



Risk in Focus

Sheen Lane Developments Limited

13th January 2025

Contents

H-Score®	4
TextScore®	5
Unsatisfied CCJs	6
Audit Report Warnings	7
Phoenix Activity	8
Director History	9
Risk Timeline	10
Conclusion	11

Sheen Lane Developments Limited filed for Administration on 6th January 2025



Sheen Lane Developments Limited, a privately owned property development company based in Richmond, was established in 2013 and gained prominence through its delivery of over 2,600 residential units and 120,000 square feet of commercial floorspace across 48 projects in London and the South East.

Boasting a Gross Development Value (GDV) exceeding £1 billion, the company positioned itself as a specialist in high-quality, residential-led schemes in premium locations. Despite its early success, Sheen Lane exhibited significant financial warning signs over time, culminating in insolvency proceedings.

This report examines the critical risk indicators that foreshadowed the company's downfall, offering a detailed analysis of how and when the cracks began to appear.

H-Score®

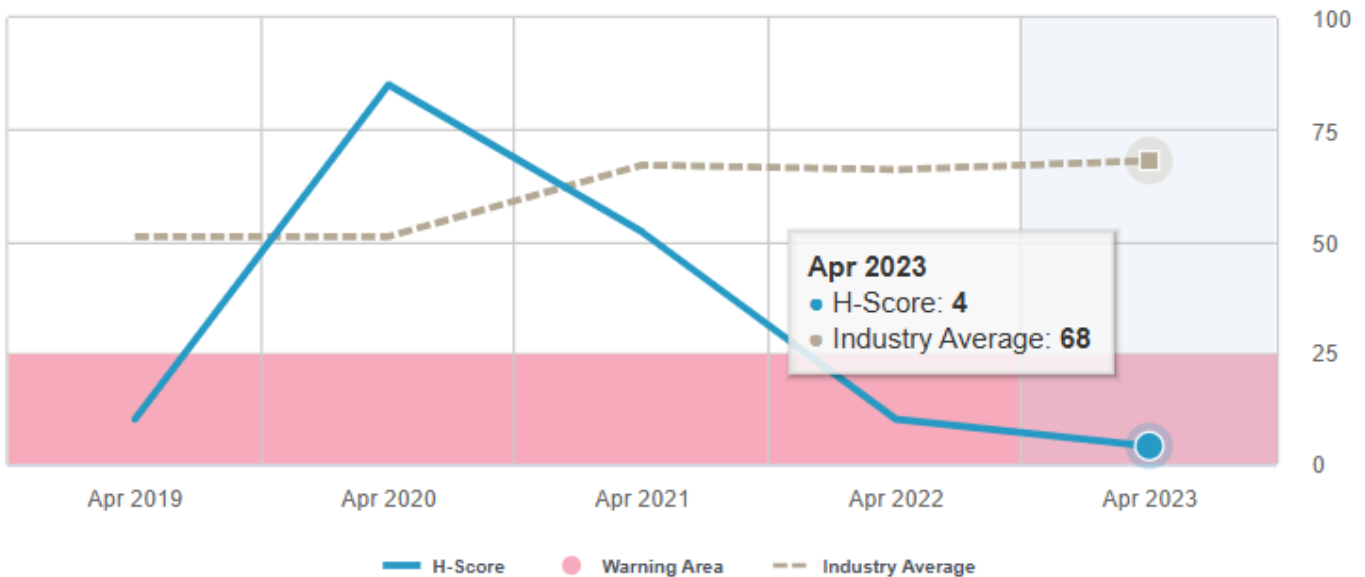
Key Marker of Financial Instability

In April 2022, Sheen Lane Developments Limited was flagged by the H-Score®, with a score of 10/100, significantly below the industry average of 66/100.

This placed the company firmly in the Warning Area, signaling a high likelihood of financial distress.

Health Profile

The H-Score is the overall measure of the company's financial health. The higher the better.



Company Watch Limited

Understand the risk:

- A score as low as 10/100 indicates severe financial instability and heightened risk of insolvency.
- The company's financial health was already precarious, suggesting limited resilience to economic or operational pressures.

TextScore®

The Language of Financial Decline

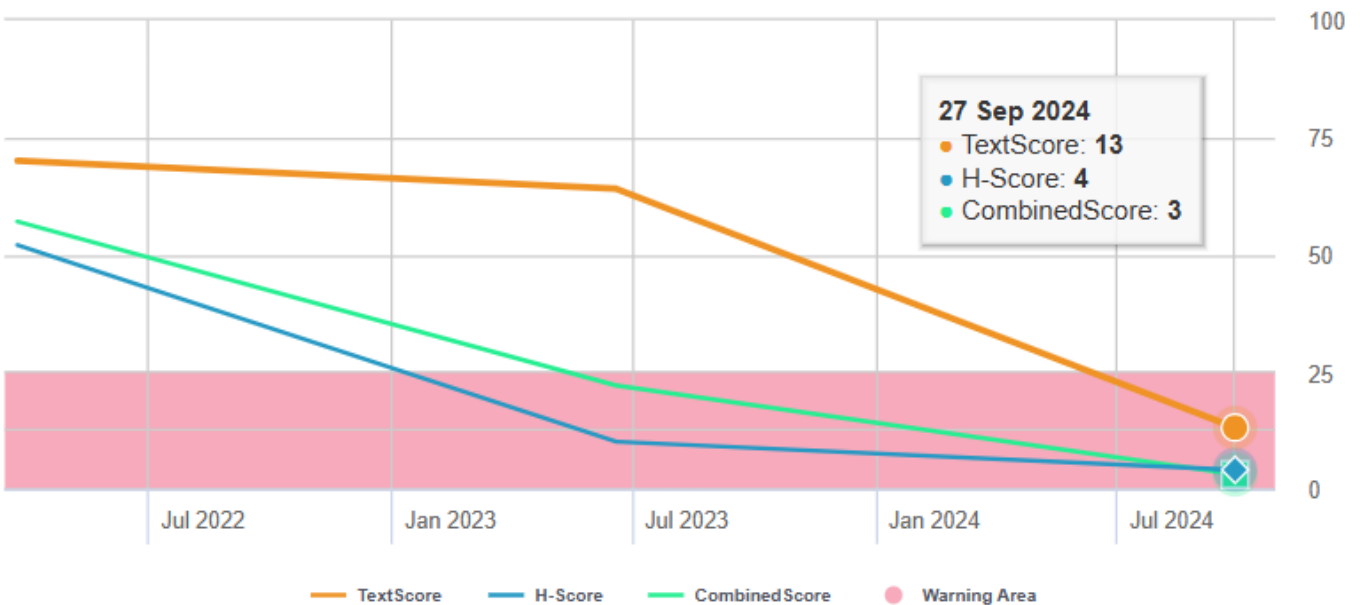
In September 2024, the TextScore® flagged the company with a score of 13/100, identifying cautionary language in financial reports that is often associated with businesses nearing failure.



Understand the risk:

- The use of specific linguistic markers indicates a growing recognition of financial challenges within the organisation.
- TextScore® highlights a deeper level of risk that may not yet be fully reflected in traditional financial metrics.

TextScore®



Unsatisfied CCJs

Evidence of Liquidity Challenges

Between November 2024 and January 2025, Sheen Lane Developments Limited accumulated £254,099 across six unsatisfied County Court Judgments (CCJs).

Understand the risk:

- The presence of significant unsatisfied CCJs suggests acute liquidity issues and an inability to meet financial obligations.
- This is a strong indicator of imminent financial collapse, as unresolved debts often lead to further legal actions or insolvency filings.



	Previous number of months						
	Total for 6 yrs	0-12	13-24	25-36	37-48	49-60	61-72
Total							
Number of CCJs for each period	6	6	0	0	0	0	0
Value in £'s for each period	254,099	254,099	0	0	0	0	0
Satisfied							
Number of CCJs for each period	0	0	0	0	0	0	0
Value in £'s for each period	0	0	0	0	0	0	0
Unsatisfied							
Number of CCJs for each period	6	6	0	0	0	0	0
Value in £'s for each period	254,099	254,099	0	0	0	0	0

Show per page 10

Date registered	Amount (£'s)	Status	Court	Case number	Date paid
03 Jan 2025	36,471	Unsatisfied	CIVIL NATIONAL BUSINESS CENTRE	L7QZ07CN	
19 Dec 2024	48,025	Unsatisfied	CIVIL NATIONAL BUSINESS CENTRE	L6AA6X1E	
18 Dec 2024	7,637	Unsatisfied	CIVIL NATIONAL BUSINESS CENTRE	L6QZ4Z4E	
12 Dec 2024	88,987	Unsatisfied	CIVIL NATIONAL BUSINESS CENTRE	L6QZ6X9P	
04 Dec 2024	58,268	Unsatisfied	CIVIL NATIONAL BUSINESS CENTRE	L0QZ0W0D	
27 Nov 2024	14,711	Unsatisfied	CIVIL NATIONAL BUSINESS CENTRE	L0AA5R8N	

6 Results

Audit Report Warnings

Signals of Uncertainty

In April 2023, the auditors issued an unqualified opinion with an “emphasis of matter”, highlighting uncertainties about the company’s ability to continue as a going concern.

 SHEEN LANE DEVELOPMENTS LIMITED 08491696 UK VAT number: 161669785 100% 					
Balance Sheet Full Excel					
Balance sheet in GBP '000s	Apr 2023	Apr 2022	Apr 2021	Apr 2020	Apr 2019
Months in Period	12	12	12	12	12
Consolidated	Yes	Yes	Yes	Yes	No
IFRS used	No	No	No	No	No
Auditor reports ?					
Auditor report type	No details supplied	No details supplied	No details supplied	No details supplied	No details supplied
Audit report	Unqualified	Unqualified	Unqualified	Unqualified	Unqualified
Audit report comment	Going concern	No adverse comments	No adverse comments	No adverse comments	No adverse comments

Understand the risk:

- An emphasis of matter in an audit report signifies serious concerns about the sustainability of the company’s operations.
- Such warnings point to underlying vulnerabilities that could lead to insolvency if left unresolved.



Phoenix Activity

Indicators of Risky Practices

In late 2024, Sheen Lane Developments Limited transferred assets and operations to newly incorporated entities, including Ruamoo Ltd and SLD Galliard Developments Ltd, shortly before filing for administration.

Associated Phoenix Companies (Total 2 companies found)

Name	Reg. No.	Incorporation Date	Days Distress-Incorporation	No. Distinct Directors Links
▼ RUAMOO LTD Phoenix Director: [Redacted] Appointed Date: 18 Oct 2024 Resigned Date:	16027624	18 Oct 2024	-80	1
Distress Director: [Redacted] Appointed Date: 28 Aug 2015 Resigned Date:				99% Confidence
▼ SLD GALLIARD DEVELOPMENTS LTD Phoenix Director: [Redacted] Appointed Date: 14 Nov 2024 Resigned Date:	16080227	14 Nov 2024	-53	1
Distress Director: [Redacted] Appointed Date: 28 Aug 2015 Resigned Date:				99% Confidence

Understand the risk:



- The establishment of phoenix companies indicates a potential attempt to evade liabilities, leaving creditors exposed to significant losses.
- Phoenix activity is often associated with organisations engaging in high-risk or ethically questionable practices.

Director History

A Pattern of Failure

Analysis of the director of Sheen Lane Developments Limited revealed a history of failed enterprises, including:

35 current directorships, 10 of which are associated phoenix companies.

17 previous appointments, including 3 phoenix companies, 4 liquidations, and 3 dissolved entities.

Understand the risk:

- A director’s history of repeated company failures indicates a pattern of poor governance, mismanagement, or unethical practices.
- This track record raises significant concerns about the director’s ability to lead a sustainable and solvent business.

Current appointments		Previous appointments		Company Name					Reg. Number	Account date	Consolidated	Sales	Total Assets	Status
Current appointments	35			BECFORD DEVELOPMENTS LIMITED					12089178	31 Dec 2023	No	GBP 0.00	GBP 0.00	Dissolved
Directorships	35			ISLE GROVE DEVELOPMENTS LIMITED					11601936	31 Dec 2023	No	GBP 0.00	GBP 810.00	Dissolved
Company secretaryships	0			LOWLANDS DEVELOPMENTS LTD					12798699	31 Dec 2023	No	GBP 0.00	GBP 474.74k	Dissolved
LLP memberships	0			AQUILA HOUSE DEVELOPMENTS LTD					12800313	31 Dec 2023	No	GBP 0.00	GBP 100.00	Liquidation
Date appointed	Position	Company Name		BECFORD PROPERTIES LTD <td>12700631</td> <td>31 Dec 2023</td> <td>No</td> <td>GBP 0.00</td> <td>GBP 100.00</td> <td>Liquidation</td>					12700631	31 Dec 2023	No	GBP 0.00	GBP 100.00	Liquidation
14 Nov 2024	Director	SLD GALLIARD DEVELOPMENTS LTD		ORIEL EXPRESS LIMITED					12148201	31 Dec 2023	No	GBP 0.00	GBP 100.00	Liquidation
18 Oct 2024	Director	RUAMOO LTD		RICH STONE DEVELOPMENTS LTD					12575062	31 Dec 2023	No	GBP 0.00	GBP 200.00	Liquidation
17 Apr 2024	Director	MEADOWLAND ASSET MANAGEMENT LTD		MEADOWLAND VENTURES LTD					15654939	N/A	No	N/A	N/A	
17 Apr 2024	Director	MEADOWLAND DEVELOPMENT MANAGEMENT LTD		GUNNERSBURY DEVELOPMENTS LIMITED					15532155	N/A	No	N/A	N/A	
17 Apr 2024	Director	MEADOWLAND PROPERTY MANAGEMENT LTD		BELL BRIDGE RESIDENTIAL LTD					15513256	N/A	No	N/A	N/A	
17 Apr 2024	Director	MEADOWLAND VENTURES LTD		CARLFORD RESIDENTIAL LEASEHOLD LTD					15492153	N/A	No	N/A	N/A	
29 Feb 2024	Director	GUNNERSBURY DEVELOPMENTS LIMITED												
22 Feb 2024	Director	BELL BRIDGE RESIDENTIAL LTD												
15 Feb 2024	Director	CARLFORD RESIDENTIAL LEASEHOLD LTD												

Risk Timeline

Escalation of Warning Signs

Key milestones in the company's financial decline include:

Date	Event
April 2022	H-Score® enters Warning Area (10/100).
April 2023	Audit report emphasises going concern risk.
September 2024	TextScore® enters Warning Area (13/100).
Nov 2024 - Jan 2025	£254,099 in unsatisfied CCJs.
15 Nov 2024	Winding-up petition filed
18 Oct – 14 Nov 2024	Phoenix companies incorporated.
6 Jan 2025	Administration application filed.



Understand the risk:

- The timeline illustrates a steady progression of financial instability and risk indicators, culminating in insolvency proceedings.
- Each warning sign represented a critical opportunity to identify and address underlying issues before the company's financial collapse.

Conclusion

The Implications of Overlooked Warning Signs

The case of Sheen Lane Developments Limited highlights the importance of recognising and understanding early warning signs of financial distress.

Indicators such as a low H-Score®, cautionary language in financial reports, unsatisfied CCJs, audit report warnings, and patterns of phoenix activity provide clear evidence of escalating risk.

By examining these signals, stakeholders can better appreciate the trajectory of financial instability and the dangers of failing to act on early indications of distress.

The Risk in Focus series, developed by Company Watch, provides an in-depth analysis of the critical warning signs that signal financial distress in businesses.

As leaders in business risk analysis and insolvency prediction, we understand the importance of identifying risks early. This series aims to uncover the often-overlooked indicators of corporate instability, enabling stakeholders to learn from real examples and refine their risk assessment strategies.

companywatch.net

