



Company number: O8156717

Hobstones Homes Limited

Report and Financial Statements

Year ended 31 March 2025

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Officers and Professional Advisors

Directors	Anthony Duerden Helen Thompson
Company Secretary	Anthony Duerden
Registered Office	Centenary Court Croft Street Burnley Lancashire BB11 2ED
Registered Number	08156717
External Auditor	Crowe U.K. LLP 3 rd floor, 56 Peter Street Manchester M2 3NQ
Solicitors	Forbes Solicitors Rutherford House 4 Wellington Street St. Johns Blackburn BB1 8DD
Bankers	National Westminster Bank 6th Floor 1 Spinningfields Square Manchester M3 3AP

Directors' Report

The Directors are pleased to present their report along with the financial statements for the year ended 31 March 2025.

Principal Activities

The principal activity of the company during the year was the provision of design and construction services.

Financial Review

Gross profit for the year was £426k (2024: £433k) from sales of £12,538k (2024: £12,479k).

As at 31 March 2025, there was a funds surplus of £38k (2024: £28k).

Directors

The current Board of Directors, together with details of the changes which have occurred up to the date of approval of this report by the Board, are set out on page 1.

Statement as to disclosure of information to auditor

The directors who were in office on the date of approval of these financial statements have confirmed that they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditor.

Statement of Directors' Responsibilities in respect of the Annual Report & Financial Statements

The directors are responsible for preparing 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 the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including Financial Reporting Standard 102 "The Financial Reporting Standard Applicable in the UK and Republic of Ireland" ("FRS 102").

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 Board is required to:

- select suitable accounting policies and then apply them consistently
- make judgments and estimates that are reasonable and prudent
- state whether applicable United Kingdom Accounting Standards, including FRS 102 have been followed, subject to any material departures disclosed and explained in the financial statements
- notify its shareholders in writing about the use of disclosure exemptions, if any, of FRS 102 used in the preparation of financial statements; 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 keeping adequate accounting records that are sufficient to show and explain the company 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 are also responsible for safeguarding the assets of the company and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Crowe U.K. LLP were appointed as auditors in November 2021, following a tender process, for a period of 3 years with an option for a further 2 years.

Small company provisions

The report of the directors has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption. The directors have taken advantage of the small companies' exemption from the requirement to prepare a strategic report.

Approved by the Board and signed on its behalf by:-

Anthony Duerden
Company Secretary
17 September 2025

Independent Auditor's Report to the Directors of Hobstones Homes Limited

Opinion

We have audited the financial statements of Hobstones Homes Limited for the year ended 31 March 2024 which comprise the Statement of Comprehensive Income, Statement of Changes in Equity, Statement of Financial Position and notes to the financial statements, including 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 2024 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'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, 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 director's 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 contained within the annual report. 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.

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.

Opinion 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 directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has 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 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 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies exemption in preparing the directors report and from the requirement to prepare a strategic report.

Independent Auditor's Report to the Directors of Hobstones Homes Limited (continued)

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 2, 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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We obtained an understanding of the legal and regulatory frameworks within which the company and group operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006 and relevant taxation legislation.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be the override of controls by management. Our audit procedures to respond to these risks included enquiries of management about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals and reviewing accounting estimates for biases.

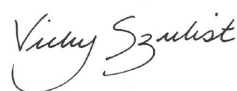
Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

These inherent limitations are particularly significant in the case of misstatement resulting from fraud as this may involve sophisticated schemes designed to avoid detection, including deliberate failure to record transactions, collusion or the provision of intentional misrepresentations.

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. This description forms part of our auditor's report.

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



Vicky Szulist
Senior Statutory Auditor
for and on behalf of

Crowe U.K. LLP

Statutory Auditor
3rd floor, 56 Peter Street
Manchester
M2 3NQ

Date: 26th September 2025

Statement of Comprehensive Income

For the year ended 31 March 2025

	Note	2025 £	2024 £
Turnover		12,537,393	12,479,269
Cost of Sales		(12,111,466)	(12,045,998)
Gross profit		425,927	433,271
Overhead Costs		(209,023)	(242,542)
Profit/(Loss) on ordinary activities before taxation	2	216,904	190,729
Charitable Donations		(204,000)	(170,000)
Taxation on ordinary activities	4	(3,226)	(3,667)
Total comprehensive profit/(loss) for the year		9,678	17,062

All of the activities in the financial year are derived from continuing operations.

The notes on pages 7 to 9 form part of the accounts.

Statement of Changes in Equity

For the year ended 31 March 2025

	Called up Share Capital £	Income & Expenditure Reserve £	Total £
At 1 April 2023	1	11,337	11,338
Profit for the financial year	-	17,061	17,061
At 31 March 2024	1	28,399	28,399
Profit for the financial year	-	9,678	9,678
At 31 March 2025	1	38,077	38,077

Statement of Financial Position

At 31 March 2024

	Note	2025 £	2024 £
Current assets			
Debtors	5	1,204,944	1,073,718
Cash at bank and in hand		7,875	25,811
		<u>1,212,819</u>	<u>1,099,529</u>
Creditors: Amounts falling due within one year	6	(1,174,742)	(1,071,130)
Net current assets		<u>38,077</u>	<u>28,399</u>
Net assets		<u>38,077</u>	<u>28,399</u>
Capital and reserve			
Called up share capital	7	1	1
Income and expenditure reserve		38,076	28,398
Shareholders' Funds		<u>38,077</u>	<u>28,399</u>

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

The financial statements on page 5 to 9 were approved by the directors and authorised for issue on 17 September 2024 and signed on their behalf by:

Anthony Duerden

Anthony Duerden
Director
17 September 2025

Notes to the Financial Statements

1. Accounting Policies

Hobstones Homes Limited is a private registered company, limited by shares, in England & Wales. The registered office is Centenary Court, Croft Street, Burnley, Lancashire, BB11 2ED.

Basis of accounting

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with Financial Reporting Standard 102 ("FRS 102") section 1A issued by the Financial Reporting Council, and are presented in sterling £ for the year ended 31 March 2024.

The company meets the definition of a qualifying entity under FRS 102 and has taken advantage of the disclosure exemptions available to it in respect of presentation of a cash flow statement and financial instruments.

Going concern

The company is reliant on trading from Calico Homes Limited ("Homes"). Homes generates positive cash from core operations and has undrawn debt facilities, that combine to provide sufficient resources to finance committed reinvestment and development programmes. The current high inflation and cost increases will clearly have a significant social and economic impact. However, stress testing scenarios on the Homes business plan demonstrate that with corrective action cash flow and lenders' covenants can be maintained.

The directors having assessed the responses of the directors of Calico Homes Limited to their enquiries have no reason to believe that a material uncertainty exists that may cast significant doubt about the ability of Calico Homes Limited to continue as a going concern.

On the basis of this assessment, the financial statements have been prepared on a going concern basis as the directors are of the opinion that the Company will be able to continue in operational existence for the foreseeable future.

Turnover

Turnover represents income from contracts, which is recognised at the fair value of the consideration received or receivable for the sale of the services of design and construction based on when the service has been provided.

All income is stated net of Value Added Tax (VAT).

Value added tax

The Company charges VAT and is able to recover all of the VAT it incurs on expenditure.

Taxation

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantially enacted by the reporting date.

Financial instruments

Financial assets and financial liabilities are initially measured at the transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value.

2. Profit on ordinary activities before taxation

Profit on ordinary activities before taxation is stated after charging:

	2025	2024
	£	£
Audit fees (exc. VAT)	5,200	5,200

3. Directors' remuneration

None of the Directors receive any remuneration or expenses from the company during the period (2024: none) and were remunerated by another group company.

There are no direct employees within Hobstones Homes Limited.

Notes to the Financial Statements (continued)

4. Taxation

	2025 £	2024 £	2021 £
Current Tax Charge			
UK Corporation tax at 19% on profit/loss for the period	2,452	3,667	
	<u>2,452</u>	<u>3,667</u>	
<i>Factors affecting the tax charge for the period</i>			
(Loss)/Profit on ordinary activities before tax	12,904	190,729	
	<u>12,904</u>	<u>190,729</u>	
Taxation at the standard rate of corporation tax in the UK of 19% (2024: 19%).	2,452	47,662	
Charitable expenditure	-	(42,500)	
Short term differences	-	(1,515)	
	<u>2,452</u>	<u>3,667</u>	
Current tax charge for the period	<u>2,452</u>	<u>3,667</u>	

There are no timing differences for which a deferred tax provision is required.

5. Debtors

	2025 £	2024 £
Other tax and social security	63,052	72,635
Amounts owed by group undertakings	1,141,892	1,001,083
	<u>1,204,944</u>	<u>1,073,718</u>

6. Creditors: amounts falling due within one year

	2025 £	2024 £
Trade Creditors	-	16,140
Corporation Tax	7,309	3,938
Accruals and deferred income	24,753	7,829
Amounts owed to group undertakings	1,142,680	1,043,223
	<u>1,174,742</u>	<u>1,071,130</u>

Notes to the Financial Statements (continued)

7. Share capital

	2025	2024
	£	£
Allotted, called up and fully paid: 1 ordinary share of £1 each	1	1
On incorporation the company allotted 1 ordinary share of £1.		

8. Parent Undertaking

The Company is a subsidiary of The Calico Group Limited (Company No. 08747100), a company incorporated in England and Wales. Consolidated accounts for The Calico Group Limited, which include the results of the Company can be obtained from:

- Company Secretary, The Calico Group Limited, Centenary Court, Croft Street, Burnley, BB11 2ED

No other accounts include the results of the Company.

The directors consider The Calico Group Limited to be the ultimate parent entity.

9. Related Party Transactions

Transactions between related parties are on an arm's length basis at normal market prices. Outstanding balances are unsecured and interest free.

The Calico Group Limited ("Group"), *the parent company*

During the year, Group recharged office costs amounting to £20k (2024: £22k).

At 31 March 2025, the company owed Group £7k (2024: The company owed Group £12k).

Ring Stones Maintenance and Construction Limited ("Ring Stones"), *a fellow subsidiary of The Calico Group Limited*

During the year, the Company purchased goods and services amounting to £11,796k (2024: £11,635k) from Ring Stones.

At 31 March 2025, the company owed Ring Stones £945k (2023: £1,031k).

Calico Homes Limited ("Homes"), *a fellow subsidiary of The Calico Group Limited*

During the year, sales to Homes were £12,537k (2024: £12,474k) and Homes recharged office costs amounting to £118k (2024: £181k). The company also made a charitable donations during the year of £204k (2024: £170k)

At 31 March 2025, Homes owed the company £1,142k (2024: £1,001k).