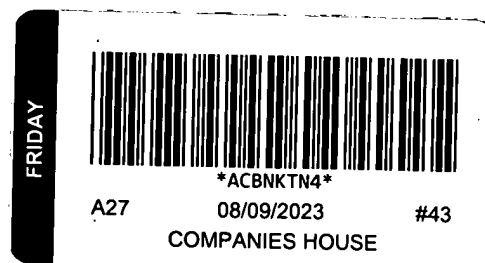


Nether Hall Park Open Space Management Company Limited

Unaudited annual report and financial statements

for the year ended 31 December 2022

Registered number: 05887174



Nether Hall Park Open Space Management Company Limited

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Nether Hall Park Open Space Management Company Limited

Directors and advisers

Directors

KB Carnegie

E Sibley

Company Secretary

Vistry Secretary Limited

Registered office

11 Tower View

Kings Hill

West Malling

United Kingdom

ME19 4UY

Nether Hall Park Open Space Management Company Limited

Directors' report for the year ended 31 December 2022

The Directors present their report and unaudited financial statements of Nether Hall Park Open Space Management Company Limited ("the Company"), registered number 05887174 for the year ended 31 December 2022.

Principal activities

The Company's principal activities are the building and selling of residential houses.

The Company did not trade during the current and prior year. The Directors expect this to continue in the future.

Dividends

The Directors do not recommend the payment of a dividend (2021: £nil).

Financial risk management

The Vistry Group ("the Group") actively maintains an appropriate level of cash reserves that are available for operations and planned expansions of the Group as a whole. The Group ensures that sufficient cash reserves are made available to its subsidiary undertakings.

Additional information on the Group's financial risk management can be found in the 2022 consolidated Group financial statements of Vistry Group PLC, copies of which are publicly available.

Directors

The present Directors of the Company are set out on page 1, all of whom served throughout the year and up to the date of signing the financial statements.

Qualifying third-party and pension scheme indemnity provisions

The Group maintains appropriate Directors' and Officers' Liability Insurance on behalf of the Directors and Company Secretary. In addition, individual qualifying third-party indemnities are given to the Directors and Company Secretary which comply with the provisions of Section 234 of the Companies Act 2006 and were in force throughout the year and up to the date of signing the Annual Report.

Nether Hall Park Open Space Management Company Limited

Directors' report for the year ended 31 December 2022 (continued)

Statement of Directors' responsibilities in respect of the financial statements

The Directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have prepared the financial statements in accordance with United Kingdom generally accepted accounting practice (United Kingdom Accounting Standards, comprising FRS 102 'The financial reporting standard applicable in the UK and Republic of Ireland', and applicable law).

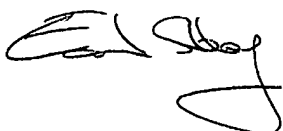
Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing the financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are also 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.

The Directors' report was approved by the board of Directors on 24 August 2023 and signed on its behalf by:



E Sibley
Director

Nether Hall Park Open Space Management Company Limited

Balance sheet as at 31 December 2022

	Note	2022 £	2021 £
Assets			
Current assets			
Trade and other receivables	3	2	2
Total current assets		2	2
Total assets		2	2
Net current assets		2	2
Total liabilities		-	-
Net assets		2	2
Equity			
Called up share capital	4	2	2
Retained earnings		-	-
Total equity		2	2

(a) For the year ended 31 December 2022 the Company was entitled to the exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

(b) The members have not required the Company to obtain an audit of its financial statements in accordance with section 476 of the Companies Act 2006.

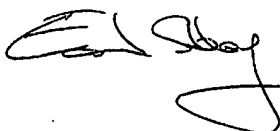
(c) The Directors acknowledge their responsibility for:

(i) complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

(ii) preparing financial statements in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 'The Small, Companies and Groups (Accounts and Directors' Report) Regulations 2008'.

As permitted by S444(5A) of the Companies Act 2006 the Directors have not delivered to the Registrar a copy of the Company's Profit and Loss Account.

The financial statements on pages 4 to 6 were approved by the Directors on 24 August 2023 and signed on its behalf by:



E Sibley
Director

Registered number: 05887174

Nether Hall Park Open Space Management Company Limited

Notes to the financial statements for the year ended 31 December 2022

1. Accounting policies

General information

Nether Hall Park Open Space Management Company Limited ('the Company') is a private company limited by shares and is incorporated and domiciled in England and Wales (Registered number: 05887174). The address of the registered office is Nether Hall Park Open Space Management Company Limited, 11 Tower View, Kings Hill, West Malling, Kent, England, ME19 4UY.

The financial statements are measured and presented in pounds sterling as that is the currency of the primary economic environment in which the Company operates. The amounts stated are denominated in pounds.

Basis of preparation

The financial statements have been prepared on a going concern basis, under the historical convention, and in accordance with applicable law and Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council. As the Company is dormant it qualifies for, and has taken advantage of, the transitional relief in FRS 102 to retain its accounting policies for reported assets, liabilities and equity until there is any change in those balances or the Company undertakes any new transactions. The Company had no transactions during the year and has made neither a profit nor a loss and therefore no profit or loss account has been prepared.

New standards, amendments and interpretations

No new accounting standards and interpretations mandatory for 31 December 2022 has had an impact on the Company's current year financial statements. These standards are not expected to impact the future periods and no changes have been made to the accounting policies.

New standards and interpretations not yet adopted

Certain new accounting standards and interpretations have been published that are not mandatory for 31 December 2022 reporting period and have not been early adopted by the Company. These standards are not expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

Trade receivables

Trade receivables, amounts recoverable on contracts and other debtors do not carry any interest and are stated at their nominal value as reduced by appropriate allowances for estimated irrecoverable amounts. The Company applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables and contract assets. To measure the expected credit losses, trade receivables and contract assets have been grouped based on shared credit risk characteristics and the age of the outstanding amounts.

2. Employees and Directors

The Company had no employees during the year (2021: none). Management services are provided by the Directors. The Directors did not receive any emoluments from the Company for their services during the year (2021: £nil).

3. Trade and other receivables

	2022	2021
	£	£
Amounts falling due within one year:		
Amounts due from group undertakings	2	2
	2	2

Amounts owed by group undertakings do not bear interest, have no fixed date of repayment and are repayable on demand.

Nether Hall Park Open Space Management Company Limited

Notes to the financial statements for the year ended 31 December 2022 (continued)

4. Share capital

	Number of shares	Share Capital £'s
Allotted, called up and fully paid ordinary shares of £1		
As at 1 January 2022	2	2
As at 31 December 2022	2	2

5. Guarantees and contingent liabilities

Disputes arise in the normal course of business, some of which lead to litigation or arbitration procedures. The Directors make proper provision in the financial statements when they believe a liability exists. Whilst the outcome of disputes and arbitration is never certain, the Directors believe that the resolution of all existing actions will not have a material adverse effect on the Company's financial position.

6. Post balance sheet events

No matters have arisen since the year end that requires disclosure in the financial statements.

7. Controlling party

Nether Hall Park Open Space Management Company Limited is owned by Vistry Homes Limited, which is registered in England and Wales. The ultimate parent company is Vistry Group PLC, which is registered in England and Wales. This was the only company into which the Company's results were consolidated. Copies of the consolidated group financial statements of Vistry Group PLC are publicly available from Vistry Group PLC, 11 Tower View, Kings Hill, West Malling, Kent, England, ME19 4UY.