



Johnnie Johnson  
HOUSING

THURSDAY

# Johnnie Johnson Developments Limited

Report and Financial Statements for the  
year ending 2021-2022

A24

22/12/2022

#380

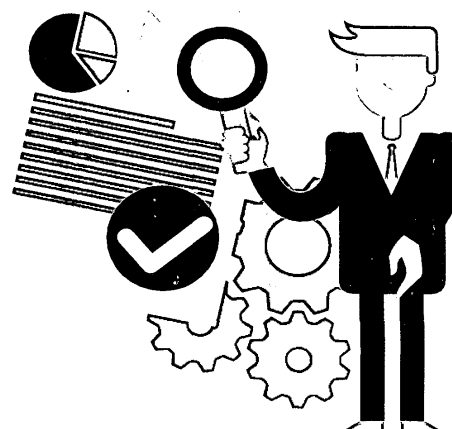
COMPANIES HOUSE



\*AB1040A3\*

## Content

- 03 Meet the Board
- 04 Executive and Advisors
- 05 Report of the Board of Directors
- 06 Statement of Board Responsibilities
- 07 Independent auditors report
- 13 Statement of Comprehensive Income and Financial position
- 14 Statement of changes in reserves
- 15 Notes to the financial statements





## Meet the Board

### Non-Executive Board Members



Steve Secker, Chair



Ralph Middlemore,  
Member



Sue Lock, Member



Peter Nourse,  
Member



Alistair How,  
Member

### Executive Board Members



Yvonne Castle, Group  
CEO Johnnie Johnson  
Housing Trust Limited



Deborah Noble, Group  
Executive Director,  
Finance and Corporate  
Services



## Executives and Advisors for the year ended 31 March 2022



### Registered Office and Number

Astra House  
Spinners Lane  
Poynton  
Cheshire  
SK12 1GA

Registered Company No: 03895031

### Company Secretary

Sarah-Jane Gilmore



### Solicitor

Trowers and Hamlins LLP  
55 Princess Street  
Manchester  
M2 4EW

### Banker

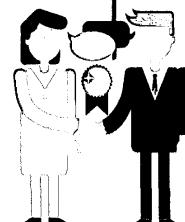
National Westminster Bank PLC  
Royal Bank of Scotland  
Bankside 3  
90-100 Southwark Street  
London  
SE1 0SW



### Auditors

BDO  
3 Hardman Street  
Manchester  
M3 3AT

A resolution to appoint BDO LLP as auditor will be passed at a meeting of the directors on 27 September 2022.





## Report of the Board of Directors for the year ended 31 March 2022

### Principal Activities

JJD operates throughout northern England with a head office in Poynton, Cheshire and is a subsidiary of Johnnie Johnson Housing Trust Limited (JJH). The company provides housing development services. The business plan for Johnnie Johnson Housing Trust Limited (JJH), the parent company, includes the development of new properties and JJD will be engaged to deliver these for JJH.

### Review of the Year

The Statement of Comprehensive Income shows a profit of £46k for the year ending 31 March 2022. This is generated from the construction of completed builds in the year and ongoing construction. The Statement of Comprehensive Income is set out on page 13. All profit will be gifted to the parent company Johnnie Johnson Housing within 9 months of the year end.

Over the course of the last 12 months, the team have successfully completed 33 new homes. These were located across several of our regions with a further 28 new homes on site which are due for completion. In addition, our Start on site Target over the next 12 years is circa 800 homes.

By order of the Board Signed :  
Dated: 15<sup>th</sup> September 2022

Sarah-Jane Gilmore, Company Secretary,

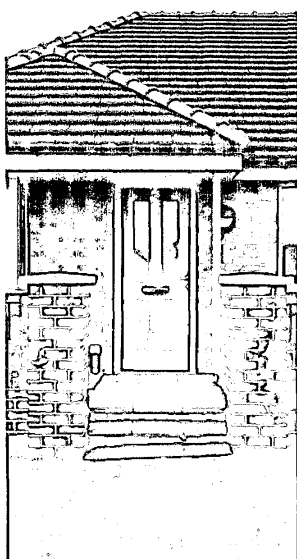
### Provision of information to auditor

At the date of making this report each of the company's directors, as set out on page 3, confirm the following:

- so far as each director is aware, there is no relevant information needed by the company's auditor in connection with preparing their report 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 information needed by the company's auditor in connection with preparing their report and to establish that the company's auditor is aware of that information.

At the date on which this report was approved, and throughout the financial year, the Company has provided an indemnity in respect of all the Companies' Directors. Neither the insurance nor the indemnity provides cover where the Director has acted fraudulently or dishonestly. The indemnities, which constitute a qualifying third-party indemnity provision as defined by section 234 of the Companies Act 2006, were in force during the financial year and remain in force for all Directors of the Company.

In preparing this director's report, advantage has been taken of the small companies' exemption.





## Statement of Board Responsibilities

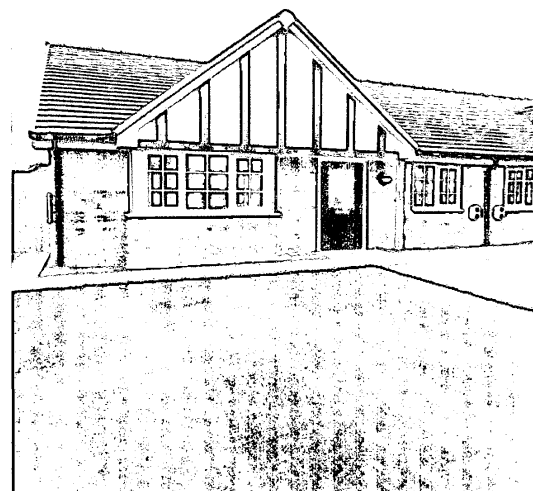
The directors are responsible for preparing the directors report and the financial statements in accordance with applicable law and regulations.

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 FRS102 (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;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company'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 JJ Developments Limited

### Opinion on the financial statements

In our opinion, the financial statements:

- ✓ give a true and fair view of the state of the Company's affairs as at 31 March 2022 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.

We have audited the financial statements of Johnnie Johnson Developments Limited ("the Company") for the year ended 31 March 2022 which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in reserves and notes to the financial statements, including a summary of 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).

### 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.



## Independent auditor's report to the members of JJ Developments Limited Continued...

Our responsibilities and the responsibilities of the Directors with respect to going concern are described in the relevant sections of this report.

### Other information

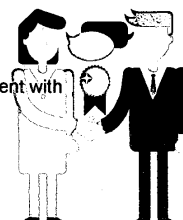
The directors are responsible for the other information. The other information comprises the information included in the Report and Financial Statements, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information 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 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 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 Report of the Board of Directors for the financial year for which the financial statements are prepared is consistent with the financial statements; and  
the Report of the Board of Directors has been prepared in accordance with applicable legal requirements.





## Independent auditor's report to the members of JJ Developments Limited Continued...

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 Report of the Board of Directors.

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 Report of the Board of Directors and from the requirement to prepare a Strategic report.

### Responsibilities of Directors

As explained more fully in the Statement of Board Responsibilities, 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.



## Independent auditor's report to the members of JJ Developments Limited Continued...

### **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.

### ***Extent to which the audit was 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:

Based on our understanding and accumulated knowledge of the Company, and the sector in which it operates, we considered the risk of acts by the Company which were contrary to applicable laws and regulations, including fraud and whether such actions or non-compliance might have a material effect on the financial statements or their continued operation. We also considered those significant laws and regulations that have a direct impact on the financial statements such as compliance with United Kingdom Generally Accepted Accounting Practice and the UK Companies Act 2006. All audit team members were briefed to ensure they were aware of any relevant regulations in relation to their work, areas of potential non-compliance and fraud risks.

We evaluated managements' incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of an override of controls), and determined that the principal risks were related to posting inappropriate journal entries to manipulate financial results, management bias and improper revenue recognition.



## Independent auditor's report to the members of JJ Developments Limited Continued...

Our audit procedures in response to the risks identified above included, but were not limited to:

agreement of the financial statement disclosures to underlying supporting documentation;  
procedures to test revenue including agreement of revenue recognised to supporting documentation and recalculation based on an expected markup of costs;  
discussions with, and inquiries of, management and those charged with governance, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;  
a review of board minutes both during the period, and post year end, for any known or suspected instances of non-compliance with laws and regulation and fraud;  
enquires to confirm with management that there was no legal correspondence during the period, or post year end, requiring review; and  
obtaining an understanding of the control environment in monitoring compliance with laws and regulations.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at:  
<https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.





## Independent auditor's report to the members of JJ Developments Limited Continued...

### 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:

Matthew Whitehouse

EC315CA33A9C4C8...

Matthew Whitehouse (Senior Statutory Auditor)

For and on behalf of BDO LLP, statutory auditor

Manchester, UK

Date: 15 September 2022

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).



Statement of comprehensive Income for  
the year ended 31 March 2022

	Note	2022	2021
		£'000	£'000
Turnover		1,680	1,960
Operating Costs		(1,634)	(1,907)
Profit before tax		46	53
Tax on Profit	3	-	-
Profit for the year		46	53
Other comprehensive income for the year		-	-
Total comprehensive profit for the year		46	53

Statement of financial position as at 31  
March 2022

	Note	2022	2021
		£ '000	£ '000
<b>Current assets</b>			
Debtors	6	264	295
		264	295
<b>Creditors: Amounts falling due within one year</b>	7	(218)	(242)
<b>Net current assets</b>		46	53
<b>Total assets less current liabilities</b>		46	53
<b>Capital and reserves</b>			
Non-equity share capital	8	-	-
Revenue reserve	9	46	53
		46	53

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the smaller companies' regime and in accordance with the provisions of FRS 102 section 1A – small entities.

The note on pages 15 to 19 form part of these financial statements and were approved by the Board of Directors for issue on 20 July 2022.

Signed: 

Sarah-Jane Gilmore, Company Secretary

Dated: 15<sup>th</sup> September 2022

## Statement of Changes in Reserve

	Note	2022 £ '000	2021 £ '000
Opening total funds		53	21
Total recognised profit relating to the year		46	53
Gift aid	13	(53)	(21)
Closing total funds		<u>46</u>	<u>53</u>



 **Notes forming part of the financial statements for the year ended 31 March 2022**

**1.0 General Information**

Johnnie Johnson Developments Limited is a private company limited by shares incorporated in England and Wales under the Companies Act 2006. The Address of the registered office is given on the company information page and the nature of the Company's operations and principal activity is set out in the director's report.

**2.0 Accounting Policies**

**2.1 Basis of preparation of Financial Statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The Company has taken advantage of the Financial Reporting standard exemption not to produce an individual Johnnie Johnson Development's cashflow statement. A group cashflow statement has been produced in the consolidated financial statements of Johnnie Johnson Housing Trust Limited.

**2.2 Turnover**

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes. The following criteria must also be met before turnover is recognised:

Turnover represents development activity income billed each month on contracts received from Johnnie Johnson Housing Trust Limited.





## Notes forming part of the financial statements for the year ended 31 March 2022 Continued...

### 2.3 Group Structure

Johnnie Johnson Developments Limited forms part of a group controlled by Johnnie Johnson Housing Trust Limited.

### 2.4 Judgements & Estimates

There are no significant judgements or estimates.

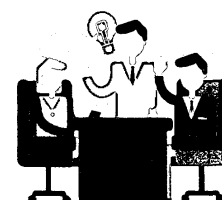
### 2.5 Gift Aid and payments

Charitable donations (referred to as gift aid) from a trading subsidiary to its parent should be accounted for consistently with dividends (as a movement within reserves). Trading subsidiaries should not accrue for gift aid payments unless a legal obligation to make the payment exists at the reporting date. Gift aid payments are recognised as a dividend payment from JJD when the payment takes place.

### 2.6 Going Concern

The directors consider that the company will continue to operate for the foreseeable future.

The parent company Johnnie Johnson Housing Trust continues with its development programme and this will lead to an increase in transactions through Johnnie Johnson Developments Limited. The business planning and risk mitigations are carried out within the JJH business plan. Stress testing to incorporate a decrease in shared ownership values of 25%, a reduction of 7% in grant levels for our indicative units, a reduction of 1<sup>st</sup> tranche sales from 40% to 10% and a 7% increase in build costs. The only breach to covenant was driven by a reduction in shared ownership values where mitigations are in place should such an event occur. Robust management of both our development programme and business plan are in place to ensure risks are highlighted at an early stage to enable mitigation strategies to be implemented. We are aware of the increasing cost of inflation, the ongoing cost of living increases and challenges presented from the post pandemic world and situation in Ukraine. Our business plan is updated regularly to take account of changes in the economic environment and is used as a decision-making tool whereby it is updated prior to each new development being approved.



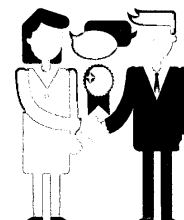
 **Notes forming part of the financial statements for the year ended 31 March 2022**  
**Continued...**

**3.0 Tax on ordinary Profits**

	2022	2021
	£ '000	£ '000
Profit on ordinary activities before tax	46	53
Corporation tax on ordinary activities at 19% (if not gift aided)	9	10
Tax impact of gift aid payment not subject to UK tax	(9)	(10)
Corporation tax if gift aided to parent	-	-
Corporation tax charge	-	-

**4.0 Employees**

Johnnie Johnson Developments Limited has no employees (2021: no employees). The employees of the parent company Johnnie Johnson Housing Trust Limited perform work for Johnnie Johnson Developments Limited and cost is recharged in line with the intercompany agreement.



**Notes forming part of the financial statements for the year ended 31 March 2022**  
**Continued...**

**5.0 Board Members and Executive Directors**

The Board of Directors did not receive any remuneration during the year from this company (2021: £nil). The remuneration and expenses were paid by the parent company Johnnie Johnson Housing Trust Limited.

**6.0 Debtors amounts falling due within one year**

	2022	2021
	£ '000	£ '000
Amounts owed by group undertakings	241	254
Other Debtors	23	41
	<u>264</u>	<u>295</u>

Amounts owed by group undertakings are interest free and repayable on demand.

**7.0 Creditors – Amounts falling due within one year**

	2022	2021
	£ '000	£ '000
Accruals and Deferred Income	89	242
Other Creditors	129	-
	<u>218</u>	<u>242</u>

**8.0 Share Capital**

	2022	2021
	£	£
Allotted and fully paid		
1 Ordinary share of £1 each	<u>1</u>	<u>1</u>



 **Notes forming part of the financial statements for the year ended 31 March 2022**  
**Continued...**

**9.0 Reserves**

The company's capital and reserves are as follows:

**9.1 Called up share capital**

Called up share capital reserve represents the nominal value of the shares issued.

**9.2 Revenue Reserve**

Revenue Reserve represents cumulative profits or losses net of dividends paid and other adjustments.

**10.0 Financial Commitments**

There were contracted capital expenditure commitments of £4,899k at 31 March 2022 relating to the remaining spend on the current developments (2021: £2,406k). Non contracted commitments were £6,480k (2021: £nil).

**11.0 Ultimate Parent Company**

The ultimate parent company is Johnnie Johnson Housing Trust Limited, a Registered Social Landlord. The parent company is incorporated in England. Copies of the accounts of Johnnie Johnson Housing Trust Limited can be obtained from its registered office, Astra House, Spinners Lane, Poynton, Cheshire SK12 1GA or from its website [www.jjhousing.co.uk](http://www.jjhousing.co.uk).

**12.0 Related Party Transactions**

There were no related party transactions in the current or prior period. The directors did not receive any dividends during 2022 (2021: £nil).

**13.0 Gift aid**

The figure shows the prior year trading profit taken to reserves which has been paid this financial year. The figure shown in the statement of comprehensive income is expected to be taken to reserves and be gift aided to the parent company (JJH) within 9 months of the year end

	2022 £ '000	2021 £ '000
Gift aid granted to parent company -- Johnnie Johnson Housing Trust Limited	53	21
	53	21