

Crimson Development Homes Limited
Annual Report and Financial Statements
Year Ended 31 March 2026

Annual Report and Financial Statements for the Year Ended 31 March 2026

Contents

Page:

2	Report of the Directors
4	Directors' Responsibilities Statement
5	Report of the Independent Auditor
9	Statement of Comprehensive Income
10	Balance Sheet
11	Statement of Changes in Equity
12	Notes to the Financial Statements

Directors at the date of this report

Martin Aust
Asha Cleavelly (retired 31st December 2025)
Iain Innes
Julia Prichard

Secretary Tom Riches

Registered Office Saffron Barn, Swan Lane, Long Stratton, Norfolk, NR15 2XP

Company number 13081522

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

Bankers Barclays Bank plc, 1 Churchill Place, London E14 5HP

Report of the Directors for the Year Ended 31 March 2026

The directors present their report together with the audited financial statements for the year ended 31 March 2026.

Results and dividend

The income statement is set out on page 9 and shows the profit for the year. The directors do not recommend the payment of a dividend. The profits of £263k (2025: £124k) have been gift aided to the parent company in the year.

Principal activity

The company's main activity is the development of building projects.

Crimson was formed to undertake the Design and Build of Saffron's land-led developments. Crimson project manages the land-led schemes on behalf of Saffron, incurring costs from suppliers and recharging that cost to Saffron with a management fee.

The directors are satisfied with the results for the year and anticipate continued activity and profitability. The company will continue to undertake work for the parent company, Saffron Housing Trust Limited, in accordance with its articles of association.

Governance

Crimson Development Homes Limited adopts the 2020 NHF Code of Governance. The Board has assessed its compliance against the Code of Governance and believes it complies with all applicable requirements of the Code.

Going concern

Crimson Development Homes Limited has project notices in place for all the projects that it is currently engaged in with Saffron Housing Trust Limited. Crimson recharges Saffron on shorter payment terms than it pays suppliers and therefore always has sufficient cashflow to meet its contractual obligations. Furthermore, Crimson recharges a management fee to Saffron in advance to fund its working capital.

As a result, the Board has a reasonable expectation that the company will continue in operational existence for the foreseeable future, being at least 12 months from the date of approving these accounts.

Report of the Directors for the Year Ended 31 March 2026

Directors

The directors of the company during the year were:

Martin Aust (Chair)
Asha Cleavely (retired 31st December 2025)
Iain Innes
Julia Prichard

Auditor

Crowe U.K. LLP are deemed to be appointed under section 487(2) of the Companies Act 2006.

Statement of disclosure to auditors

So far as each director is aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, each director has taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditors is aware of that information.

This report has been prepared in accordance with provisions applicable to companies entitled to the small companies' exemption.



Martin Aust
Chair
13 July 2026

Directors' Responsibilities in the Preparation of the 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).

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 those financial statements, the directors are required to:

- a) select suitable accounting policies and then apply them consistently.
- b) make judgements and accounting estimates that are reasonable and prudent.
- c) state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- d) 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 Crimson Development Homes Limited

Opinion

We have audited the financial statements of Crimson Development Homes Limited for the year ended 31 March 2026 which comprise the Statement of Comprehensive Income, the Balance Sheet, the statement of changes in equity 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 2026 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, 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,

Independent Auditor's Report to the Members of Crimson Development Homes Limited (Continued)

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 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.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 4, 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.

Independent Auditor's Report to the Members of Crimson Development Homes Limited (Continued)

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.

Independent Auditor's Report to the Members of Crimson Development Homes Limited (Continued)

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 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 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.



Vincent Marke

Senior Statutory Auditor

For and on behalf of

Crowe U.K. LLP

Statutory Auditor

55 Ludgate Hill

London

EC4M 7JW

Date: 9 September 2026

Statement of Comprehensive Income for the Year Ended 31 March 2026

	Note	2026 £'000	2025 £'000
Turnover	3	15,750	8,753
Cost of sales	3	(15,442)	(8,583)
Gross profit		308	170
Administration expenses	4	(45)	(46)
Operating profit		263	124
Taxation on profit on ordinary activities		-	-
Profit after taxation and profit for the financial year		263	124

All activities relate to continuing operations.

The notes on pages 12 to 16 form part of these financial statements.

Balance Sheet at 31 March 2026

	Note	2026		2025	
		£'000	£'000	£'000	£'000
Fixed Assets					
Tangible Assets			-		-
Current assets					
Stock		-		-	
Debtors	6	1,963		1,797	
Cash at bank and in hand		841		346	
		<u>2,804</u>		<u>2,143</u>	
Creditors: amounts falling due within one year	7,9	(2,710)		(1,563)	
Net current assets			94		580
Total assets less current liabilities			94		580
Creditors: amounts falling due after more than one year	8,9		(85)		(571)
Net assets			<u>9</u>		<u>9</u>
Capital and Reserves					
Called up share capital			-		-
Profit and loss account			9		9
Shareholder's funds			<u>9</u>		<u>9</u>

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), the requirements of the Companies Act 2006 as applicable to companies subject to the small companies' regime, and under the historical cost convention.

The financial statements were approved by the Board and authorised for issue on 13 July 2026.



Martin Aust
Chair

The notes on pages 12 to 16 form part of these financial statements.

Statement of Changes in Equity for the Year Ended 31 March 2026

	£'000
As at 1st April 2024	9
Profit for year	124
Qualifying charitable donation to ultimate parent undertaking	(124)
As at 31 March 2025	9
As at 1 st April 2025	9
Profit for year	263
Qualifying charitable donation to ultimate parent undertaking	(263)
As at 31 March 2026	9

The notes on pages 12 to 16 form part of these financial statements.

Notes to the Financial Statements

1 General Information

Crimson Development Homes Limited (Crimson) is a private company limited by shares incorporated in England, Company no. 13081522.

The registered office address of Crimson is Saffron Barn, Swan Lane, Long Stratton, Norfolk NR15 2XP.

2 Accounting policies

Basis of accounting

These financial statements are prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") as applied to smaller entities by the adoption of Section 1A of FRS 102.

The financial statements have also been prepared in line with the requirements of the Companies Act 2006 as applicable to companies subject to the small companies' regime, and under the historical cost convention. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

Going Concern

Crimson Development Homes Limited has project notices in place for all the projects that it is currently engaged in with Saffron Housing Trust Limited. Crimson recharges Saffron on shorter payment terms than it pays suppliers and therefore always has sufficient cashflow to meet its contractual obligations. Crimson recharges a management fee to Saffron in advance to fund its working capital.

As a result, the Board has a reasonable expectation that the company will continue in operational existence for the foreseeable future, being at least 12 months from the date of approving these accounts and has therefore used the going concern basis in preparing the financial statements.

Turnover

Turnover is recognised at the fair value of the consideration received or receivable for the sale of goods and/or services in the ordinary nature of business. Turnover is shown net of Value Added Tax.

Deferred Income

Saffron issues a Project Notice to Crimson for each scheme (prior to costs being incurred by Crimson and contract signed with main contractor). The Design & Build Management fee is paid at this point. This income is released on a pro-rata basis as part of the overall project cost in line with the service delivery.

Fixed Assets & Stock

There are no fixed assets or stock held by Crimson.

Notes to the Financial Statements (Continued)

Financial Instruments

The company only enters into basic financial instruments that result in the recognition of financial assets and liabilities like trade and other receivables and payables.

Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current tax is based on taxable profit for the year. Taxable profit differs from the profit for the year because it excludes items of income or expense that are taxable or deductible in other periods. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting date.

Current tax is charged or credited in profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on a net basis or to realise the asset and settle the liability simultaneously. Companies are entitled to tax relief for qualifying charitable donations. The donations are paid gross without the deduction of tax. The donations are deductible from the company's total profits in the year in which the donations are made.

Critical accounting estimates and assumptions

The Company make estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. There are no estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

Critical areas of judgement

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for asset and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the financial year.

The main judgements within the financial statements are in relation to the deferred income balance held at the year end. The treatment of the management fee is considered in the deferred income policy on page 12. Management have reviewed and do not consider there to be any further critical areas of judgement.

Notes to the Financial Statements (*Continued*)**3 Turnover**

This has been arrived at as follows:

	Expenses Recharged	Design & Build Management Fee at 2%	Total	Total
	2026 £'000	2026 £'000	2026 £'000	2025 £'000
Development Services	15,442	308	15,750	8,753

4 Profit before taxation is stated after charging:

	2026 £'000	2025 £'000
Saffron support teams charge	36	37
Bank charges	-	-
Accountant for corporation tax	1	1
Auditors' remuneration for statutory audit	8	8
	45	46

5 Employees

The directors were the only employees of the company during the year. Services were provided by certain staff of Saffron Housing Trust Limited and the related costs are included in cost of sales.

All Directors are nominated and paid by the parent company and disclosed in the Saffron consolidated accounts.

Notes to the Financial Statements (*Continued*)**6 Debtors**

	2026	2025
	£'000	£'000
Trade debtors	-	-
VAT recoverable	62	126
Due from parent	1,901	1,671
	1,963	1,797

7. Creditors: amounts falling due within one year

	2026	2025
	£'000	£'000
Trade creditors	24	364
Due to parent undertaking	312	169
Due to group undertaking	467	-
Deferred income	596	520
Retentions held	567	455
Accruals	744	55
	2,710	1,563

8. Creditors: amounts falling due after more than one year

	2026	2025
	£'000	£'000
Deferred income	85	571
Other long-term creditors	-	-
	85	571

Notes to the Financial Statements (*Continued*)**9. Deferred income**

	2026	2025
	£'000	£'000
Opening balance	1,091	1,252
Management fee income invoiced to parent	270	11
Management fee income credited to parent	(371)	-
Management fee income released	(309)	(172)
At 31 March 2026	681	1,091

10 Qualifying charitable donation

Qualifying charitable donations are recognised at the point at which an obligation occurs and will be paid within 9 months of the year end.

	2026	2025
	£'000	£'000
Qualifying charitable donation to the parent company	263	124

11 Ultimate parent company

In the opinion of the directors, the company's ultimate parent company and controlling party is Saffron Housing Trust Limited, a company limited by guarantee and incorporated in England. A copy of the consolidated the accounts can be obtained from Saffron Barn, Swan Lane, Long Stratton, NR15 2XP.

The company has claimed the exemption under FRS102 33.1A, from disclosing related party transactions with wholly owned members of the group.