

BROMFORD DEVELOPMENTS LIMITED

Financial Statements

for the year ended 31 March 2022

Company Registration Number 6507824

THURSDAY



ABCL6YMW

A20

15/09/2022

#76

COMPANIES HOUSE

Bromford.

Bromford Developments Limited

General information

For the year ended 31 March 2022

Contents

| | Pages |
|-----------------------------------|--------------|
| General information | 1 |
| The Directors' Report | 2 |
| Strategic Report | 4 |
| Independent Auditor's Report | 7 |
| Statement of Comprehensive Income | 10 |
| Statement of Financial Position | 11 |
| Statement of Changes in Equity | 12 |
| Notes to the Financial Statements | 13 |

Bromford Developments Limited

General information

For the year ended 31 March 2022

The directors and their interests in the shares of the company

The directors who served from 1 April 2021 up to the date of approval of these financial statements were as follows:

| Directors | Appointment/Retirement Date |
|------------------|------------------------------------|
| Martyn Blackman | Appointed 2 July 2018 |
| Richard Bird | Appointed 1 February 2018 |
| Paul Walsh | Appointed 1 August 2021 |

Company Secretary:

| | Appointment/Retirement Date |
|------------|------------------------------------|
| Sarah Beal | Appointed 1 August 2018 |

There is only one issued share in the Company, which is held by Bromford Housing Group Limited.

Advisors:

External Auditors:

Beever and Struthers
The Colmore Building
20 Colmore Circus Queensway,
Birmingham, B4 6AT

Business Assurance Provider:

PricewaterhouseCoopers LLP
2 Glass Wharf
Bristol BS2 0FR

Bankers:

Barclays Bank plc
15 Colmore Row
Birmingham
B3 2BH

Taxation Advisor:

Deloitte LLP
Four Brindley Place
Birmingham
B1 2HZ

Registered office:

Shannon Way
Ashchurch
Tewkesbury
GL20 8ND

Bromford Developments Limited
The Directors' Report
For the year end 31 March 2022

The directors have pleasure in presenting their report and the financial statements of the Company for the year ended 31 March 2022.

Principal activities

Bromford Developments Limited (BDL or the Company) is a wholly owned subsidiary of Bromford Housing Group Limited (BHG.)

BDL's principal activities are the development and construction of homes for other Group members, primarily Bromford Housing Association (BHA) and Bromford Home Ownership Limited (BHO) which are registered social housing providers within the Group. Our aim is to build high quality homes, which offer real value for money, whilst maintaining a focus on delivering great customer service.

BHG's motivation in establishing BDL was to achieve better quality construction at an improved cost. Many of the colleagues working for BDL have private sector experience, having worked for housing developers, contractors or construction companies. This commercial insight and expertise has been highly beneficial and has enabled BDL to establish networks of suppliers and contractors which combine value for money and a quality product. As a result, BDL continues to meet the objectives set out for it at inception. BDL engages the services of local sub-contractors which provide opportunity and benefits for the communities in which we operate.

Result for the year and dividends

The loss for the year after tax was £0.5m (2021: £0.7m). The directors do not recommend the payment of a dividend.

Going concern

In preparing the accounts, the directors have reviewed BDL's financial plan for 2022 to 2023 and are of the opinion that the group and company have adequate resources to continue in business for the foreseeable future. The plan is dependent on BHG continuing to provide financial support during that period. The company has net current and total liabilities of £2.4m (2021: £1.9m), this is due to intergroup loans of £5.8m (2021: £7.2m) owed to BHG which are repayable on demand. BHG has indicated that it is not expecting to request repayment in the next twelve months and it will not request repayment of the loan if it means that the company is unable to pay its creditors as they fall due for payment. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Consequently, the directors are confident that the company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on pages 10 to 18 on a going concern basis.

Bromford Developments Limited
The Directors' Report
For the year end 31 March 2022

Statement of Directors' Responsibilities

The directors are responsible for preparing the Directors' Report, the Strategic 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 they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

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 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 responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Information for Auditors

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.

Appointment of Auditors

Beever and Struthers have indicated their willingness to continue in office and will be proposed for re-appointment in accordance with the Companies Act 2006 s.485.

This report was approved for issue by the Board of directors on 26 July 2022 and signed on its behalf by:



Martyn Blackman
Director

Bromford Developments Limited
Strategic Report
For the year ended 31 March 2022

Business review

BDL had a positive year in 2021 to 2022, achieving another year of high turnover exceeding the historic level achieved in 2020 to 2021. BDL again increased scale and activity as well as achieving a record number of homes delivered. This was all despite a year of major price inflation across the supply chain post-pandemic which was worsened by Brexit and the invasion of Ukraine and continued disruption in the supply of materials.

Turnover increased by 58% in the year to £39.2m (2021: £24.7m), delivering a loss before tax of £537k (2021: £716k). BDL delivered 252 new homes (2021: 208), worked across 12 sites and started 5 new sites which will deliver 265 new homes. The value of stock and work in progress as at 31 March 2022 was £5.8m (2021: £12.4m).

In response to some significant increases in the cost of materials as well as logistics issues causing shortages and delays, BDL has worked hard to manage its supply chain and control its costs. BDL has been pro-active in looking at 2022 to 2023 to ensure that price inflation has been factored into build costs in order to set-up for what should be another strong and exciting year.

Principal risks and uncertainties

The company is exposed to the principal risks and uncertainties as set out below. Key risks are determined by the board, and appetite and tolerances set. The risks and indicators are monitored on a monthly basis by the board. Business risks are monitored for emerging threats and operational trends.

Below we set out the principal risks:

| Health and safety | | Direction of travel: Stable | Link to Strategy: Homes that enable |
|--|---|--|---|
| Risk | Our approach to Health and Safety lacks robust controls and oversight This results in death, injury or harm caused to colleagues, customers, contractors or members of the public. | | |
| Mitigation strategies | | Changes in year | |
| <ul style="list-style-type: none"> Health and Safety management systems follow the concepts of ISO 45001, with regular reporting and oversight across dedicated business groups and board and independent assurance sought from technical experts through the year. | | <ul style="list-style-type: none"> Integrated Health and Safety Management Application launched across Bromford. Health and Safety Management Systems were adapted to take account of new COVID secure measures, with the primary objective to keep colleagues and customers safe. | |

| People | | Direction of travel: Stable | Link to Strategy: Enabling colleagues |
|--|---|---|---|
| Risk | A lack of skilled colleagues who are thriving in their role will impact our ability to achieve our objectives. This may be due to a failure to recruit, retain and/or motivate engaged colleagues. | | |
| Mitigation strategies | | Changes in year | |
| <ul style="list-style-type: none"> A clear strategy with values-based recruitment and embedding of our DNA ensures we retain and attract colleagues aligned to our purpose, with data and insight on recruitment, leavers movers and our engagement survey tracked in year. | | <ul style="list-style-type: none"> Commenced a new leadership development programme to create brilliant leadership. Wellbeing offering adapted and promoted throughout the pandemic to ensure colleagues were supported to thrive in challenging circumstances. BDL offer a separate construction bonus scheme linked to performance to site colleagues in order to remain competitive in recruitment, retention and motivation with commercial organisations. | |

| Financial Planning and Performance | | Direction of travel: Improving | Link to Strategy: Future ready |
|--|---|--|--|
| Risk | Our financial and resilience planning and/or monitoring fails to mitigate substantial macro-economic or political events. | | |
| Mitigation strategies | | Changes in year | |
| <ul style="list-style-type: none"> Robust financial planning, stress testing scenarios and resilience plans are in place, incorporating plausible macro-economic and political impacts, with close tracking at forum and Board. | | <ul style="list-style-type: none"> Moody's confirmed our credit rating as A2 stable. Standard & Poor's confirmed as A+, outlook upgraded to 'stable'. Moody's ESG credit impact score confirmed as CIS-2 Neutral to Low. After an operational review, we have integrated improved cost control processes and procedures to ensure tighter management of costs. | |

Bromford Developments Limited
Strategic Report
For the year ended 31 March 2022

| Third Party / Supply Chain | | Direction of travel: Improving | Link to Strategy: Future ready |
|--|--|--|-----------------------------------|
| Risk | Our selection, management and monitoring of partners fails to ensure programme objectives are met. | | |
| Mitigation strategies | | Changes in year | |
| <ul style="list-style-type: none"> Comprehensive frameworks overseen by an independent specialised team, with regular tracking and reporting through forum and board. | | <ul style="list-style-type: none"> Increased monitoring and oversight of critical partners and business continuity plans, both in preparation for Brexit and as we responded to the COVID pandemic. | |

| Macro-economic uncertainty | | Direction of travel: Worsening | Link to Strategy: Growing the business |
|--|--|--|---|
| Risk | Macroeconomic factors affecting the housing market impact the viability of existing schemes. | | |
| Mitigation strategies | | Changes in year | |
| <ul style="list-style-type: none"> Business programme and our thresholds are kept under continual review by monitoring markets and with oversight and monitoring through forum and board. | | <ul style="list-style-type: none"> Modelled various financial scenarios linked to COVID and Brexit, with exit strategies and options to amend tenures understood to ensure value for money outcomes achieved. | |

| Quality construction | | Direction of travel: Improving | Link to Strategy: Our relationship with customers |
|--|---|---|--|
| Risk | A lack of governance and assurance results in poor quality homes which fail to meet the needs of customers. | | |
| Mitigation strategies | | Changes in year | |
| <ul style="list-style-type: none"> Clear standards are outlined, subject to independent inspections throughout the life of the build, with comprehensive audits prior to handover and reporting through to forum and board. | | <ul style="list-style-type: none"> Commenced a tender to select a Modern Methods of Construction partner, ensuring diversity and innovation across our construction methods. | |

| Environmental and sustainability | | Direction of travel: Improving | Link to Strategy: Future Ready |
|---|--|---|-----------------------------------|
| Risk | Inability to respond to carbon reduction requirements by 2025 in new homes. This may result in material financial implications, regulatory intervention and reputational damage. | | |
| Mitigation strategies | | Changes in year | |
| <ul style="list-style-type: none"> A roadmap has been developed to illustrate route to targets, which is monitored and tracked through the Sustainability Group. | | <ul style="list-style-type: none"> A Sustainability Group has been formed, who are establishing the ESG Framework and will track carbon footprint reporting and progress to targets for the Group. | |

Emerging risks

In addition to the principal risks monitored by the board, the business monitor operational risks which are reported through the governance channels to highlight new and growing threats. The company has a dependency on third parties and counterparties to deliver our strategic objectives. The ongoing uncertainty attached to Brexit combined with Covid-19 has seen challenges across partner providers and specifically our supply chain. Whilst mitigations have ensured no disruption to services to date, we expect the impacts to continue into 2022 to 2023. This is being monitored as a 'material operational risk' by board.

Future Developments

BDL is budgeted to start 4 new sites in 2022 to 2023 delivering 147 homes. There is also the opportunity subject to planning approval to start 2 other sites with a further 86 homes. The biggest risk as always to achieving a start on site is planning and delays in this may impact turnover and surplus for the year. Outside of this inflation remains the largest risk to margins. Increasing energy costs are impacting bricks, glass and concrete but it is uncertain currently how this may impact delivery. Beyond 2022 to 2023 the largest risk remains maintaining a pipeline of delivery which involves identifying the right opportunities for land.

Bromford Developments Limited
Strategic Report
For the year ended 31 March 2022

Financial instruments

The company has a normal level of exposure to price, credit, liquidity and cash flow risks arising from trading activities which are largely conducted in sterling, with minimal foreign currency transactions.

On behalf of the Board

A handwritten signature in black ink, appearing to read 'M Blackman', with a long horizontal stroke extending to the right.

Martyn Blackman
Director

26 July 2022

Bromford Developments Limited
For the year end 31 March 2022

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BROMFORD DEVELOPMENTS LIMITED

Opinion

We have audited the financial statements of Bromford 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 Equity and notes to the financial statements, including a summary of significant accounting policies in note 1. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 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 2022 and of its result for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Board 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 annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 there is a material misstatement in the financial statements or a material misstatement of the other information. 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.

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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
 - the Directors' Report have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of Directors

As explained more fully in the directors' responsibilities statement set out on page 3, 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 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

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and addressing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

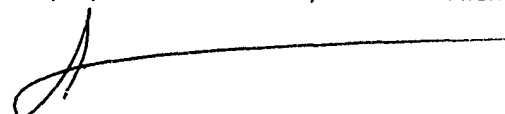
Bromford Developments Limited
For the year ended 31 March 2022

- We obtained an understanding of laws and regulations that affect the Company, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws and regulations that we identified included the Companies Act 2006 and tax legislation.
- We enquired of the Directors and reviewed correspondence and Directors meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the Board have in place, where necessary, to ensure compliance.
- We gained an understanding of the controls that the Directors have in place to prevent and detect fraud. We enquired of the Directors about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations and fraud was discussed within the audit team and tests were planned and performed to address these risks.
- We reviewed financial statements disclosures and tested to supporting documentation to assess compliance with relevant laws and regulations discussed above.
- We enquired of the Directors about actual and potential litigation and claims.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

Due 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, 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 fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

Use of the audit 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.



Lee Cartwright (Senior Statutory Auditor)
For and on behalf of

Beever and Struthers
Chartered Accountants
Statutory Auditor

The Colmore Building
20 Colmore Circus Queensway
Birmingham
B4 6AT

Date: *5 August 2022*

Bromford Developments Limited

Statement of Comprehensive Income For the year ended 31 March 2022

| | Notes | 2022 £ | 2021 £ |
|--|----------|---------------------|--------------|
| Turnover | | 39,180,989 | 24,731,030 |
| Cost of sales | | (39,327,645) | (24,495,391) |
| Operating costs | | (390,599) | (880,728) |
| Operating loss | 2 | (537,255) | (645,089) |
| Interest and financing costs | 3 | - | (46,471) |
| Loss on ordinary activities before tax | | (537,255) | (691,560) |
| Taxation | 6 | - | (24,580) |
| Loss for the year after taxation | | (537,255) | (716,140) |
| Total comprehensive income for the year | | (537,255) | (716,140) |

The company's results relate wholly to continuing activities.

The notes on pages 13 to 18 form an integral part of these financial statements.

Bromford Developments Limited

Statement of Financial Position At 31 March 2022

| | Notes | 2022 £ | 2021 £ |
|---|--------|-------------------------|-------------------------|
| Current Assets | | | |
| Stocks | 7 | 5,758,265 | 12,440,158 |
| Trade and other debtors | 8 | 11,031,141 | 5,914,763 |
| Cash and cash equivalents | | <u>5,909,939</u> | <u>4,328,166</u> |
| | | 22,699,345 | 22,683,087 |
| Creditors: Amounts falling due within one year | 9 | <u>(25,091,649)</u> | <u>(24,538,136)</u> |
| Net current liabilities | | <u>(2,392,304)</u> | <u>(1,855,049)</u> |
| Total assets less current liabilities | | <u>(2,392,304)</u> | <u>(1,855,049)</u> |
| Creditors - Amounts falling due after more than one year | 10 | - | - |
| Total net liabilities | | <u>(2,392,304)</u> | <u>(1,855,049)</u> |
| Reserves | | | |
| Called up share capital | 11 | 1 | 1 |
| Profit and loss account | | <u>(2,392,305)</u> | <u>(1,855,050)</u> |
| Deficit on Shareholder's funds | | <u>(2,392,304)</u> | <u>(1,855,049)</u> |

The notes on pages 13 to 18 form an integral part of these financial statements.

These financial statements were approved by the Board of directors and authorised for issue on 26 July 2022 and are signed on behalf of the Board by



Martyn Blackman
Director

Company Registration number 6507824

Bromford Developments Limited

Statement of Changes in Equity At 31 March 2022

| | Share capital | Profit and loss account | Total |
|--|--------------------------|--|--------------------|
| | £ | £ | £ |
| Balance at 1 April 2020 | 1 | (1,138,910) | (1,138,909) |
| Deficit from Statement of Comprehensive Income | - | (716,140) | (716,140) |
| Balance at 31 March 2021 | 1 | (1,855,050) | (1,855,049) |
| Deficit from Statement of Comprehensive Income | - | (537,255) | (537,255) |
| Balance at 31 March 2022 | 1 | (2,392,305) | (2,392,304) |

The notes on pages 13 to 18 form an integral part of these financial statements.

Bromford Developments Limited

Notes to the Financial Statements For the year ended 31 March 2022

Legal status

Bromford Developments Limited is incorporated in England under the Companies Act 2006 company number 6507824. The registered office is Shannon Way, Ashchurch, Tewkesbury, GL20 8ND.

1. Accounting policies

Basis of accounting

The company's financial statements have been prepared in accordance with applicable United Kingdom Accounting Generally Accepted Accounting Practice (UK GAAP).

The financial statements comply with the Companies Act 2006. The accounts are prepared on the historical cost basis of accounting and are presented in GBP sterling.

Financial Reporting Standard 102 - reduced disclosure exemptions

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 4 Statement of Financial Position paragraph 4.12(a)(iv);
- the requirements of Section 7 Statement of Cash Flows;
- the requirement of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.41(b), 11.41(c), 11.41(e), 11.41(f), 11.42, 11.44, 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c); and
- the requirement of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of Bromford Housing Group Limited as at 31 March 2022 and these financial statements may be obtained from Shannon Way, Ashchurch, Tewkesbury, GL20 8ND.

Going concern

In preparing the accounts, the directors have reviewed BDL's financial plan for 2022 to 2023 and are of the opinion that the group and company have adequate resources to continue in business for the foreseeable future. The plan is dependent on Bromford Housing Group Limited continuing to provide financial support during that period. The company has net current and total liabilities of £2,392,304 (2021: £1,855,049), this is due to intergroup loans of £5,759,627 (2021: £7,248,911) owed to Bromford Housing Group which are repayable on demand. Bromford Housing Group Limited has indicated that it is not expecting to request repayment in the next twelve months and it will not request repayment of the loan if it means that that the company is unable to pay its creditors as they fall due for payment. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Consequently, the directors are confident that the company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

Turnover

Turnover represents income receivable from construction activities supplied by the company in the year, net of value added tax.

Bromford Developments Limited

Notes to the Financial Statements For the year ended 31 March 2022

Taxation

The tax expense for the period comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except that where a tax change arises as a result of an item recognised as other comprehensive income or recognised directly in equity. In such cases, the tax charge is also recognised in other comprehensive income or directly in equity as appropriate.

Both the current and deferred income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates taxable income.

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except:

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

Work in progress and long term contracts

Long term contracts have been assessed on a contract by contract basis and reflected in the Statement of Comprehensive Income by recording turnover and related costs as contract activity progresses i.e. the percentage completion method.

Where it is considered that the outcome of a long term contract can be assessed with reasonable certainty before its conclusion, the prudently calculated attributable profit less foreseeable losses has been recognised in the Statement of Comprehensive Income as the difference between the reported turnover and related costs for the contract.

The amount of long term contracts as costs incurred, net of amounts transferred to cost of sales, after deducting foreseeable losses and payments on account not matched with turnover, is included in work in progress and stock as long term contract balances. The amount by which recorded turnover is in excess of payments on account is included in debtors as amounts recoverable on long term contracts. Payments in excess of recorded turnover and long term contract balances are included in creditors as payments received on account on long term contracts. The amount by which provisions or accruals for foreseeable losses exceed costs incurred, after transfers to cost of sales, is included within either provisions for liabilities or creditors as appropriate.

Cash and Cash Equivalents

Cash and cash equivalents comprise cash balances and bank overdrafts that are repayable on demand. In the Statement of Financial Position overdrafts are shown within borrowings or current liabilities.

Financial instruments

Financial assets and financial liabilities are measured at transaction price initially, plus, in the case of a financial asset or financial liability not at fair value through the Statement of Comprehensive Income, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability.

Financial instruments held are classified as follows:

Financial assets such as cash, current asset investments and receivables are classified as loans and receivables and held at amortised cost using the effective interest rate method.

Bromford Developments Limited

Notes to the Financial Statements For the year ended 31 March 2022

Defined Contribution Pensions

The parent company provides a defined contribution stakeholder pension scheme for employees. The employer contribution to the scheme is charged to the Statement of Comprehensive Income as it becomes payable. The assets of the scheme are kept separately from those of the company.

2. Operating loss

The operating loss

on ordinary activities is stated after charging

Auditors' remuneration

- Audit of financial statements

| 2022 | 2021 |
|--------|-------|
| £ | £ |
| 10,000 | 7,500 |

3. Interest payable and similar charges

| 2022 | 2021 |
|------|------|
| £ | £ |

Interest on loans, overdrafts and other financing

On loans from Bromford Housing Group Limited

| | |
|---------|---------|
| 198,419 | 246,793 |
|---------|---------|

Interest payable capitalised on housing properties under construction 3.76% (2021: 3.93%)

| | |
|-----------|-----------|
| (198,419) | (200,322) |
| - | 46,471 |

4. Colleague costs

| 2022 | 2021 |
|------|------|
| £ | £ |

Wages and salaries

| | |
|-----------|-----------|
| 1,764,594 | 1,784,581 |
|-----------|-----------|

Social security costs

| | |
|---------|---------|
| 227,376 | 204,095 |
|---------|---------|

Other pension costs

| | |
|-----------|-----------|
| 117,736 | 115,710 |
| 2,109,706 | 2,104,386 |

The average number of full-time equivalent employees employed during the year

| 2022 | 2021 |
|------|------|
| No. | No. |

Construction

| | |
|----|----|
| 39 | 39 |
|----|----|

A full-time equivalent employee is classed as working a 37.5 hour week.

The details above relate to colleagues directly attributable to Bromford Development Limited. Colleagues in the Bromford Housing Group are employed on a joint and several basis by Bromford Housing Group Limited and its members.

Bromford Developments Limited

Notes to the Financial Statements For the year ended 31 March 2022

5. Directors' emoluments

Emoluments to directors are paid through Bromford Housing Group Limited and are disclosed in the Bromford Housing group accounts.

No directors' emoluments are charged to the company.

6. Taxation on loss on ordinary activities

| | 2022 £ | 2021 £ |
|---|------------------|------------------|
| Current tax | | |
| UK corporation tax credit on ordinary activities | - | (28,196) |
| Under provision in previous years | - | 51,340 |
| Total current tax | - | 23,144 |
| Deferred tax | | |
| Origination and reversal of timing differences | - | 1,436 |
| Tax on loss on ordinary activities | - | 24,580 |
| Total tax reconciliation | | |
| Loss on ordinary activities | (537,255) | (691,560) |
| Loss on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2021: 19%) | (102,078) | (131,396) |
| Effects of | | |
| Movement in unrecognised deferred tax | 102,078 | 104,636 |
| Adjustment from previous periods | - | 51,340 |
| | - | 24,580 |

7. Stocks and work in progress

| | 2022 £ | 2021 £ |
|------------------|------------------|-------------------|
| Work in Progress | 5,758,265 | 12,440,158 |
| | <u>5,758,265</u> | <u>12,440,158</u> |

Bromford Developments Limited

Notes to the Financial Statements For the year ended 31 March 2022

| 8. Trade and other debtors | 2022 | 2021 |
|--|--------------------------|-------------------------|
| | £ | £ |
| Amounts falling due within one year | | |
| Amounts due from group companies | 8,904,123 | 4,094,986 |
| Corporation tax | - | - |
| Other debtors | 2,110,116 | 1,806,700 |
| Prepayments and accrued income | 16,902 | 13,077 |
| | <u>11,031,141</u> | <u>5,914,763</u> |

Amounts due to group companies include non-interest bearing trading balances and interest bearing loans which are all repayable on demand.

| 9. Creditors: amounts falling due within one year | 2022 | 2021 |
|--|--------------------------|--------------------------|
| | £ | £ |
| Trade creditors | 1,698,747 | 1,003,635 |
| Amounts due to group companies | 20,443,426 | 19,118,916 |
| Accruals and deferred income | 2,949,476 | 4,415,585 |
| | <u>25,091,649</u> | <u>24,538,136</u> |

Undrawn, committed borrowing facilities at 31 March were as follows

| | 2022 | 2021 |
|---------------------------|--------------------------|--------------------------|
| | £ | £ |
| Expiring after five years | <u>19,240,373</u> | <u>17,840,439</u> |

The £19,240,373 (2021: £17,840,439) undrawn, committed borrowing facilities are currently secured by way of a floating charge.

| 10. Share Capital | 2022 | 2021 |
|---|-----------------|-----------------|
| | £ | £ |
| Issued and fully paid | | |
| At 1 April and 31 March (1 ordinary share of £1 each) | <u>1</u> | <u>1</u> |

The share entitles the member to a vote and they can appoint a proxy in their absence, there are no rights to a dividend. The share is under the control of the directors and they may allot, grant options over or dispose of any unissued shares of the company. On a winding up the assets are allocated to the member.

Bromford Developments Limited

Notes to the Financial Statements For the year ended 31 March 2022

11. Related party transactions

The company has taken advantage of the exemption provided by s33.1A of FRS102 not to disclose related party transactions with other group companies.

Bromford Housing Group Limited and its subsidiaries has indemnified its Board Members, Executive Team, directors and employees for insurance cover no longer provided within its current directors' and officers' liability insurance for the year ending 31 March 2022 which was included in its previous policy. The maximum exposure across the group for this indemnity is £10 million and expires on 31 March 2023. This is described in more detail in note 13.

12. Contingent liability

A deed has been entered into by the Board Members of Bromford Housing Group Limited to indemnify its Board Members, Executive Team, directors and employees across Bromford Housing Group Limited and its subsidiaries for insurance cover no longer provided within its current directors' and officers' liability insurance policy. Any claim made would be against the relevant entity with ultimate responsibility for reimbursement being through Bromford Housing Group Limited where required. The maximum exposure across the group for this indemnity is £10 million and it expires on 31 March 2023.

13. Parent entity

The company's ultimate parent undertaking and controlling party is Bromford Housing Group Limited (Registered Society Number 29996R).

The results of Bromford Developments Limited are included in the results of Bromford Housing Group Limited. Copies of the financial statements for Bromford Housing Group Limited are available from Shannon Way, Ashchurch, Tewkesbury, GL20 8ND.