

Registered number: 02987890

Leathermarket Joint Management Board
(A company limited by guarantee)

Directors' report and financial statements

For the year ended 31 March 2024

Leathermarket Joint Management Board
(A company limited by guarantee)

Company Information

Directors	Christine Parsons Michael Adu John Lynch Clive Shaw Yuan Hutton-Potts Martin Green Peter Baffoe Abimola Akinwumi Ian Newman
Company secretary	Robert Heapy
Registered number	02987890
Registered office	26 Leathermarket Street Bermondsey London SE1 3HN
Independent auditors	Kreston Reeves LLP Chartered Accountants & Statutory Auditor 2nd Floor 168 Shoreditch High Street London E1 6RA

**Leathermarket Joint Management Board
(A company limited by guarantee)**

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Leathermarket Joint Management Board
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Directors' report
For the year ended 31 March 2024

The directors present their report and the financial statements for the year ended 31 March 2024.

Principal activity

The Company's principal activity during the year was the management and administration of land and properties on the Leathermarket estate.

Directors

The directors who served during the year were:

Christine Parsons
Michael Adu
John Lynch
Lee Page (resigned 6 December 2023)
Deborah Walsh (resigned 30 October 2023)
Clive Shaw
Yuan Hutton-Potts
Martin Green
David Oakley (resigned 30 October 2023)
Peter Baffoe
Abimola Akinwumi (appointed 30 October 2023)
Ian Newman (appointed 27 March 2024)
Peter Skelton (appointed 30 October 2023, resigned 25 March 2024)

Business review

Leathermarket JMB remains in a strong financial position to continue to face economic headwinds and to deliver and improve our services to residents. 2023/24 was a difficult year financially, with large inflationary pressures especially in the cost of major works, repairs, gas and electricity. We recognise many of these issues also affected residents. Pressures on major works also increased with the focus on building safety including fire safety measures prioritised to meet changes to legislative and regulatory requirements.

Over the years the JMB has built up reserves which provide cover when times get tough as well as allowing us to deliver more major works projects.

Overall, the JMB made a deficit of £3.1 million in 2023/24 (2023: surplus of £0.3 million). £2.1 million of this was planned to enable us to accelerate the major works programme and deliver more projects on the ground. In total, £4.1 million of major works were delivered, funded from the in-year budget and reserves. These included Lawson phase 2 which benefited Greene House, Jonson House, Lyly House, Munday House and Nashe House. Additionally, the JMB undertook fire safety works on Trinity Street and on higher risk blocks including smoke alarms in high rise blocks. Roofing and concrete repairs started on Hamilton Square with work continuing into 2024. Finally, progress was made on the bathroom replacement programme for tenants, before it regrettably became necessary to put this programme on hold whilst building safety works are prioritised.

£1 million of the deficit was caused predominantly due to rising costs in repairs and with gas and electricity. These cost-of-living inflationary pressures are well documented nationally and the impact felt by all of us in our personal bills. The JMB is working hard in 2024/25 to bring day-to-day spend back into budget so reserves can be used to fund future major works. This will take time, but we are working at making significant progress during 2024/25. During the first quarter of 2024/24 spend was within budget overall, though more work is required.

2023/24 saw the retirement of our founding executive manager, Andy Bates and the recruitment of his successor. We would like to publicly welcome our new CEO, Bob Heapy and pass our thanks to Andy Bates, Anne Timeyin and Wayne McAllister for all their time and achievements. There has been significant recruitment at senior level including a new Head of Property Services and a new Deputy Manager. During and after Covid, the JMB experienced a much faster turnover of staff. Progress has been made to stabilise the team and everyone is working hard to deliver and improve services to residents.

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Directors' report (continued)
For the year ended 31 March 2024

Business review (continued)

2023/24 remained a difficult year financially for some of our residents. If residents find themselves in financial difficulty, please talk to your resident services officer who can help you identify any support you are entitled to. 98% of our income came from tenants and homeowners in 2023/24. Without this income we could not deliver the housing management services to you. Thank you for paying promptly during these difficult times.

Overall, rent collection was 98.7%, excluding rent loss whilst a property is re-let. Progress was made on reducing void loss during the year with loss dropping from 1.92% at start of year to 1.38% at year end. Reducing void loss remains a key focus for 2024/25. Annual revenue service charge collection from homeowners was 91.2% of money due in the year.

The homeowner 2023/24 actual revenue service charges for services the JMB directly manages showed a large increase of £185k. £160k of this was due to increased fuel costs for the district heating systems. A significant driver of this was the increased price of gas which leaseholders had been protected from in 2022/23. However, there have also been performance issues on the Meakin district heating system. The JMB will be issuing a credit to reflect the increased gas usage due to system performance issues. Stripping out the increase in fuel costs, the underlying increase in service charges for JMB managed services was 4.5%. In addition, buildings insurance premiums doubled. Leathermarket JMB wrote to leaseholders in May 24 warning leaseholders about the increase in these buildings insurance premiums and giving leaseholders more time to save for the increase in costs. Please note Leathermarket JMB keeps no income and adds no management charge to either fuel bills or buildings insurance.

We ended the financial year with reserves of £4.4 million, after planned reserves spending of £2.1 million on major works and an additional £1 million on covering inflationary pressures. Two thirds of this is ringfenced for major works with an additional fifth covering the £925k emergency reserve. The major focus for reserves releases is to fund building safety works to meet new legislative requirements.

Your principle point of contact at the JMB is your Resident Services Officer (RSO) who is responsible for managing approximately 250 properties. This means all residents have a single point of contact to report housing management issues, discuss rent and service charge payments and deal with other queries. They can be contacted by emailing residentservices@leathermarketjmb.org.uk or telephoning the office during office hours on 020 7450 8000 and asking for your RSO.

Directors' responsibilities statement

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 applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 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 for the Company's financial statements 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.

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Directors' report (continued)
For the year ended 31 March 2024

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 to 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.

Disclosure of information to auditors

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

Auditors

The auditors, Kreston Reeves LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

Small companies note

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.



Robert Heapy
Secretary
Date:

Leathermarket Joint Management Board
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Independent auditors' report to the members of Leathermarket Joint Management Board

Opinion

We have audited the financial statements of Leathermarket Joint Management Board (the 'Company') for the year ended 31 March 2024, which comprise the Income and expenditure account, the Balance sheet, the Statement of changes in capital and reserves and the related notes, 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).

In our opinion the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 March 2024 and of its loss 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 Auditors' 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 United Kingdom, including the Financial Reporting Council'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.

Other information

The other information comprises the information included in the Annual Report other than the financial statements and our Auditors' 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.

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Independent auditors' report to the members of Leathermarket Joint Management Board (continued)

Opinion 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 has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in 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; 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 Directors' report and from the requirement to prepare a Strategic report.

Responsibilities of directors

As explained more fully in the Directors' responsibilities statement set out on page 2, 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.

Auditors' 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 Auditors' 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.

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.

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Independent auditors' report to the members of Leathermarket Joint Management Board (continued)

Capability of the audit in detecting irregularities , including fraud

The objectives of our audit are to identify and assess the risks of material misstatement of the financial statements due to fraud or error; to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud or error; and to respond appropriately to those risks.

Based on our understanding of the company and industry, and through discussion with the directors and other management (as required by auditing standards), we identified that the principal risks of non-compliance with laws and regulations related to The Landlord and Tenants Act 1985, health and safety, anti-bribery and employment law. We considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Companies Act 2006, taxation and pension legislation. We communicated identified laws and regulations throughout our team and remained alert to any indications of noncompliance throughout the audit. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to increase revenue or reduce expenditure or not recognising transactions in some bank accounts or underreporting creditor balances.

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud; and
- Assessment of identified fraud risk factors; and
- Reviewing of internal controls procedures relating to expenditure potentially more susceptible to fraud and other irregularities including cash and payroll and expenditure; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and
- Performing analytical procedures with automated data analytics tools to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and
- Reading minutes of meetings of those charged with governance; and
- Reviewing after balance sheet date information to determine whether any additional creditors should be recognised.

There are inherent limitations in the audit procedures described above 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 would become aware of it. Also, 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 or intentional misrepresentations, or through collusion.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

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Independent auditors' report to the members of Leathermarket Joint Management Board (continued)

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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 Auditors' 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.



Michael Cook BA FCA (Senior statutory auditor)
for and on behalf of
Kreston Reeves LLP
Chartered Accountants
Statutory Auditor
London
Date: 30 October 2024

Leathermarket Joint Management Board
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Income & expenditure statement
For the year ended 31 March 2024

	Note	2024 £	2023 £
Turnover	3	8,964,475	8,374,896
Cost of sales		<u>(10,021,953)</u>	<u>(6,569,741)</u>
Gross (deficit)/surplus		(1,057,478)	1,805,155
Administrative expenses		<u>(2,038,239)</u>	<u>(1,516,189)</u>
Operating (deficit)/surplus		(3,095,717)	288,966
Tax on (deficit)/surplus		<u>-</u>	<u>1</u>
(Deficit)/surplus for the financial year		<u>(3,095,717)</u>	<u>288,967</u>

There was no other comprehensive income for 2024 (2023: £Nil).

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

Leathermarket Joint Management Board
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Balance sheet
As at 31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Tangible assets	5	56,282	62,196
Current assets			
Debtors: amounts falling due within one year	6	1,550,392	755,539
Cash at bank and in hand		4,491,378	7,250,203
		<u>6,041,770</u>	<u>8,005,742</u>
Creditors: amounts falling due within one year	7	<u>(1,650,605)</u>	<u>(524,774)</u>
Net current assets		4,391,165	7,480,968
Net assets		<u>4,447,447</u>	<u>7,543,164</u>
Capital and reserves			
Reserve fund	8	881,345	773,156
Income and expenditure account	8	3,566,102	6,770,008
		<u>4,447,447</u>	<u>7,543,164</u>

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

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

Christine Parsons
 Director
 Date:



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

Leathermarket Joint Management Board
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Statement of changes in capital and reserves
For the year ended 31 March 2024

	Reserve fund £	Income and expenditure account £	Total capital and reserves £
At 1 April 2022	704,178	6,550,019	7,254,197
Comprehensive income for the year			
Surplus for the year	-	288,967	288,967
Total comprehensive income for the year	-	288,967	288,967
Transfer to/from income and expenditure account	68,978	(68,978)	-
At 1 April 2023	773,156	6,770,008	7,543,164
Comprehensive income for the year			
Deficit for the year	-	(3,095,717)	(3,095,717)
Transfer to/from profit and loss account	108,189	(108,189)	-
At 31 March 2024	881,345	3,566,102	4,447,447

Leathermarket Joint Management Board
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Notes to the financial statements
For the year ended 31 March 2024

1. General information

Leathermarket Joint Management Board is a private company, limited by guarantee and incorporated in England and Wales with the registered number 02987890. The principal place of business is the same as its registered office being 26 Leathermarket Street, Bermondsey, London, SE1 3HN.

2. 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 FRS 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland' and the requirements of the Companies Act 2006. The disclosure requirements of Section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The following principal accounting policies have been applied:

2.2 Turnover

Net rent receivable represents rent receivable from tenants and leaseholder income represents service charge receivable. Both are stated exclusive of Value Added Tax, credit for which is taken on an accruals basis.

The company is entitled to an allowance exclusive of Value Added Tax, equal to the total rent collected on one of the courts on the Leathermarket estate.

Other income

This is included in the Income and expenditure account on a receivable basis for funded programmes and on an accruals basis in respect of projects not completed at the end of the financial year.

2.3 Operating leases: the Company as lessee

Rentals paid under operating leases are charged to profit or loss on a straight-line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight-line basis over the lease term, unless another systematic basis is representative of the time pattern of the lessee's benefit from the use of the leased asset.

2.4 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the Balance sheet. The assets of the plan are held separately from the Company in independently administered funds.

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Notes to the financial statements
For the year ended 31 March 2024

2. Accounting policies (continued)

2.5 Taxation

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

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

2.6 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Plant and machinery	- 20% straight line
Fixtures and fittings	- 20-33% straight line
Office equipment	- 20% straight line
Computer equipment	- 20-33% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

2.7 Debtors

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.8 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.9 Creditors

Short-term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

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Notes to the financial statements
For the year ended 31 March 2024

2. Accounting policies (continued)

2.10 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loan from banks and other third parties, loan to related parties and investments in ordinary shares.

3. Turnover

The company derives the majority of its income from the rental of its properties, which is recognised for the period in which the property is let. Income is stated gross of any settlement discount offered. The company also receives homeowner income from major works contribution and service charge income. Turnover for the year is £8.96m (2023: £8.37m).

4. Employees

The average monthly number of employees, including directors, during the year was 43 (2023: 39).

5. Tangible fixed assets

	Plant and machinery £	Fixtures and fittings £	Office equipment £	Computer equipment £	Total £
Cost or valuation					
At 1 April 2023	40,342	15,785	3,052	75,443	134,622
Additions	13,080	-	-	3,872	16,952
Disposals	(11,689)	-	-	(675)	(12,364)
At 31 March 2024	<u>41,733</u>	<u>15,785</u>	<u>3,052</u>	<u>78,640</u>	<u>139,210</u>
Depreciation					
At 1 April 2023	30,917	15,785	865	24,859	72,426
Charge for the year on owned assets	6,096	-	80	16,319	22,495
Disposals	(11,689)	-	-	(304)	(11,993)
At 31 March 2024	<u>25,324</u>	<u>15,785</u>	<u>945</u>	<u>40,874</u>	<u>82,928</u>
Net book value					
At 31 March 2024	<u>16,409</u>	<u>-</u>	<u>2,107</u>	<u>37,766</u>	<u>56,282</u>
At 31 March 2023	<u>9,425</u>	<u>-</u>	<u>2,187</u>	<u>50,584</u>	<u>62,196</u>

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Notes to the financial statements
For the year ended 31 March 2024

6. Debtors

	2024 £	2023 £
Trade debtors	1,504,194	703,983
Other debtors	3,194	42,987
Prepayments	43,004	8,569
	<u>1,550,392</u>	<u>755,539</u>

7. Creditors: Amounts falling due within one year

	2024 £	2023 £
Bank overdrafts	-	5,642
Trade creditors	143,500	208,112
Other taxation and social security	396,687	-
Other creditors	48,401	12,475
Accruals and deferred income	1,062,017	298,545
	<u>1,650,605</u>	<u>524,774</u>

8. Reserves

Income & expenditure

The Income & expenditure account comprises all current and prior period retained surpluses and deficits, less transfers to the reserve fund.

Reserve fund

The reserve fund holds a contingency amount in case of unexpected major works.

9. Company status

The company is a private company limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the company in the event of liquidation.

10. Pension commitments

The Company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the Company in an independently administered fund. The pension cost charge represents contributions payable by the Company to the fund and amounted to £101,490 (2023: £86,577). Contributions totalling £717 were receivable from (2023: £470) the fund at the balance sheet date and are included within 'Other Creditors' in Note 7 of these financial statements.

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Notes to the financial statements
For the year ended 31 March 2024

11. Commitments under operating leases

At 31 March 2024 the Company had future minimum lease payments due under non-cancellable operating leases for each of the following periods:

	2024	2023
	£	£
Not later than 1 year	29,077	30,795
Later than 1 year and not later than 5 years	19,670	21,153
	48,747	51,948

12. Other financial commitments

The company had total financial commitments at the balance sheet date of £1,193,745 (2023: £3,235,260) in relation to major works.

13. Related party transactions

The majority of directors are tenants or leaseholders of properties managed by the company, and all transactions are in accordance with normal trading terms.

Key management personnel remuneration during the year totalled £346,688 (2023: £229,681).

14. Controlling party

The residents of the properties that the company manages are members of the company. The members have delegated control to the Directors who are deemed to be the controlling party.

Registered number: 02987890

Leathermarket Joint Management Board
(A company limited by guarantee)

Detailed accounts

For the year ended 31 March 2024

Leathermarket Joint Management Board
(A company limited by guarantee)

Detailed profit and loss account
For the year ended 31 March 2024

	2024 £	2023 £
Turnover	8,964,475	8,374,896
Cost of sales	(10,021,953)	(6,569,741)
Gross (deficit)/surplus	(1,057,478)	1,805,155
Less: overheads		
Administration expenses	(2,038,239)	(1,516,189)
Operating (deficit)/surplus	(3,095,717)	288,966
Tax on (deficit)/surplus on ordinary activities	-	1
(deficit)/surplus for the year	(3,095,717)	288,967

Leathermarket Joint Management Board
(A company limited by guarantee)

Schedule to the detailed accounts
For the year ended 31 March 2024

	2024	2023
	£	£
Turnover		
General income	993,295	899,203
Leaseholder income	712,907	712,188
Net rent receivable	7,258,273	6,763,505
	8,964,475	8,374,896
	2024	2023
	£	£
Cost of sales		
Homeowner services	313,923	158,493
Cleaning	477,634	405,374
Planned and responsive repairs	2,866,520	1,973,664
Rent collection cost	33,698	28,447
Major works	4,116,221	2,060,668
London Brought of Southwark costs	1,335,170	1,419,917
Estate costs	602,006	309,156
Lifts	85,777	53,896
Court and legal fees	82,734	52,241
Ground maintenance	108,270	107,885
	10,021,953	6,569,741

Leathermarket Joint Management Board
(A company limited by guarantee)

Schedule to the detailed accounts
For the year ended 31 March 2024

	2024	2023
	£	£
Administrative expenses		
Staff salaries	1,269,840	926,899
Staff pension costs - defined contribution schemes	59,254	51,430
Staff national insurance	119,556	91,158
Staff training	42,580	15,297
Office costs (see below)	183,361	177,785
Staff season ticket loan/subsistence	2,333	5,922
Printing and stationery	23,516	18,326
Computer costs	57,811	25,269
Auditors' remuneration	38,707	18,750
Auditors' remuneration - non-audit	2,970	3,075
Grant expenditure	-	9,358
Insurances	64,079	55,244
Sundry establishment expenses	7,832	-
Profit/loss on sale of tangible assets	1,190	392
Business development	21,210	10,384
Directors' costs	10,384	2,060
IT expenditure	114,115	86,621
Events	19,501	18,219
	2,038,239	1,516,189

	2024	2023
	£	£
Staff costs		
Total wages and salaries	2,014,264	1,592,067
Total social security costs	195,012	160,095
Total defined contribution pension costs	101,490	86,577
Reallocated to ground maintenance	(88,584)	(94,740)
Reallocated to cleaning	(397,804)	(337,551)
Reallocated to planned and responsive repairs	(365,927)	(331,011)
Reallocated to rent collection cost	(9,801)	(5,950)
Staff costs per administrative expenses	1,448,650	1,069,487

**Leathermarket Joint Management Board
(A company limited by guarantee)**

**Schedule to the detailed accounts
For the year ended 31 March 2024**

	2024 £	2023 £
Breakdown of staff costs above		
Wages and salaries	1,269,840	926,899
Staff national insurance	119,556	91,158
Defined contribution pension costs	59,254	51,430
	<u>1,448,650</u>	<u>1,069,487</u>

	2024 £	2023 £
Office costs per administrative		
Office costs	160,866	154,420
Depreciation - plant and machinery	6,096	4,613
Depreciation - office equipment	16,399	18,752
	<u>183,361</u>	<u>177,785</u>