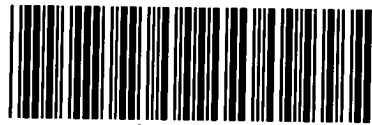


COMPANY REGISTRATION NUMBER: 01952969

NHBC Building Control Services Limited
Annual Report and Financial Statements
31 March 2023

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NHBC Building Control Services Limited

Financial Statements

Year ended 31 March 2023

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NHBC Building Control Services Limited

Strategic Report

Year ended 31 March 2023

Who we are and what we do

NHBC Building Control Services Limited ("BCS", "the Company") was established in 1985 and is the largest single building control body in England and Wales. BCS is regulated and licensed by the Construction Industry Council Approved Inspectors Register (CICAIR) and provides building control on residential, mixed-use and commercial projects, providing support and technical advice to builders and their agents.

Our strategy and objectives

Our business strategy is focussed on ensuring we are effective in meeting our role in the regulatory system, providing services that support the National House-Building Council's objective of raising standards in house-building.

Principal risks and uncertainties

The management of the business and the execution of the Company's strategy are subject to a number of risks and uncertainties.

The key business risks and uncertainties affecting the Company relate to legislative changes which may limit our potential market, increased competition from other building control bodies with potential business loss through builder defection.

The Building Safety Act 2022 (the "Act") introduces many of the recommendations of the Independent Review of Building Regulations and Fire Safety led by Dame Judith Hackitt commissioned following the Grenfell Tower tragedy. The Building Safety Regulator ("BSR") has taken its position as the regulator for the built environment within England and will oversee the implementation of many of the Act provisions. Building control will become a regulated profession with the BSR replacing CICAIR as the regulator for all building control bodies (anticipated April 2024). BCS will become a Registered Building Control Approver and our Surveyors and Building Inspectors will be supported by BCS to register as Registered Building Inspectors. The new regulatory system for building safety, will affect significantly BCS's activities in relation to high rise residential buildings. The Welsh Assembly Government has confirmed that BCS and other Approved Inspectors will be restricted from offering its services to customers building high rise residential buildings in Wales. We continue to engage with Government and the BSR to help establish effective building regulations and practices.

The changes to the thermal provisions in the building regulations has resulted in an increase in plots commenced to meet the transitional provisions and then construction being paused until the plot is reserved increasing the number of plots under construction. The increase in customers who take both warranty and building control from NHBC has also been maintained due to the number of homes built for private sale. In BCS, we retain the resource and expertise to ensure regulatory functions are discharged and service is delivered to customers to the standard required.

Financial risk management objectives and policy have not been disclosed as the directors believe the disclosure is not material to users' understanding of the Company's financial statements.

The Company's risks and uncertainties are considered and reviewed by the BCS Board at each Board meeting with action being recommended and taken as appropriate.

NHBC Building Control Services Limited

Strategic Report *(continued)*

Year ended 31 March 2023

Review of the year

The number of new homes registered with the Company for residential building control was 9.7% higher than the previous financial year whilst completion volumes increased by 15.7%. Total turnover increased by 14.3% in the financial year with the Company recording a profit before taxation of £1,576,272 (2022: £1,604,869). After allowing for corporation tax, shareholders' funds have increased to £8,028,606 (2022: £6,452,410).

Given the straightforward nature of the business, the Company's directors are of the opinion that detailed analysis using KPIs is not necessary for an understanding of the development, performance or position of the business.

Outlook


The Board continues to monitor market activity and economic prospects, placing emphasis on customer service and on core competencies within BCS. The business will continue to invest in resources which will allow it to meet future challenges and to return a satisfactory level of profit to the National House-Building Council.

BBCS will become a Registered Building Control Approver and will develop our competence framework to support our Surveyors and Building inspectors in registering as Registered Building Inspectors. BCS will continue to engage with Government, the BSR and other stakeholders as the Building Safety Act 2022 is implemented and the full effect on building control becomes clear. This should mitigate the risk of BCS being deflected from its business objectives and strategy.

Corporate governance

The Company is a wholly owned subsidiary of the National House-Building Council. The Board of BCS ensures that the Company achieves an appropriate standard of governance having regard to its constitution and the regulatory framework in which the Company operates.

This report was approved by the board of directors on 29 June 2023 and signed on behalf of the board by:

DocuSigned by:

25C090A137944C7...

P Hosking
Director

Registered office:
NHBC House
Davy Avenue
Knowlhill
Milton Keynes
Bucks
MK5 8FP

29/6/2023

NHBC Building Control Services Limited

Directors' Report

Year ended 31 March 2023

The directors present their report and the financial statements of the company for the year ended 31 March 2023.

Directors

The directors who served the company during the year were as follows:

P Hosking
D Marshall
S Wood
S Evans
A Webster

Unless stated otherwise, the directors listed above served up to the date of the sign-off of the accounts.

Dividends

The directors do not recommend the payment of a dividend.

Disclosure of information in the strategic report

The company has disclosed information on future developments in the strategic report.

Directors' responsibilities statement

The directors are responsible for preparing the strategic report, 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 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 judgments and accounting estimates that are reasonable and prudent;
- 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.

NHBC Building Control Services Limited

Directors' Report *(continued)*


Year ended 31 March 2023

Auditor

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- they have taken all steps that they ought to have taken as a director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This report was approved by the board of directors on 29 June 2023 and signed on behalf of the board by:

DocuSigned by:

25C090A137944C7...
P Hosking
Director

Registered office:
NHBC House
Davy Avenue
Knowlhill
Milton Keynes
Bucks
MK5 8FP

29/6/2023

NHBC Building Control Services Limited

Independent Auditor's Report to the Member of NHBC Building Control Services Limited

Year ended 31 March 2023

Opinion

In our opinion the financial statements of NHBC Building Control Services Limited (the 'company'):

- give a true and fair view of the state of the company's affairs as at 31 March 2023 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the statement of income and retained earnings;
- statement of financial position; and
- the related notes 1 to 16.

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).

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 Financial Reporting Council's (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.

NHBC Building Control Services Limited

Independent Auditor's Report to the Member of NHBC Building Control Services Limited *(continued)*

Year ended 31 March 2023

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. 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 course of 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.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement, 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.

A further description of our responsibilities for the audit of the financial statements is located on the FRC'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 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 considered the nature of the company's industry and its control environment, and reviewed the company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management, those charged with governance, and the directors about their own identification and assessment of the risks of irregularities.

NHBC Building Control Services Limited

Independent Auditor's Report to the Member of NHBC Building Control Services Limited *(continued)*

Year ended 31 March 2023

We obtained an understanding of the legal and regulatory frameworks that the company operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Companies Act (2006) and tax legislation; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team and IT specialists regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

The company's key revenue stream is through inspections of new build homes throughout the construction process. An assumption is used around the stage of completion to recognise these revenues. We have assessed that there is a significant risk of material misstatement due to fraud relating to revenue recognition which is pinpointed to this assumption.

As a result of determining the above, we performed the following procedures to address this risk, as described below:

- We have obtained an understanding of the revenue process, including procedures for determining this assumption is accurate and appropriate;
- Gained an understanding of and assessed the controls in the revenue process specifically focussing on this assumption; and
- Assessed the assumptions used by management, through review and challenge of supporting evidence and understanding of any contradictory evidence.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

In addition to the above, our procedures to respond to the risks identified included the following:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management and in-house legal counsel concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance, reviewing internal audit reports and reviewing correspondence with the FCA.

NHBC Building Control Services Limited

Independent Auditor's Report to the Member of NHBC Building Control Services Limited *(continued)*

Year ended 31 March 2023

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

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 any material misstatements in the strategic report or the directors' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters 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.

We have nothing to report in respect of these matters.

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.

DocuSigned by:

Claire Clough

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Claire Clough, FCA (Senior Statutory Auditor)

For and on behalf of Deloitte LLP
Statutory Auditor
London, United Kingdom

29 June 2023

NHBC Building Control Services Limited**Statement of Income and Retained Earnings****Year ended 31 March 2023**

	Note	2023 £	2022 £
Turnover	4	17,936,993	15,699,478
Gross profit		17,936,993	15,699,478
Administrative expenses		16,778,676	14,098,843
Operating profit	5	1,158,317	1,600,635
Interest receivable and similar income	8	417,955	4,234
Profit before taxation		1,576,272	1,604,869
Tax charge / (credit)	9	76	(31)
Profit for the financial year and total comprehensive income		<u>1,576,196</u>	<u>1,604,900</u>
Retained earnings at the start of the year		6,452,410	4,847,510
Retained earnings at the end of the year		<u>8,028,606</u>	<u>6,452,410</u>


All the activities of the company are from continuing operations.

The notes on pages 11 to 15 form part of these financial statements.

NHBC Building Control Services Limited**Statement of Financial Position****31 March 2023**

	Note	2023 £	2022 £
Current assets			
Debtors	10	25,060,990	20,430,215
Cash at bank and in hand		161,556	157,187
		<u>25,222,546</u>	<u>20,587,402</u>
Creditors: amounts falling due within one year	11	17,143,940	14,084,992
Net current assets		<u>8,078,606</u>	<u>6,502,410</u>
Total assets less current liabilities		<u>8,078,606</u>	<u>6,502,410</u>
Net assets		<u>8,078,606</u>	<u>6,502,410</u>
Capital and reserves			
Called up share capital	13	50,000	50,000
Profit and loss account	14	8,028,606	6,452,410
Shareholder funds		<u>8,078,606</u>	<u>6,502,410</u>

These financial statements were approved by the board of directors and authorised for issue on 29 June 2023, and are signed on behalf of the board by:

DocuSigned by:

 25C090A137944C7...
 P Hosking
 Director

Company registration number: 01952969

29/6/2023

The notes on pages 11 to 15 form part of these financial statements.

NHBC Building Control Services Limited

Notes to the Financial Statements

Year ended 31 March 2023

1. General information

The company is a private company limited by shares, registered in England and Wales. The address of the registered office is NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks, MK5 8FP.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis.

Going concern

After reviewing the Company's forecasts and projections, the directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. The Company therefore continues to adopt the going concern basis in preparing its financial statements.

Disclosure exemptions

The entity satisfies the criteria of being a qualifying entity as defined in FRS 102. Its financial statements are consolidated into the financial statements of National House-Building Council which can be obtained from The Secretary, NHBC, NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks, MK5 8FP. As such, advantage has been taken of the disclosure exemptions available under paragraph 1.12 of FRS 102.

- (a) No cash flow statement has been presented for the company.
- (b) Disclosures in respect of financial instruments have not been presented.
- (c) No disclosure has been given for the aggregate remuneration of key management personnel.

Judgements and key sources of estimation uncertainty

With regards to turnover, judgement is required when estimating the proportion of work performed at stages of completion of a service contract.

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer (usually on despatch of the goods); the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity; and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

NHBC Building Control Services Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

3. Accounting policies *(continued)*

Revenue recognition *(continued)*

Revenue from the rendering of services is measured by reference to the stage of completion of the service transaction at the end of the reporting period provided that the outcome can be reliably estimated. When the outcome cannot be reliably estimated, revenue is recognised only to the extent that it is probable the expenses recognised will be recovered.

Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, tax is recognised in other comprehensive income or directly in equity, respectively.

Current tax is recognised on taxable profit for the current and past periods. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

4. Turnover

Turnover arises from:

	2023 £	2022 £
Rendering of services	<u>17,936,993</u>	<u>15,699,478</u>

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

5. Operating profit

Operating profit or loss is stated after charging:

	2023 £	2022 £
Fees payable for the audit of the financial statements	<u>14,100</u>	<u>5,000</u>

6. Employee information

There were no direct employees of the Company during the year (2022: Nil). The salary costs incurred in the year relate to employees of the National House-Building Council, which makes a recharge to the Company in respect of their services.

NHBC Building Control Services Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

7. Directors' remuneration

The directors' aggregate remuneration in respect of qualifying services was:

	2023 £	2022 £
Remuneration	<u>145,300</u>	<u>121,500</u>

There were a maximum of five directors (2022: five) serving NHBC Building Control Services Limited at any one time during the financial year. All directors were paid for by National House-Building Council and then recharged to the Company.

8. Interest receivable and similar income

	2023 £	2022 £
Interest from group undertakings	<u>417,955</u>	<u>4,234</u>

9. Tax charge / (credit)

Major components of tax expense/(income)

	2023 £	2022 £
Deferred tax:		
Origination and reversal of timing differences	76	(31)
Tax charge / (credit)	<u>76</u>	<u>(31)</u>

Reconciliation of tax expense/(income)

The tax assessed on the profit on ordinary activities for the year is lower than (2022: lower than) the standard rate of corporation tax in the UK of 19% (2022: 19%).

	2023 £	2022 £
Profit on ordinary activities before taxation	<u>1,576,272</u>	<u>1,604,869</u>
Profit on ordinary activities by rate of tax	299,491	304,925
Effect of expenses not deductible for tax purposes	(2)	—
Utilisation of tax losses	(299,432)	(304,855)
Deferred tax written-off	19	(101)
Tax on profit	<u>76</u>	<u>(31)</u>

NHBC Building Control Services Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

10. Debtors

	2023	2022
	£	£
Trade debtors	563,446	860,673
Amounts owed by group undertakings	19,735,637	14,526,220
Deferred tax asset	342	418
Prepayments and accrued income	4,761,565	5,042,904
	<u>25,060,990</u>	<u>20,430,215</u>

Amounts owed by group undertakings arise from transactions with group entities in the ordinary course of business. Interest is charged with reference to SONIA interest rate and amounts are repayable on demand.

11. Creditors: amounts falling due within one year

	2023	2022
	£	£
Accruals and deferred income	16,257,218	12,880,218
Social security and other taxes	661,796	1,063,841
Other creditors	224,926	140,933
	<u>17,143,940</u>	<u>14,084,992</u>

12. Deferred tax

The deferred tax included in the statement of financial position is as follows:

	2023	2022
	£	£
Included in debtors (note 10)	<u>342</u>	<u>418</u>

The deferred tax account consists of the tax effect of timing differences in respect of:

	2023	2022
	£	£
Accelerated capital allowances	<u>(342)</u>	<u>(418)</u>

13. Called up share capital

Issued, called up and fully paid

	2023		2022	
	No.	£	No.	£
Ordinary shares of £1 each	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>

14. Reserves

Profit and loss account - This reserve records retained earnings and accumulated losses.

NHBC Building Control Services Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2023

15. Contingencies

There are legal claims against the Company. At this stage the Company is unable to reliably estimate the financial effect or the timing of any outflow resulting from those claims.

16. Controlling party

National House-Building Council ("NHBC"), a Company limited by guarantee and registered in England, is the Company's immediate, ultimate, smallest and largest parent company. NHBC is the parent of the Group into whose consolidated accounts the Company is consolidated. Copies of the financial statements of the NHBC can be obtained from The Secretary, NHBC, NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks, MK5 8FP. NHBC's registered office address is NHBC, NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks, MK5 8FP.