



Raven Devco Limited

Financial Statements

For the Year Ended 31 March 2025

Contents

Board and Company Information	4
Directors' report	6
Statement of Directors' responsibilities	8
Independent Auditor's report	10
Statement of Income and Retained Earnings for the Year Ended 31 March 2025	14
Statement of Financial Position as at 31 March 2025	16
Notes to the Financial Statements for the year ended 31 March 2025	18





Board of Directors

Jonathan Higgs

Mark Baker

Secretary

Mark Baker
(resigned 4 September 2024)

Omolola Adedoyin
(appointed 4 September 2024)

Registered Office

29 Linkfield Lane
Redhill
Surrey
RH1 1SS

Auditor

Crowe U.K. LLP
55 Ludgate Hill
London
EC4M 7JW

Bankers

Barclays Bank plc
Barclays Commercial Bank
Level 12
1 Churchill Place
London
E14 5HP

Solicitors

Anthony Collins
134 Edmund Street
Birmingham
B3 2ES

Company Registration Number

08948696





The Directors present their report and the audited financial statements for the year ended 31 March 2025.

Principal activities

The principal activity of Raven Devco Limited (the Company) during the period was the provision of development services to Raven Housing Trust Limited. We anticipate the Company to trade only with Raven Housing Trust Limited for the foreseeable future.

Business review

Raven Devco Limited (Devco) has been appointed on four live Raven Housing Trust developments with activity in the year: Pells, Chavecroft, Delta House and Conway House. Work has been delayed at Pells due to delivery challenges on site. Completion was due in March 2025 but is not now anticipated until late 2025. LADs (Liquidated and Ascertained Damages) are being charged where due.

Chavecroft, to be known as George Earl Close is progressing well. Works are ahead of programme, but completion will be dependant on an electrical easement, which is in progress but subject to the third party progressing in a timely manner.

Delta site is due to be considered at planning committee over the summer, subject to planning tenders will then be progressed and works will potentially start in early 2026.

Conway House design is progressing well and a planning application due to be submitted this summer.

Key risks

The Company's income is exclusively derived from the parent, Raven Housing Trust Limited, and therefore is wholly dependent upon the ability of Raven Housing Trust to continue its development programme. There are a number of risks, which the Company faces, particularly in relation to contractor viability, planning delays and build costs challenges. These risks are mitigated through the framework agreement which exists between the Company and the Parent. In the event that costs increase before contracts are signed, then the parent makes a decision as to whether to proceed or not. In the event that costs increase post signing of the contract, the framework agreement provides for the cost to be passed to the parent should they not be able to be absorbed by the Company.

Independent auditor

Crowe UK LLP were appointed as auditors in December 2021 after undergoing a competitive tender process.

Disclosure of information to auditor

At the date of making this report each of the Company's Directors, as set out within Board and Company information, confirm the following:

- so far as the Directors are aware, there is no relevant audit information of which the Company's auditor is unaware; and
- each Director has taken all the steps that he ought to have taken as a Director in order to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Going concern

The Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence in the foreseeable future given the ongoing committed contracts from Raven Housing Trust Limited. The Devco budget and business plan have been updated to reflect the development programme and timings approved by the Board for Raven Housing Trust. Devco has an umbrella contract in place with the Parent to deliver services, under which Devco will be reimbursed for any contract price variation. For this reason, it is reasonable to adopt the going concern basis in preparing the financial statements.

Directors

Those who held office as Directors during the period are listed within Board and Company Information.

In preparing this report, the Directors have taken advantage of the small companies exemptions provided by Section 415A of the Companies Act 2006.

Signed on behalf of the Board of Directors

Jonathan Higgs
Director
03/09/2025



The Directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

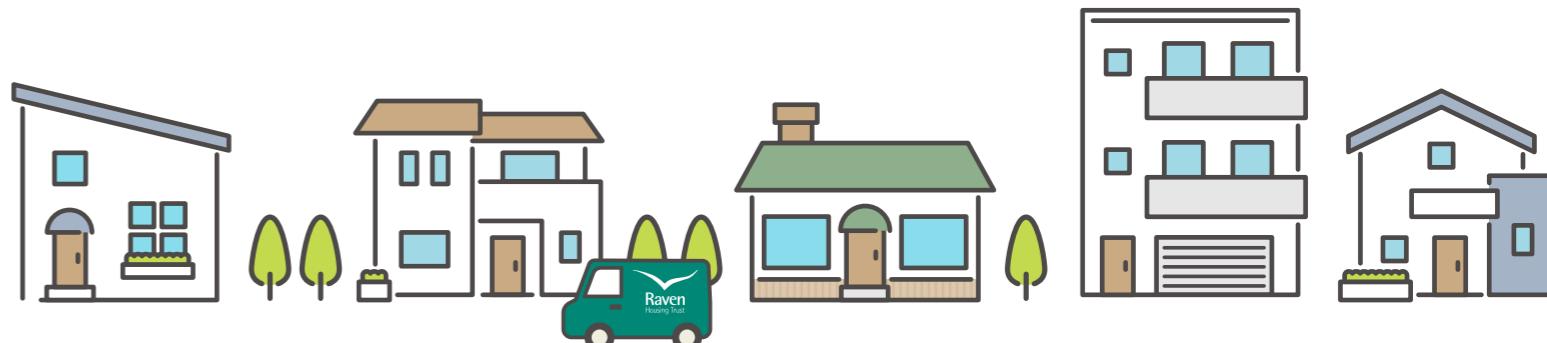
Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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; 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'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 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.





INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF RAVEN DEVCO LIMITED

Opinion

We have audited the financial statements of Raven Devco Limited for the year ended 31 March 2025 which comprise the Statement of Income and Retained Earnings, the 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 2025 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 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 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.

Other Companies Act 2006 reporting

In our opinion, based on the work undertaken in the course of the 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, 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 exemptions in preparing the Directors' report and from the requirement to prepare a Strategic report.

Responsibilities of Directors

As explained more fully in the Statement of Directors' Responsibilities as set out on page 5, 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.

Details of the extent to which the audit was considered capable of detecting irregularities, including

fraud and non-compliance with laws and regulations are set out below.

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.

Extent to which the audit was considered 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. The laws and regulations we considered in this context were the Companies Act 2006. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement 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 were health and safety and 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 within the timing of recognition of income from developments and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management, and the Audit, Risk & Assurance Committee about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing accounting estimates for biases, designing audit procedures over the timing of income recognition and reading minutes of meetings of those charged with governance.

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. 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.

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.

Julia Poulter
Senior Statutory Auditor

For and on behalf of
Crowe U.K. LLP
Statutory Auditor
55 Ludgate Hill
London
EC4M 7JW

Date: 24 September 2025



Statement of Income and Retained Earnings for the Year Ended 31 March 2025

	Note	2025 £	2024 £
Turnover		6,405,124	3,722,638
Cost of sales		(6,279,523)	(3,544,030)
Gross profit		125,601	178,608
Administrative expenses		(46,141)	(174,980)
Operating profit		79,460	3,628
Interest payable		-	-
Profit / (loss) on ordinary activities before taxation	4	79,460	3,628
Taxation	5	-	-
Profit / (loss) and total comprehensive income for the financial period		79,460	3,628
Opening retained earnings		3,773	145
Profit for the period		79,460	3,628
Qualifying charitable donation to parent		(43,628)	-
Retained earnings at the end of the period attributable to the owners		39,605	3,773

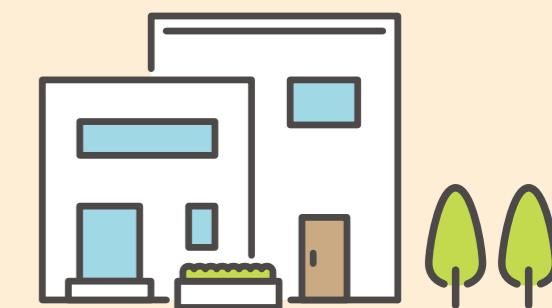
All amounts relate to continuing activities.

The accompanying notes form part of these financial statements.

Turnover
6,405,124

Gross profit
125,601

Total 2025





Statement of Financial Position as at 31 March 2025

Company registration number: 08948696

Current assets

	Note	2025 £	2024 £
Debtors	6	29,900	47,445
Cash at bank and in hand		1,845,252	331,801
		1,875,152	379,246

Creditors: amounts falling due within one year

Net assets

Capital and reserves

Called up share capital	8	1	1
Retained earnings	9	39,605	3,773
Total Capital and reserves		39,606	3,774

Total Capital and reserves

The financial statements have been prepared in accordance with the provision applicable to small companies within Part 15 of the Companies Act 2006.

These financial statements were approved by the Board of Directors and authorised for issue on 3 September 2025 and signed on their behalf by:

Jonathan Higgs
Director
03/09/2025

Mark Baker
Director
03/09/2025

The accompanying notes form part of these financial statements.



Notes to the Financial Statements for the year ended 31 March 2025

1. Legal status

Raven Devco Limited is a private limited company incorporated in England and Wales. The address of the registered office is 29 Linkfield Lane, Redhill, Surrey RH11SS.

Information regarding the principal activities of the Company is included in the Directors' Report.

2. Accounting policies

2.1 Basis of preparation

These financial statements have been prepared in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland, and the Companies Act 2006.

The financial statements have been prepared under the historic cost convention in accordance with the Company's accounting policies. All amounts are presented in pound sterling.

The Company has taken advantage of the following disclosure exemptions available under FRS 102:

- the exemption from preparing a statement of cash flows;
- the exemption from disclosing key management personnel compensation;
- the exemption from certain financial instruments disclosures, as equivalent disclosures have been included in the consolidated financial statements of Raven Housing Trust Limited; and
- the exemption from disclosing its transactions with Raven Housing Trust due to Raven Devco Limited being a subsidiary wholly owned by Raven Housing Trust Limited

2.2 Going concern

The Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence in the foreseeable future given the ongoing committed contracts from Raven Housing Trust Limited. The Devco budget and business plan have been updated to reflect the development programme and timings approved by the Board for Raven Housing Trust. Devco has an umbrella contract in place with the Parent to deliver services, under which Devco will be reimbursed for any contract price variation. For this reason, it is reasonable to adopt the going concern basis in preparing the financial statements.

2.3 Construction contracts

All revenue is derived from construction contracts with Raven Housing Trust, the parent company. Revenue is measured at the fair value of consideration received or receivable and represents the amounts receivable net of discounts and VAT.

Revenue is only recognised on a construction contract as costs are incurred with an agreed cost plus mark-up.

Revenue and costs are recognised by reference to the stage of completion of contract activity at the balance sheet date. This is based on an assessment by surveyors.

Amounts recoverable on construction contracts are included in trade debtors and stated at cost plus attributable profit less any foreseeable losses. Payments received on account for construction contracts are deducted from amounts recoverable on construction contracts. Payments received in excess of amounts recoverable on construction contracts are included in deferred income.

2.4 Taxation

The tax expense represents the sum of the tax currently payable.

The current tax charge is based on the taxable profit for the period. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences between taxable profits and total comprehensive income that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date.

Deferred tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to other comprehensive income, in which case the deferred tax is also dealt with in other comprehensive income.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle on a net basis.

2.5 Qualifying charitable donations

The Company is a subsidiary of Raven Housing Trust, a charitable registered provider of social housing, and intends to make qualifying charitable donations of an amount equal to the taxable profits within 9 months of the year end in each financial year. As these amounts represent distributions they are recognised when there is a legally binding commitment. In respect of the taxable profits of the current year the distribution will be presented in the financial statements of the period when the cash is paid.

FRS 102 requires the tax effects of any expected gift aid payment to be accounted for when it is probable that the gift aid payment will be made within 9 months of the reporting date.

No tax charge or liability has therefore been recognised in relation to the taxable profits for 2023/24 as the Company has the resources and intention to pay the taxable profits in the year as a donation within 9 months of the year end.

2.6 Cash and cash equivalents

Cash and cash equivalents consist of cash at bank, in hand, deposits, bank overdrafts and short-term investments with an original maturity of three months or less.

2.7 Financial instruments

The Company accounts for financial instruments as basic, in accordance with the recognition criteria in Section 11 of FRS 102.

Basic financial assets, including trade and other debtors, cash and bank balances, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction. In this case, the transaction is measured at the present value of the future receipts discounted at a market rate of interest for a similar instrument. Basic financial instruments are subsequently measured at amortised cost using the effective interest rate method.

Basic financial liabilities, including trade and other creditors, bank loans and loans from fellow group companies, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction. In this case, the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest for a similar debt instrument. Basic financial liabilities are subsequently measured at amortised cost, using the effective interest rate method.

Financial assets and liabilities that are classified as payable or receivable within one year on initial recognition are measured at the undiscounted amounts of the cash or other consideration expected to be paid or received, net of impairment.

2.8 Key judgements and sources of estimation uncertainty

The preparation of financial statements in conformity with generally accepted accounting practice, requires management to make estimates and judgements that affect the reported amounts of assets and liabilities, as well as the disclosure of contingent assets and liabilities at the balance sheet date and the reported amounts of revenues and expenses during the reporting period.

(a) Estimation of costs to complete

In order to determine the profit that the Company is able to recognise on its developments in a specific period, it is necessary to allocate development costs between units built in the current year and in future years. It also has to estimate costs to complete for such developments. There is a degree of judgement and estimation uncertainty in making these assessments. The Company uses internal controls to assess and review carrying values.

(b) Recognition of profit for construction contracts

The Company applies its policy on contract accounting when recognising revenue and profit on partially completed contracts. The application of this policy requires judgements to be made in respect of the total expected costs to complete for each site. The Company has internal control procedures to ensure that the evaluation of costs and revenues is in line with market expectation.

3. Directors' Emoluments

In the year ended 31 March 2025, the total emoluments paid to directors were £0 (2024: £0).

4. Profit on Ordinary Activities before Taxation

Profit on ordinary activities before taxation is stated after charging:

	2025	2024
	£	£
Auditor's remuneration (excluding VAT)	7,500	3,750
	7,500	3,750

5. Taxation

Current tax

In respect of current period
Total tax charge / (credit) for the period

	2025	2024
	£	£
	-	-
	-	-

The tax assessed for the period is the same as the standard rate of corporation tax of 19% (2024: 19%) in the UK.

Profit on ordinary activities before tax
Tax on profit at the standard rate of corporation tax

	2025	2024
	£	£
Profit on ordinary activities before tax	79,460	3,628
	15,097	689

Effects of:

Adjustment to tax charge in respect of gift aid
Group relief claimed
Tax charge for the period

(15,097)	-
-	(689)
-	-

6. Debtors

Other debtors
Prepayments
Amounts recoverable on contracts from parent

	2025	2024
	£	£
Other debtors	28,181	47,445
Prepayments	1,719	-
Amounts recoverable on contracts from parent	-	-
	29,900	47,445

7. Creditors

Trade creditors
Accruals
Amounts due to group undertakings

	2025	2024
	£	£
Trade creditors	341,259	34,055
Accruals	639,409	341,417
Amounts due to group undertakings	854,878	-
	1,835,546	375,472

8. Called up Share Capital**Authorised**

1 ordinary share of £1 each

	2025	2024
	£	£
Authorised	1	1
1 ordinary share of £1 each	1	1

Called up, allotted and fully paid

1 ordinary share of £1 each

	1	1
--	---	---

9. Reserves

Retained earnings relates to the cumulative retained earnings less amounts distributed to shareholders.

10. Ultimate Parent Company

Raven Devco Limited is a wholly owned subsidiary of Raven Housing Trust Limited, which is the ultimate parent and ultimate controlling entity. Raven Housing Trust Limited is incorporated in the United Kingdom under the Co-Operative and Community Benefit Societies Act. The financial statements of the ultimate parent are available from 29 Linkfield Lane, Redhill, Surrey RH1 1SS.

11. Capital Commitments

	2025	2024
	£	£
Contracted but not provided for	8,186,821	6,683,091
Commitments approved by the Board but not contracted for	19,806,678	20,509,835
	27,993,499	27,192,926

12. Related Parties

In accordance with the requirements of FRS 102, Raven Devco Limited is not required to disclose its transactions with Raven Housing Trust due to Raven Devco Limited being a subsidiary wholly owned by Raven Housing Trust Limited.





Raven
Housing Trust

www.ravenht.org.uk

 @RavenHT

 RavenHousingTrust