

# Financial Statements

For the year ended 31 March 2022

Herefordshire Capital PLC

Company Number: 9279170



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**Advisors and Bankers**

<b>Company registration number</b>	9279170 Registered as a Public Limited Company
<b>Current Directors</b>	Richard Woolley (Appointed Dec 2018) Andrew Taylor (Appointed Sept 2019) John Barker (Appointed Sept 2019) Andrew Cooke (Appointed Oct 2019)
<b>Secretary</b>	Nicola Griffiths (Appointed March 2019)
<b>Registered office</b>	Herefordshire Capital Plc C/O Connexus Homes Limited The Gateway The Auction Yard Craven Arms Shropshire SY7 9BW
<b>Independent Auditor</b>	Crowe U.K. LLP  4th Floor, St James House St James' Square Cheltenham Gloucestershire GL50 3PR

**Solicitor**

Anthony Collins  
134 Edmund Street  
Birmingham  
B3 2ES

**Banker**

Barclays Bank Plc  
P O Box 3333  
One Snowhill  
Snow Hill Queensway  
Birmingham  
B3 2WN

## Strategic Report

### Principal Activities

The principal activity of the Company is to act as the capital markets issuance vehicle for Connexus Homes Limited. It also undertakes investment activity on behalf of Connexus Homes Limited.

Herefordshire Capital plc on-lends all of its proceeds from capital market transactions to Connexus Homes Limited under a guarantee and security trust basis. The underlying assets of the issuance belong to Connexus Homes Limited through a Security Trust arrangement with Prudential Trustee Company Limited.

### Parent Company

Herefordshire Capital plc. is a subsidiary of Connexus Homes Limited which is a Cooperative and Community Benefit Societies Act 2014, Registered Society No. 8376. It is also registered as a social housing provider and regulated by the Regulator of Social Housing Agent in accordance with the Housing and Regeneration Act 2008, Registered No. LH4353. .

### Business Review

In November 2016 the £35m retained bond was sold generating a bond premium of £5.065m. The proceeds were drawn in 5 tranches with an initial £5m received immediately and the remaining £30m being deferred drawn in 4 tranches over 2 years, The way the retained bond structure was agreed enabled us to mitigate the cost of carry-on excess funds whilst locking in the favourable gilt rates in the market. The final tranche was drawn down in November 2018.

The group is well funded and Connexus Homes Limited has put additional funding in place during the year. This provides the business with a comfortable level of cash and undrawn available facilities, covering more than 18 months planned expenditure.

Herefordshire Capital plc is rated A3 by Moody's Investor Services, having maintained its rating at the latest ratings review as a result of the solid financial performance and greater certainty about the level of support from central government for the housing sector as a whole. This is a positive result given the continued uncertainty arising from Covid and the post pandemic operating environment.

The funds raised by the original bond-issue and subsequent retained bond sale have been on lent to Connexus Homes Ltd to fund its development programme and for general corporate purposes.

The bond is secured by a portfolio of social housing properties owned by Connexus Homes Ltd. The properties are valued at Existing Use Value – Social Housing (EUV-SH).

The bond issue requires the following covenants to be met:

- Asset Cover of 105% of EUV-SH and 115% of Market Value subject to Tenancies (MV-T)
- Portfolio interest cover: Net Annual Income in respect of the properties secured against the loan will not be less than 100 per cent of the amount of interest.

Connexus Homes Limited as a group performed well despite a challenging operating environment, and investment in a catch-up repairs programme, and having benefited from property disposals in the

form of Right to Buy (RTB) sales, shared ownership sales, land disposals and lower bad debts. Overall the group's financial performance for the period was supported by an operating margin of 23.1% of revenue and robust cashflows.

Connexus Homes Limited has a healthy level of available uncharged security. A group full market valuation was undertaken in 2020 by Savills Valuers. Whilst the valuation was subject to a material uncertainty clause due to the Covid environment at the time of valuation, subsequent desktop funder valuations of the Herefordshire Capital Bond charged properties, also conducted by Savills Valuers give assurance about the appropriateness of its use.

There are circa 2,476 uncharged dwellings available for security which have an estimated valuation of £119.77 million, against which further funding can be secured if the average cost included in our full valuation by Savills Ltd is applied. These pools are being managed in line with future funding plans, funder security covenant requirements and market changes to the extent they effect security valuations.

### **Financial risk management**

The Company's operations expose it to a variety of financial risks that include the effects of cash flow risk, credit risk and liquidity risk. The Group has in a place a risk management process that seeks to limit the adverse effects on the financial performance of the Company by monitoring levels of debt finance and related finance costs.

The main risk facing Herefordshire Capital plc is that it is unable to make interest or principal payments when they fall due. This risk is mitigated as Herefordshire Capital plc on lends funds under secured loan agreements which are backed by the housing assets of the borrower.

Further information about financial risk management is shown on page 24 of these financial statements.

### **Credit risk**

The credit risk is mitigated through a number of factors, including the housing asset security that stands behind the loan to CHL, the overall credit worthiness of the Group, the guarantees that CHL has issued to the Company and the contractual protections in the loan agreement itself.

### **Liquidity risk**

The Company actively lends the full amount of the loans it has itself borrowed, thus the entity has assets to fully offset its liabilities and interest receivable to offset its interest payable.

### **Cash flow risk**

In order to ensure the stability of cash outflows and hence manage interest rate risk, the Company has a policy of matching interest payable on its borrowing to the interest receivable on its loan debtors. At 31 March 2022 100% of the Company's debt was on fixed rate terms. The company does not use derivative financial instruments to manage interest rate costs.

### **Statement of Corporate Governance (Section 172 Statement)**

The company was set up solely to raise finance to on-lend to the parent Organisation, Connexus Homes Limited, and operated purely as a group funding vehicle.

The company has no direct employees, with officers of the Group ensuring the company maintains its business relationships with its bankers, legal representatives and credit rating agencies.

Herefordshire Capital plc  
Report and financial statements for the year ended 31 March 2022

The company has adopted the Groups policies, and Directors fully understand their duties which are outlined on page 9 along with the Corporate governance statement.

The parent company has high governance standards and was upgraded to the highest Governance and Viability standards during the financial year by the Regulator of Social Housing.

The company has on lent all of its funds to the parent organisation to enable it to meet its strategic aims to develop and invest in housing in Herefordshire and Shropshire and its Board members comprise of the two Board members and two executive members of parent company.

### **Key Performance Indicators**

The company operates as a Group funding vehicle and as such has no specific key performance indicators. The entity is monitored against the original performance model and is thus expected to break even.

### **Post Balance Sheet Events**

There are no post balance sheet events to disclose.

The strategic Report is signed for and on behalf of the board by



John Barker

Board Member

27 July 2022

## **Director's Report**

The Directors present their report and the audited financial statements for the period ended 31 March 2022.

### **Registration Details**

Herefordshire Capital plc is a company limited by shares registered under Companies Act 2006 (No. 9279170). The Company is a subsidiary of Connexus Homes Limited, and a member of the Connexus Homes Group (The "Group").

### **Directors**

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

Richard Woolley (Appointed December 2018)

John Barker (Appointed September 2019)

Andrew Taylor (Appointed September 2019)

Andrew Cooke (Appointed October 2019)

### **Company Secretary**

The company secretary who held office during the period was as follows:

Nicola Griffiths (Appointed March 2019)

## **Directors and Directors' Indemnities**

The directors of the Company who were in office during the period and up to the date of signing the financial statements are set out above. As permitted by the Articles of Association, the directors have the benefit of an indemnity which is a qualifying third-party indemnity provision as defined by Section 234 of the Companies Act 2006. The indemnity was in force throughout the financial period and is currently in force. The Company also purchased and maintained throughout the period directors' and officers' liability insurance in respect of itself and its directors. As at 31 March 2022 no qualifying third party indemnity provisions were granted to any directors.

## **Disclosure of information to auditors**

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

## **Auditors**

Crowe U.K. LLP are the company's current external auditors having been appointed in the year. A recommendation to reappoint Crowe U.K LLP as external auditors will be made at the AGM.

### **Health and Safety**

Connexus Homes Limited ensures, as ultimate parent, that the responsibilities of the Company under Health and Safety legislation are met and ensures regular inspections and reviews as part of its compliance procedures.

### **Corporate Governance Statement**

The company's internal control and risk management system in relation to financial reporting processes about share capital structures are described at on page 24.

### **Dividends**

The directors do not recommend the payment of a dividend for the period.

### **Political and charitable contributions**

The Company made no political or charitable donations or incurred any political expenditure during the period.

Signed for and behalf of the Board



**John Barker**

Board Member

27 July 2022



### **Statement of the Director's responsibilities**

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 financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102, the Financial Reporting Standard applicable in the UK and Republic of Ireland.

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

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

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of

the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

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

### **Corporate Governance Statement**

The Directors of Herefordshire Capital plc are responsible for operating the Company in accordance with its rules. The Company must maintain a minimum of 2 directors.

The Board is responsible for the Group's strategic direction. Day to day management and implementation is delegated to the Connexus Homes Group Board. The Directors have overall responsibility for ensuring that systems of internal control are established and maintained.

The Board is ultimately responsible for ensuring that the Company maintains a system of internal control that is appropriate to the business environments in which it operates.

Internal control systems are designed to meet the particular needs of the Company and the risks to which it is exposed. The Board recognises that no system of internal control can provide absolute assurance against material misstatement or loss or eliminate risk of failure to achieve business objectives.

The system of internal control is designed to manage key risks to provide reasonable assurance that planned business objectives and

outcomes are achieved. It also exists to give reasonable assurance with respect to:

- the reliability of financial and operational information and;
- safeguarding of the Company's assets and interests.

In meeting its responsibilities, the Board has adopted a risk-based approach to internal controls which are embedded within the normal management and governance process. This approach includes the regular evaluation of the nature and extent of risks to which the Company is exposed, internally through the wider management team and externally through independent internal and external audit.

Regular management reporting on control issues provides assurance to successive levels of management and to the Board, with overview and structured feedback through the Board's Audit and Risk Committee. The arrangements include a rigorous procedure, monitored by the Audit and Risk Committee, for ensuring that corrective action is taken in relation to any significant control issues. Financial governance is monitored by the Audit and Risk Committee and Group Board.

The key elements of the internal control framework include:

- The Board being directly responsible for strategic risk management
- Delegation of authority to the Audit and Risk Committee to monitor internal control
- The Leadership team compiling and monitoring the key business risks

- Monthly management accounts aligned to the needs of the business providing reliable, relevant and up to date financial information with significant variances from budgets being investigated
- Significant new initiatives being evaluated and approved in accordance with the Standing Orders and Financial Regulations of the Company.
- HR policies and procedures designed to ensure that all colleagues are aware of their roles and responsibilities in terms of the internal control framework.

## **Independent auditor's report to the members of Herefordshire Capital PLC**

### **Opinion**

We have audited the financial statements of Herefordshire Capital PLC (the "Company") for the year ended 31 March 2022 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Capital and Reserves and notes to the financial statements, including 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 2022 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard as applied to public interest entities, 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.

As the entity on-lends finance raised via the issuing of bonds to its immediate parent, Connexus Homes Limited, the principal risk facing the company is that the immediate parent will be unable to make its interest or principal payments when they fall due to the company, and this would impact on the company's ability to meet its obligations as they fall due and to conclude that it is a going concern.

The going concern of the company is therefore intrinsically linked to the going concern of the immediate parent entity, and management's assessment of going concern involves consideration about the ability of Connexus Homes Limited to adopt the going concern basis of accounting.

Our evaluation of the directors' assessment of the company's ability to continue to adopt the going concern basis of accounting included considering the ongoing financing arrangements and future cashflow projections for the Group headed by Connexus Homes Limited. The assessment covers the period of at least 12m from the date of signing.

In respect of Connexus Homes Limited and its Group we have:

- Obtained an understanding of the budgeting and forecasting process followed by management for the Connexus Homes Limited and the group, including performing a retrospective review comparing the group's actual performance in the year to 31 March 2022 against the original budget to understand whether an indication of management bias exists;

- Obtained the Group's forecast covering the going concern period, and management's assessment of the going concern basis formed;
- Discussed the cash flow forecast with Group management, challenging key assumptions;
- Considered the Group's continued compliance with banking covenants and considering the stress required to the model to indicate a breach;
- Considered the availability of Group finance facilities at the year end and over the period of assessment and the amount available for drawdown;
- Considered whether there were any factors specific to the company which could give rise to a material uncertainty, other than in respect of the ability of the immediate parent to meet its obligations as they fall due;
- Considered the appropriateness of disclosures made in respect of going concern and ensuring it is consistent with our knowledge of the business.

We have no further observations arising from that evaluation.

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.

## Overview of our audit approach

### *Materiality*

In planning and performing our audit we applied the concept of materiality. An item is considered material if it could reasonably be expected to change the economic decisions of a user of the financial statements. We used the concept of materiality to both focus our testing and to evaluate the impact of misstatements identified.

Based on our professional judgement, we determined overall materiality for the financial statements as a whole to be £1,200,000, based on 1% of assets.

We use a different level of materiality ('performance materiality') to determine the extent of our testing for the audit of the financial statements. Performance materiality is set based on the audit materiality as adjusted for the judgements made as to the entity risk and our evaluation of the specific risk of each audit area having regard to the internal control environment. Our performance materiality was set at 70% of financial statements materiality, amounting to £840,000.

Where considered appropriate performance materiality may be reduced to a lower level, such as, for related party transactions and directors' remuneration.

We agreed with the Audit Committee to report to it all identified errors in excess of £60,000. Errors below that threshold would also be reported to it if, in our opinion as auditor, disclosure was required on qualitative grounds.

*Overview of the scope of our audit*

Our audit procedures, which are designed primarily to enable us to form an opinion on your financial statements, were carried out in accordance with International Standards on Auditing (UK). Our work combines substantive procedures involving direct verification of balances and transactions, including obtaining confirmations from third parties where we considered this to be necessary, with a review of certain financial systems and controls.

No restrictions were placed on our audit, and we have been able to undertake our work as set out in our Audit Planning Report.

Our evaluation of the systems of control at Herefordshire Capital PLC was carried out for the purposes of our audit and accordingly it is not intended to be a comprehensive review of systems and processes. It would not necessarily reveal all weaknesses in accounting practice or internal controls which a special investigation might highlight, nor irregularities or errors not material in relation to the financial statements.

**Key Audit Matters**

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) that we identified. These matters included those which had the greatest effect on: the overall audit strategy, the allocation of resources in the audit; and directing the efforts of the engagement team. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have identified the recoverability of amounts owed by Group undertakings and going concern as the only Key Audit Matters, and our

observations on this are set out below and in the “Conclusions related to going concern” section of this report. This does not represent the complete list of all risks identified by our audit.

Our audit procedures in relation to these matters were designed in the context of our audit opinion as a whole. They were not designed to enable us to express an opinion on these matters individually and we express no such opinion.

**Recoverability of amounts owed by Group undertakings**

The primary purpose of Herefordshire Capital PLC is to issue bonds, source investor financing and on-lend to the immediate parent, Connexus Homes Limited. It therefore has long term liabilities which relate to the bonds issued and long-term intercompany debtors as set out in note 10 to the financial statements which relate to the loans provided to the immediate parent.

Due to the significance of the potential impact to the company in the event of a default by the immediate parent, the risk that Connexus Homes Limited is unable to meet its obligations is considered to be the area that had the greatest effect on our overall audit of the Company.

**Our response**

Our procedures included:

We considered the position of the immediate parent at the year end, including reviewing the levels of reserves, financing and the long term forecasts prepared to identify whether there is any indication that Connexus Homes will not be able to cover the debt owed or interest as it falls due.

We agreed the debtor recognised by the company to the corresponding liability within Connexus Homes.

We reviewed the loan documentation between the parent and the company confirming the planned repayment date.

### **Our results**

The intercompany balance was agreed to Connexus Homes, with the ageing of the loan agreed to the corresponding agreement. No issues were identified during our work in respect of the Group going concern position as noted in the “Conclusions relating to Going Concern” section of this report.

Based on the work undertaken, no evidence has been noted of any potential issue regarding the recoverability of the amounts owed by group undertakings or evidence that the immediate parent will be unable to meet its obligations as they fall due.

### **Other information**

The directors are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor’s report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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 our audit

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and directors’ report 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 directors’ report.

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

- adequate accounting records have not been kept by the Company, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements and the part of the directors’ remuneration report to be audited 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

### **Responsibilities of the directors for the financial statements**

As explained more fully in the directors’ responsibilities 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, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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 auditor's report.

#### *Extent to which the audit is capable of detecting irregularities, including fraud*

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members.

We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

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

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the company for fraud. The laws and regulations we considered in this context for the UK operations in addition to the Companies Act 2006, was taxation legislation.

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

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

Owing to the inherent limitations of an audit, there is an unavoidable risk

Herefordshire Capital Plc

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that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

#### **Other matters which we are required to address**

We were appointed by Members of the Board on 3 May 2022 to audit the financial statements for the period ending 31 March 2022. Our total uninterrupted period of engagement is one year, covering the periods ending 31 March 2022.

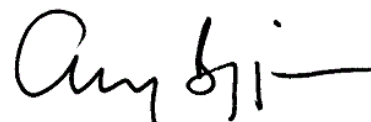
Non-audit services prohibited by the FRC's Ethical Standard have not been provided to the Company and we remain independent of the Company in conducting our audit.

Our audit opinion is consistent with the report to the Audit and Risk Committee in accordance with ISAs (UK).

#### **Use of our report**

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work,

for this report, or for the opinions we have formed.



Guy Biggin

Senior Statutory Auditor

22 September 2022

For and on behalf of

Crowe U.K. LLP

4<sup>th</sup> Floor

St James House

St James Square

Cheltenham, GL50 3PR



## Statement of Comprehensive Income

	Note	2022 £'000	2021 £'000
Turnover	4	97	84
Operating expenditure	5	(13)	(15)
<b>Operating profit on ordinary activities</b>		<b>84</b>	<b>69</b>
Interest receivable	6	5,032	5,041
Interest and financing costs	7	(5,005)	(5,003)
<b>Total profit for the year before taxation</b>		<b>111</b>	<b>107</b>
Tax on profit on ordinary activities	9	-	-
<b>Total comprehensive income for the year</b>		<b>111</b>	<b>107</b>

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

## Statement of Financial Position

	Note	2022 £'000	2021 £'000
<b>Debtors: amounts falling due after more than one year</b>	10	<b>119,267</b>	<b>119,250</b>
<b>Current assets</b>			
Debtors	10	6,026	(16)
Short term investments		-	26,599
Cash and cash equivalents		312	3,069
		<b>6,338</b>	<b>29,652</b>
Creditors: amounts falling due within one year	11	(1,825)	(25,024)
<b>Net current assets</b>		<b>4,513</b>	<b>4,628</b>
<b>Creditors: amounts falling due after more than one year</b>	12	<b>(123,767)</b>	<b>(123,865)</b>
<b>Total net assets</b>		<b>13</b>	<b>13</b>
<b>Capital and reserves</b>			
Called up share capital	15	13	13
Income and expenditure account		-	-
<b>Net assets and equity shareholders' funds</b>	16	<b>13</b>	<b>13</b>

These financial statements on pages 18 to 25 were approved by the Board of Directors and were signed on its behalf by:



**John Barker**  
Board Member  
27 July 2022



**Nicola Griffiths**  
Company Secretary

## Statement of Changes in Capital and Reserves

	Share capital £'000	Income and expenditure reserve £'000	Combined total capital and reserves £'000
<b>Balance as at 1 April 2020</b>	<b>13</b>	-	<b>13</b>
Profit for the year	-	107	107
Distribution to shareholders in the form of gift aid	-	(107)	(107)
<b>Balance at 31 March 2021</b>	<b>13</b>	-	<b>13</b>
Profit for the year	-	111	111
Distribution to shareholders in the form of gift aid	-	(111)	(111)
<b>Balance at 31 March 2022</b>	<b>13</b>	-	<b>13</b>

## Notes to the Financial Statements

### 1. Legal status

Herefordshire Capital is a public limited company, incorporated in England on 24 October 2014. Company Registration Number 9279170

Registered Address C/O Connexus Homes Limited, The Gateway, The Auction Yard, Craven Arms, Shropshire, SY7 9BW.

### 2. Accounting policies

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

#### a. Cash flow

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

#### b. Basis of accounting

The financial statements have been prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS102) and the Companies Act 2006. They have been prepared under the historical cost, and on an accrual and going concern basis.

As the Company is a wholly owned subsidiary of Connexus Homes Limited, the Company has taken advantage of the exemption contained in FRS102 and has therefore not disclosed transactions or balances with wholly owned subsidiaries which form part of the Group.

The presentation currency of these financial statements is sterling. All amounts in the financial statements have been rounded to the nearest £1,000.

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

**c. Going concern**

The Company's business activities, together with the factors likely to affect its future development and position, are set out in the Business Review section of the Strategic Report on page 4.

The Company is expected to continue to generate positive cashflows on its own account for a period of 12 months from the date of approval of these financial statements (the going concern assessment period). The Company participates in the Group's centralised treasury arrangements and so shares banking arrangements with its parent and fellow subsidiaries.

The Directors, have assessed the responses of the directors of the Company's parent, Connexus Homes Limited to their enquiries and have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of Connexus Homes Group to continue as a going concern or its ability to continue to meet interest and other payments as they fall due, for the following reason.

The Group prepares a 30-year business plan which is updated and approved on an annual basis. The most recent business plan was approved in June 2022 by the Board. As well as considering the impact of a number of scenarios on the business plan the Board also adopted a stress testing framework against the base plan. The stress testing impacts were measured against loan covenants and Golden rules and peak borrowing levels compared to agreed facilities, with potential mitigating actions identified to reduce expenditure. Since the Covid-19

pandemic the Group has also undertaken a series of further scenario tests including severe but plausible downsides in the worst-case assessment.

The board, after reviewing the group, registered provider and subsidiary budgets for 2022/23 and the group's medium term financial position as detailed in the 30-year business plan including changes arising from the current economic environment, is of the opinion that, taking account of severe but plausible downside sensitivities, the group and company have adequate resources to continue in business for a period of 12 months from the date of approval of these financial statements (In order to reach this conclusion, the Board have considered:

- the property market – budget and business plan scenarios have taken account of delays in handovers, lower numbers of property sales, reductions in sales values and potential conversion of market sale to social homes;
- Maintenance costs – budget and business plan scenarios have been modelled to take account of cost increases and delays in maintenance expenditure, a compliance only programme and major works being phased into future years;
- Rent and service charge receivable – arrears and bad debts have been increased to allow for customer difficulties in making payments and budget and business plan scenarios to take account of potential future reductions in rents;
- Increases to inflation, management costs and libor rates and the associated impacts on affordability;
- Liquidity – current available cash and un-utilised loan facilities of £72.5m which gives significant headroom for committed spend and other forecast cash flows that arise;

- The group's ability to withstand other adverse scenarios such as higher interest rates and number of void properties.

The board believe the group and company has sufficient funding in place and expect the group to be in compliance with its debt covenants even in severe but plausible downside scenarios.

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 continued to adopt the going concern basis in their preparation.

#### d. **Financial instruments**

The Company has adopted FRS102 in its disclosure of financial instruments.

#### e. **Financial assets**

Financial assets are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial assets are recognised at amortised cost. Following initial recognition, all financial assets have been classified as loans and receivables.

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Intercompany debtors are classified as loans and receivables. Loans and receivables are measured subsequent to initial recognition at amortised cost discounted at a rate equal to the original effective rate, less provision for impairment. Any change in their value through impairment or reversal of impairment is recognised in the Statement of Comprehensive Income.

#### f. **Financial liabilities**

Financial Liabilities are obligations to pay cash or other financial assets and are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial liabilities are recorded initially at fair value, net of direct interest costs.

The only financial liabilities held are classified as other liabilities, and consequently are initially recorded at fair value, and subsequently at amortised cost.

Financial liabilities are derecognised only when obligation is extinguished, that is when the obligation is discharged, cancelled or expires.

With the exception of the Company's borrowings (Note 12), there is no difference between the carrying value and fair value of the Company's financial assets and liabilities.

#### g. **Cash and liquid resources**

Cash, comprises cash in hand and deposits repayable on demand, less overdrafts payable on demand. Liquid resources are current asset investments which are disposable without curtailing or disrupting the business and are either readily convertible into known amounts of cash at or close to their carrying values or traded in an active market. Liquid resources comprise term deposits of less than one year (other than cash), government securities and investments in money market managed funds.

#### h. **Turnover**

The Company's turnover is derived from recharges to Connexus Homes Limited in order to recover any administrative expenses in the period. Additionally, it received interest from Connexus Homes.

**i. Interest payable or receivable**

Interest payable or receivable is accrued over the term of the related borrowings/loan so as to recognise the total income/cost evenly over the life of the loan or deposit.

**j. Corporation tax**

Tax expense comprises current and deferred tax. Current tax and deferred tax is recognised in profit and loss, and is the expected tax payable or receivable on the taxable income or loss for the period, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

**k. Estimates and judgements**

The company has a public listed bond which is judged as a basic bond and accounted for at amortised cost, if the bond was considered to be non-basic it would be disclosed at fair value.

The company also has intercompany balances the recoverability of these balance is judged through the risk management, and the assessment of going concern and credit worthiness for Connexus Homes Limited.

**3. Directors' emoluments and employee remuneration**

None of the director's receive remuneration for their services as a director of Herefordshire Capital plc. Those directors who also serve on the Connexus Homes Limited Board are remunerated for their services by Connexus Homes Limited.

Herefordshire Capital plc has no direct employees. Those employees who perform duties for Herefordshire Capital plc are remunerated by the parent company, Connexus Homes Limited (CHL).

**4. Turnover**

The Company's turnover is derived from recharges to Connexus Homes Limited in order to recover any administrative expenses (e.g., Audit fees, loan amortisation charges) incurred in providing services on behalf of the group.

**5. Operating expenditure**

Operating expenditure includes fees due to external bodies for the administration of the entity due (e.g., audit fees, tax compliance fees and bank charges) incurred in providing services on behalf of the group.

**6. Interest receivable**

	2022	2021
	£'000	£'000
Interest receivable from deposits and investments	-	8
Interest receivable from on-lending of Bond	5,032	5,033
	<b>5,032</b>	<b>5,041</b>

## 7. Interest and financing costs

	2022	2021
	£'000	£'000
Interest payable in respect of the bond	5,032	5,033
Interest payable to Connexus Homes from investing activities	-	8
Other charges	67	53
	<b>5,099</b>	<b>5,094</b>
Loan amortisation	16	16
Bond premium amortisation	(110)	(107)
	<b>5,005</b>	<b>5,003</b>

## 8. Operating profit

	2022	2021
	£'000	£'000
Operating profit is arrived after charging:		
- Auditors' remuneration for external audit services	7	7

## 9. Tax on profit on ordinary activities

	2022	2021
	£'000	£'000
<b>Current tax</b>		
UK corporation tax on surplus for the year	-	-
<b>Total current tax</b>	<b>-</b>	<b>-</b>
Total tax reconciliation		
Profit on ordinary activities before tax	111	107
Theoretical tax at UK corporation tax rate 19% (2021: 19%)	21	20
Tax credit on gift aid	(21)	(20)
<b>Total tax expense included in profit or loss</b>	<b>-</b>	<b>-</b>

Corporation tax liability in 2022 and 2021 was nil due to full gift aid  
As at 31 March 2022 there is no liability for deferred taxation.

### 10. Trade and other debtors

	2022	2021
	£'000	£'000
<b>Due within one year:</b>		
Amounts owed by group undertakings	6,043	-
less: deferred loan arrangement fees	(17)	(16)
	<b>6,026</b>	<b>(16)</b>
<b>Due after one year:</b>		
Amounts owed by group undertakings	120,000	120,000
Less: deferred loan arrangement fees	(733)	(750)
	<b>119,267</b>	<b>119,250</b>
	<b>125,293</b>	<b>119,234</b>

### 11. Creditors: amounts falling due within one year

	2022	2021
	£'000	£'000
Accruals and deferred income	1,728	1,714
less: deferred loan arrangement fees	(17)	(16)
Deferred bond premium	114	110
Amounts owed to group undertakings	-	23,216
	<b>1,825</b>	<b>25,024</b>

### 12. Creditors: amounts falling after more than one year

	2022	2021
	£'000	£'000
Bonds	120,000	120,000
Less: deferred loan arrangement fees	(733)	(750)
Deferred bond premium	4,500	4,615
	<b>123,767</b>	<b>123,865</b>

### 13. Financial instruments

#### Fair values of Financial instruments

The fair values of all financial assets and liabilities by class together with their carrying amounts are shown in the balance sheet as follows:

	Carrying Amount	Fair Value 2022	Fair Value 2021
	£'000	£'000	£'000
<b>Financial assets</b>			
Other loans and receivables	(120,000)	(135,815)	(147,879)
<b>Financial liabilities measured at amortised costs</b>			
Other interest-bearing loans and borrowings	(120,000)	(119,250)	(119,234)

The fair value of trade and other receivables is estimated as the present value of future cashflows, discounted at the market rate of interest at the balance sheet date if the effect is material.

Herefordshire Capital Plc

Report and financial statements for the year ended 31 March 2022

Herefordshire Capital plc has no financial instruments measured at fair value, so fair value hierarchy disclosure requirements do not apply.

All financial assets held by the Company (Loans and Receivables) qualify to be held at amortised cost, therefore the requirement to disclose the effect of changing the inputs in calculation of fair values is not considered applicable.

On 31 March 2022, the fair value of the Company's long-term debt was £135.815m

The fair value of financial liabilities is estimated as the present value of future cashflows, discounted at the market rate of interest at the balance sheet date if the effect is material.

## Financial risk management

### Risk management

The Corporate Finance team is responsible for the management of funds and control associated risks. Its activities are governed by the Group Board who are responsible for treasury issues in all Connexus Homes Limited legal entities which include this Company.

### Credit risk

All of the Company's capital market financing proceeds are immediately on-lent to Connexus Homes Limited which represents the only credit risk to the Company.

The credit risk is mitigated through a number of factors, including the housing asset security that stands behind the loan to Connexus Homes

Limited, the overall credit worthiness of the Group, the guarantees that Connexus Homes Limited has issued to the Company and the contractual protections in the loan agreement itself.

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they fall due.

The Company actively lends the full amount of the loans it has itself borrowed, thus the entity has assets to fully offset its liabilities and interest receivable to offset its interest payable.

The contractual maturities of financial liabilities, including estimated interest payments and excluding the effect of netting agreements are in 30 years.

The debt is repayable as follows:

	2022	2021
	£'000	£'000
<b>Lump sum repayments:</b>		
In five years or more	(120,000)	(120,000)
	<b>(120,000)</b>	<b>(120,000)</b>

Unless previously redeemed, or purchased and cancelled, the Bonds will be redeemed at their Outstanding Principal Amount in ten equal instalments on the Interest Payment Dates falling on, and including, 28th May 2045 to, and including, 28th November 2049 (each an Instalment Redemption Date and the latter being the Maturity Date).



### Interest rate risk

The Company currently borrows on a fixed rate basis from the capital market and then on-lends these funds to Connexus Homes Limited on a similar fixed rate basis. As such the Company does not bear any interest rate risk, apart from the underlying credit risk to Connexus Homes Limited, as discussed above.

The Company does not have any hedging activities and it does not have any derivatives.

The interest rate on all borrowings is fixed at 4.193% until 2049.

### 14. Analysis of changes in net debt

	At beginning of the year 1 April 2021 £'000	Cashflow £'000	At end of the year 31 March 2022 £'000
Cash at bank and in hand	3,069	(2,757)	312
Short term investments	26,599	(26,599)	-
Debt due after one year	(120,000)	-	(120,000)
Bond arrangement fees	850	-	850
Bond premium	(5,066)	-	(5,066)
<b>Total</b>	<b>(94,548)</b>	<b>(29,356)</b>	<b>(123,904)</b>

### 15. Called up share capital

	2022 Number	2021 Number
Allotted, issued and quarter paid shares of £1 each on incorporation (Value recognised in SOFP £12,500)*	50,000	50,000
Shares issued during the financial year	-	-
Returned shares	-	-
<b>Number of shares At 31 March</b>	<b>50,000</b>	<b>50,000</b>

\* Share capital 25% paid and recognised in the Statement of Financial Position due to no Call Notice having been issued at the time of signing the financial statements

### 16. Contingent assets / liabilities

There are no contingent assets or liabilities at 31 March 2022.

### 17. Post balance sheet events

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

### 18. Ultimate parent undertaking and controlling party

The Company is a wholly owned subsidiary of Connexus Homes Limited and has taken advantage of the exemption contained within FRS102 and therefore not disclosed transactions or balances with entities which form part of the Group.

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