**



**Arkwood**  
DEVELOPMENTS



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For the Year Ended 31 March 2023**

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**Company Information**  
**For the Year Ended 31 March 2023**

Board Members: Claire Penny  
Sanjiv Kohli  
Deborah Kim Johnson

Managing Director: Andrew Dewberry

Non-Exec Director: Mark Stevenson

Secretary: Nigel Stephen Hill

Registered Address: Newark and Sherwood District Council  
Castle House  
Great North Road  
Newark  
Nottinghamshire  
NG24 1BY

Registered Number: 11383915 (England and Wales)

Auditors Wright Vigar Limited  
15 Newland  
Lincoln  
Lincolnshire  
LN1 1XG



# Arkwood

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### **Report of the Directors For the Year Ended 31 March 2023**

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

#### **Directors**

The directors shown below have held office during the whole of the period from 1st April 2022 to the date of the report.

Sanjiv Kohli  
Deborah Kim Johnson  
Andrew Dewberry  
Mark Stevenson

Other Changes in directors holding office are as follows;

Claire Penny - appointed 22 June 2023  
Timothy Wendels - resigned 22 June 2023

#### **Statement of Directors' Responsibilities**

The directors are responsible for preparing the Report of the Directors 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 the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Practice (United Kingdom Accounting Standards and applicable law). 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 accounting estimates that are reasonable and prudent.

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 Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.



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### **Statement As To Disclosure Of Information to Auditors**

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware and each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

### **Auditors**

The auditors, Wright Vigar will be proposed for re-appointment at the forthcoming Annual General Meeting.

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

On Behalf of the Board:

Andrew Dewberry - Managing Director

27 November 2023

**Report of the Independent Auditor to the Members of  
Arkwood Developments Limited**

**Opinion**

We have audited the financial statements of Arkwood Developments Limited (the 'company') for the year ended 31 March 2023 which comprise the Income Statement, Other Comprehensive Income, Balance Sheet and Notes to the Financial Statements, including a summary of 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; 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 under those standards are further described in the Auditor 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 directors' 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. The other information comprises the information in the Strategic Report and the Report of the Directors, but does not include the financial statements and our Report of the Auditor 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.

In connection with our audit of the financial statements, 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.

**Opinions on other matters prescribed by the Companies Act 2006**

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

- the information given in the Strategic Report and the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Strategic Report and the Report of the Directors have 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 the Strategic Report or the Report of the Directors.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, 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.

**Report of the Independent Auditor to the Members of  
Arkwood Developments Limited**

**Responsibilities of directors**

As explained more fully in the Statement of Directors' Responsibilities set out on page three, 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 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 a Report of the Auditor 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our work is performed to include an assessment of the susceptibility of the entity's financial statements to material misstatement, including the risk of fraud. Owing to the inherent limitations of an audit, there is an unavoidable risk that material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK).

In identifying and assessing risk of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We plan our work to gain an understanding of the significant laws and regulations that are of significance to the entity and the sector in which they operate. We perform our work to ensure that the entity is complying with its legal and regulatory framework.
- We obtained an understanding of how the company is complying with those legal and regulatory frameworks by making inquiries to the management and people charged with governance.

We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur. Audit procedures performed by the engagement team included:

- Substantive procedures performed in accordance with the ISAs (UK).
- Challenging assumptions and judgments made by management in its significant accounting estimates.
- Identifying and testing journal entries, in particular material journal entries and year end journals.
- Assessing the extent of compliance with the relevant 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](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our Report of the Auditor.

**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 a Report of the Auditor 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.

J P Sewell BA (Hons) FCA CTA (Senior Statutory Auditor)  
for and on behalf of Wright Vigar Limited  
Statutory Auditors  
Chartered Accountants & Business Advisers  
15 Newland  
Lincoln  
Lincolnshire LN1 1XG

27 November 2023



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<b>2021/2022</b>	<b>Income and Expenditure Statement</b>	<b>2022/2023</b>
3,386,090	Turnover	8,092,556
-2,527,148	Cost of Sales	-7,046,416
<b>858,942</b>	<b>Gross Profit/(Loss)</b>	<b>1,046,140</b>
0	Other Operating Income	0
-409,032	Administrative Expenses	-537,529
<b>449,910</b>	<b>Profit/(Loss) from operations</b>	<b>508,611</b>
116	Interest receivable and similar income	4,318
-27,893	Interest payable and similar expenses	-9,921
<b>422,133</b>	<b>Profit/(Loss) before Taxation</b>	<b>503,008</b>
0	Tax on profit on ordinary activities	-94,803
-80,227	Deferred Tax asset due to losses	-768
<b>341,906</b>	<b>Profit/(Loss) for the Financial Year</b>	<b>407,437</b>

The company has no other recognised items of income or expense other than the results for the year as set out above.

<b>Statement of Changes in Shareholders' Equity</b>	<b>Share Capital</b>	<b>Profit and Loss Account</b>	<b>Total Equity</b>
<b>Balance at 1 April 2022</b>	<b>4,000,000</b>	<b>-3,389</b>	<b>3,996,611</b>
Issue of Shares	0	0	0
Total Comprehensive income/expenditure for the year	0	407,437	407,437
<b>Shareholders Equity at 31 March 2023</b>	<b>4,000,000</b>	<b>404,048</b>	<b>4,404,048</b>





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2021/2022		Note	2022/2023
<b>0</b>	<b>Total Long Term Assets</b>		<b>0</b>
	<b>Current Assets;</b>		
7,817,155	Stock	<b>4</b>	5,746,623
119,367	Debtors	<b>5</b>	1,102,613
185,097	Cash and Cash Equivalents	<b>6</b>	747,784
<b>8,121,619</b>	<b>Total Current Assets</b>		<b>7,597,020</b>
	<b>Current Liabilities;</b>		
-1,011,710	Creditors: amounts falling due within one year	<b>7</b>	-3,192,972
<b>-1,011,710</b>	<b>Total Current Liabilities</b>		<b>-3,192,972</b>
	<b>Long Term Liabilities;</b>		
-3,113,298	Creditors: amounts falling due after more than one year	<b>8</b>	0
<b>-3,113,298</b>	<b>Total Long Term Liabilities</b>		<b>0</b>
<b>3,996,611</b>	<b>TOTAL NET ASSETS</b>		<b>4,404,048</b>
	<b>Capital and Reserves;</b>		
4,000,000	Share Capital	<b>9</b>	4,000,000
-3,389	Profit and Loss Account		404,048
<b>3,996,611</b>	<b>TOTAL EQUITY</b>		<b>4,404,048</b>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

The financial statements were approved by the Board of Directors on 27 November 2023 and were signed on its behalf by:

Sanjiv Kohli, ACA CPFA - Director



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### 1 STATUTORY INFORMATION

Arkwood Development Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address are below;

11383915 (England and Wales)  
Newark and Sherwood District Council  
Castle House  
Great North Road  
Newark  
Nottinghamshire  
NG24 1BY

### 2 ACCOUNTING POLICIES

#### **Basis of preparing the financial statements**

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

#### **Turnover**

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

#### **Stocks**

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

#### **Taxation**

Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

#### **Deferred Tax**

Deferred tax is recognised in respect of all timing differences that originated but not reversed at the balance sheet date.



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Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted by the year end and that are expected to apply to the reversal of timing differences.

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

### 3 EMPLOYEES AND DIRECTORS

The company has seven employees as at 31 March 2023. There were six employees in 2021/22.

### 4 STOCK

2021/2022		2022/2023
7,812,955	WIP - Project 1	5,598,867
4,200	WIP - Project 2	4,200
0	WIP - Project 3	117,001
0	WIP - Project 4	7,049
0	WIP - Project 5	19,506
<b>7,817,155</b>		<b>5,746,623</b>

### 5 DEBTORS

2021/2022		2022/2023
118,599	Other Debtors	1,102,613
768	Deferred Tax Asset	0
<b>119,367</b>		<b>1,102,613</b>

### 6 CASH AND CASH EQUIVALENTS

2021/2022		2022/2023
10,000	Cash at Bank	271,197
175,097	Money Market Fund Investment	476,587
<b>185,097</b>		<b>747,784</b>



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### 7 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

2021/2022		2022/2023
178,126	Amounts owed to Parent - Council	2,443,148
824,065	Trade Creditors	722,483
9,519	Other Creditors	27,341
<b>1,011,710</b>		<b>3,192,972</b>

### 8 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

2021/2022		2022/2023
3,113,298	Amounts owed to Parent - Council	0
<b>3,113,298</b>		<b>0</b>

### 9 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

31/03/2022			Nominal	31/03/2023
£	Number:	Class:	value:	£
3,999,900	39,999	Ordinary Shares B	100	3,999,900
100	100	Ordinary Shares	1	100

### 10 PENSION COMMITMENTS

The company operates a defined contribution pension scheme, contributions payable are charged to profit and loss in the period to which they relate.

### 11 RELATED PARTY DISCLOSURES

#### Balance Sheet

At the end of the year, the company owed £2,352,095 in relation to development land purchased from Newark and Sherwood District Council.



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The company also has a creditor on their balance sheet of £112,353 (£939,329 in 21/22) due to its parent, Newark and Sherwood District Council, for monies supplied at the start up of the company (£90,935), support services (£15,998) and the Company had utilised the loan facility available from Newark and Sherwood District Council with a drawdown of (£0) (£761,203 in 21/22) at the end of the financial year.

### **Income Statement**

During the period, the company paid recharges for support services and rates of £66,817 (21/22 £89,754), arrangement/community infrastructure levy charges of £304,690 (21/22 £123,072) and loan interest on the credit facility of £13,985 (21/22 £13,908) to its immediate parent undertaking, Newark and Sherwood

### **12 EVENTS AFTER THE REPORTING PERIOD**

There have been no events after the balance sheet date and up to the approval date that provide information about conditions existing at 31 March 2023 that need to be reflected in the financial statements.

### **13 ULTIMATE CONTROLLING PARTY**

The controlling party is Newark and Sherwood District Council.

Newark and Sherwood District Council is the holder of all the shares that has been issued.