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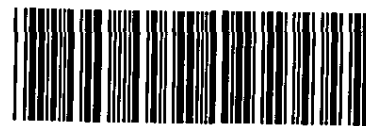
Johnnie Johnson Developments Limited

Articles of Association

Company number 03895031

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Private company limited by shares

Articles of Association

of

Johnnie Johnson Developments Limited

1 Definitions and Interpretation

Group Members means the Parent, each subsidiary of the Parent, any body corporate of which the Parent is a subsidiary and any subsidiary of such body corporate and for this purposes 'Subsidiary' has the meaning within the Friendly and Industrial and Provident Societies Act 1968 and/or the Housing and Regeneration Act 2008 and/or Companies Act 2006

Parent means Johnnie Johnson Housing Trust Limited (an Industrial and Provident Society with registered number IP19198R)

2 Model Articles

2 1 The model articles of association for private companies limited by shares contained in Schedule 1 to the Companies (Model Articles) Regulations 2008, as amended prior to the date of adoption of these Articles (the **Model Articles**), shall apply to the Company save in so far as they are excluded or varied hereby and such Model Articles (save as so excluded or varied) together with the following articles shall be the articles of association of the Company. References to **these articles** shall be to the following articles as amended from time to time together with such Model Articles as apply to the Company

3 Objects clause

3 1 The Company's objects are unrestricted

4 Unanimous decisions

4 1 A decision of the directors which takes the form of a resolution in writing may consist of several copies each signed by one or more eligible directors. Article 8 of the Model Articles shall be modified accordingly

5 Calling a directors' meeting

5 1 A director may waive the requirement that notice of a meeting of the directors or of a committee of the directors be given to him at any time before or after the date on which the meeting is held by notifying the Company to that effect. Where a director gives such notice to the Company after the meeting has been held, that does not affect the validity of the meeting or of any business conducted at it. Article 9(4) of the Model Articles shall be modified accordingly

5 2 Board meetings may be called by any two directors and must be called on the written request of the Parent delivered any director or to the secretary It shall not be necessary to give notice of a meeting to a director who is absent from the United Kingdom

5 3 If all the directors participating in a meeting are not in the same place, the meeting shall be deemed to take place where the largest group of those participating is assembled or, if there is no such group, where the chairman of the meeting is Article 10(3) of the Model Articles shall not apply to the Company

6 **Quorum for directors' meetings**

6 1 The quorum for the transaction of business of the directors shall be two unless there is a sole director, in which event, the sole director shall constitute a quorum A person who holds office only as an alternate director shall, if his appointor is not present, be counted in the quorum Article 11(2) of the Model Articles shall be modified accordingly

6 2 If the total number of directors for the time being is less than the quorum required, the directors must not take any decision other than a decision

6 2 1 to appoint such number of further directors as are required to make up the quorum required, or

6 2 2 to call a general meeting so as to enable the shareholders to appoint further directors Article 11(3) of the Model Articles shall not apply to the Company

7 **Conflicts of interest**

7 1 Provided the director has disclosed his interest a director may (if the majority of the other directors present who are not subject to the same conflict of interest so agree) remain present during the discussion and (if a Board Member) may vote on the matter under discussion where the interest arises because the director is a director or other officer of a company or body which is a Parent, subsidiary or associate of the Company

8 **Authorisation of directors' conflicts of interest**

8 1 For the purposes of section 175 of the Companies Act 2006, as amended, consolidated or re-enacted from time to time (the **2006 Act**), the directors shall have the power to authorise any matter which would or might otherwise constitute or give rise to a breach by a director of the duty to avoid conflicts of interest set out in that section of the 2006 Act Any reference in these articles to a conflict of interest includes a conflict of interest and duty and a conflict of duties

8 2 Authorisation of a matter under article 8 1 shall be effective only if

8 2 1 the matter in question shall have been proposed in writing for consideration by the directors, or in such other manner as the directors may determine,

8 2 2 any requirement as to the quorum at the meeting of the directors at which the matter is considered is met without counting the director in question and any other interested director (together the **Interested Directors**), and

8 2 3 the matter was agreed to without the Interested Directors voting or would have been agreed to if the votes of the Interested Directors had not been counted

8 3 Unless otherwise determined by the directors (excluding the Interested Directors), any authorisation of a matter under article 8 1 shall extend to any actual or potential conflict of interest which may reasonably be expected to arise out of the matter so authorised

8 4 Any authorisation of a matter under article 8 1 shall be on such terms and/or conditions as the directors (excluding the Interested Directors) may determine, whether at the time such authorisation is given or subsequently and may be varied or terminated by the directors (excluding the Interested Directors) at any time Such terms or conditions may include (without limitation) terms and conditions as to the duration, renewal and/or revocation of the authorisation, and/or the exclusion of the Interested Directors from all information and discussion of the matter in question A director shall comply with any obligations imposed on him by the directors (excluding the Interested Directors) pursuant to any such authorisation

8 5 If a director receives or has received any information otherwise than by virtue of his position as a director of the Company and in respect of which he owes a duty of confidentiality to another person, the director is under no obligation to

8 5 1 disclose any such information to the Company, the directors or any other director or employee of the Company, or

8 5 2 use or apply any such information in connection with the performance of his duties as a director,

provided that to the extent that such duty of confidentiality arises out of a situation or relationship which would or might otherwise constitute or give rise to a breach by the director of the duty to avoid conflicts of interest set out in section 175 of the 2006 Act, this article shall apply only if such situation or relationship has been authorised by the directors under article 8 1

8 6 A director shall not, save as otherwise agreed by him, be accountable to the Company for any benefit which he (or a person connected with him) derives from any matter authorised by the directors under article 8 1 and any contract, transaction or arrangement relating thereto shall not be liable to be avoided on the grounds of any such benefit

9 **Appointment and removal of directors**

9 1 Unless otherwise determined by ordinary resolution, the number of directors is not subject to any maximum and the minimum number is one A majority of directors shall always be capable of appointment by the Parent

9 2 Notwithstanding any other provision of these articles, only the Parent may at any time and from time to time

9 2 1 appoint any person to be a director (provided that any such appointment does not cause the number of directors to exceed a number fixed by or in accordance with these articles as the maximum number of directors), or

9 2 2 remove any director from office

9 3 Every such appointment or removal shall be effected by notice in writing to the Company and shall take effect immediately (or on such later date, if any, specified in the notice)

Any such notice of appointment or removal may consist of several documents in similar form, each signed by or on behalf of one or more holders

9 4 In any case where, as a result of bankruptcy, the company has no shareholders and no directors, the trustee in bankruptcy or other transmittee(s) of the last shareholder to have a bankruptcy order made against him has the right, by notice in writing, to appoint a natural person (including himself) who is willing to act and is permitted to do so to be a director

10 **Termination of a director's appointment**

10 1 Notwithstanding any other provision of these articles, a person ceases to be a director as soon as he has for more than six consecutive months been absent without permission of the directors from meetings of directors held during that period and the directors resolve that his office be vacated

10 2 The office of a director will be vacated if

10 2 1 he ceases to be a director by virtue of any provision of the Acts or he becomes prohibited by law from being a director, or

10 2 2 he becomes bankrupt or makes any arrangement of composition with his creditors generally, or

10 2 3 he is, or may be, suffering from mental disorder and, in relation thereto, he is admitted to hospital for treatment or an order is made by any court having jurisdiction in matters concerning mental disorder for his detention or for the appointment of a receiver, curator bonis or other person to exercise powers with respect to his property or affairs, or

10 2 4 he resigns his office by notice to the Company, or

10 2 5 upon written notification by the Parent

11 **Appointment and removal of alternate directors**

11 1 Any director (the **appointor**) may with the prior written approval of the Parent appoint as an alternate any other director, or any other natural person

11 1 1 to exercise that director's powers,

11 1 2 to carry out that director's responsibilities, and

11 1 3 generally to perform all the functions of his appointor as a director,

in the absence of the alternate's appointor Any appointment or removal of an alternate must be effected by notice in writing to the Company signed by the appointor and by or on behalf of the Parent, or in any other manner approved by the directors and the Parent The notice must identify the proposed alternate and, in the case of a notice of appointment, contain a statement signed by the proposed alternate that the proposed alternate is willing to act as the alternate of the director giving the notice

12 **Rights and responsibilities of alternate directors**

12 1 An alternate director has the same rights, in relation to any directors' meeting or directors' written resolution, as the alternate's appointor. Alternate directors are deemed for all purposes to be directors, are liable for their own acts and omissions, are subject to the same restrictions as their appointors, and are not deemed to be agents of or for their appointors. A person who is an alternate director but not a director may be counted as participating for the purposes of determining whether a quorum is participating (but only if that person's appointor is not participating), and may sign a written resolution (but only if it is not signed or to be signed by that person's appointor). No alternate may be counted as more than one director for such purposes.

12 2 An alternate director is not entitled to receive any remuneration from the Company for serving as an alternate director except such part of the alternate's appointor's remuneration as the appointor may direct by notice in writing made to the Company.

13 **Termination of alternate directorship**

13 1 An alternate director's appointment as an alternate terminates

13 1 1 when the alternate's appointor revokes the appointment by notice to the Company in writing specifying when it is to terminate,

13 1 2 on the occurrence in relation to the alternate of any event which, if it occurred in relation to the alternate's appointor, would result in the termination of the appointor's appointment as a director,

13 1 3 on the death of the alternate's appointor, or

13 1 4 when the alternate's appointor's appointment as a director terminates, except that an alternate's appointment as an alternate does not terminate when the appointor retires by rotation at a general meeting and is then re-appointed as a director at the same general meeting.

14 **Company secretary**

14 1 The directors may with the prior written approval of the Parent appoint a company secretary for such term, at such remuneration and upon such conditions as they think fit. Any company secretary may be removed or replaced by the directors.

15 **Nil- or partly-paid shares permitted**

15 1 Article 21 of the Model Articles shall not apply to the Company. If the Company at any time has nil or partly-paid shares in issue, articles 52 to 62 (inclusive) of the model articles of association for public companies contained in Schedule 3 to the Companies (Model Articles) Regulations 2008, as amended prior to the date of adoption of these articles, shall apply to the Company and form part of these articles as if the text of such provisions was set out in full in these articles.

16 **Purchase of own shares**

16 1 Subject to the provisions of the 2006 Act but without prejudice to any other provision of these articles, the Company may purchase its own shares in accordance with Chapter 4 of

Part 18 of the 2006 Act, including (without limitation) with cash up to any amount in a financial year not exceeding the lower of

16 1 1 £15,000, or

16 1 2 the value of 5% of its share capital

17 **Treasury shares**

17 1 Subject to the provisions of the 2006 Act, the Company may hold shares as treasury shares. References in these articles to a holder of shares shall include the Company in respect of shares held as treasury shares except where to do so would otherwise conflict with the provisions of the 2006 Act

18 **Allotment and transfer of shares**

18 1 No share in the company may be allotted to any person other than the Parent. No share in the company may be transferred to any person other than the Parent

18 2 Any shareholder (except for the Parent who may not be removed or expelled) may be removed from the Company by a notice in writing signed by the Parent and delivered to the Company's registered office

19 **Allotment of shares: exclusion of pre-emption rights**

19 1 Sections 561 and 562 of the 2006 Act shall not apply to any allotment of equity securities (as defined in section 560 of the 2006 Act) by the Company

20 **Payment of commissions on subscription for shares**

20 1 Article 44 of the model articles of association for public companies contained in Schedule 3 to the Companies (Model Articles) Regulations 2008, as amended prior to the date of adoption of these articles, shall apply to the Company and form part of these articles as if the text of such provisions was set out in full in these articles

21 **Share certificates**

21 1 Every share certificate must specify the amount paid up on the shares to which it relates. Article 24(2)(c) of the Model Articles shall not apply to the Company

22 **Share transfers**

22 1 The instrument of transfer of any share taken on formation of the Company by a subscriber to the company's memorandum of association need not be executed by or on behalf of the transferee even where the share is not fully paid.

23 **Calculation of dividends**

23 1 Except as otherwise provided by these articles or the rights attached to shares, all dividends must be

23 1 1 declared and paid according to the amounts paid up on the shares on which the dividend is paid, and

- 23 1 2 apportioned and paid proportionately to the amounts paid up on the shares during any portion or portions of the period in respect of which the dividend is paid
- 23 2 If any share is issued on terms providing that it ranks for dividend as from a particular date, that share ranks for dividend accordingly For the purposes of calculating dividends, no account is to be taken of any amount which has been paid up on a share in advance of the due date for payment of that amount Article 30 of the Model Articles shall be modified accordingly
- 24 **Appropriation of capitalised sums**
- 24 1 For the purposes of article 36 of the Model Articles
- 24 1 1 the Company shall be deemed to be a "person entitled" in relation to any shares held as treasury shares which, if not so held, would have ranked for any such distribution by way of dividend, but only insofar as the appropriated sum is to be applied in paying up in full new shares of the Company, and
- 24 1 2 a capitalised sum which was appropriated from profits available for distribution may be applied in or towards paying up any amounts unpaid on existing shares held by the persons entitled
- 25 **Proceedings at general meetings**
- 25 1 If a general meeting is adjourned, then notice of the time and place to which it is adjourned shall be given to all the members of the Company Article 41(5) of the Model Articles shall be modified accordingly
- 25 2 The Parent may call general meetings
- 25 3 No business shall be transacted at any general meeting unless a quorum is present at the time when the meeting proceeds to business One member present in person or by proxy shall be quorum PROVIDED THAT this includes the Parent
- 26 **Poll votes**
- 26 1 A poll may be demanded by any member (present in person or by proxy) having the right to attend and vote at the meeting or by a duly authorised representative of a corporation Article 44(2)(c) of the Model Articles shall be modified accordingly
- 26 2 A demand for a poll may, before the poll is taken, be withdrawn A demand so withdrawn shall not invalidate the result of a vote on a show of hands declared before the demand was made Article 44(3) of the Model Articles shall not apply to the Company
- 27 **Proxies and corporate representatives**
- 27 1 The failure of any proxy or corporate representative to vote in accordance with any instructions given by the member by whom such proxy or corporate representative is appointed shall not invalidate the result of any vote in which the proxy or corporate representative has participated and the Company and the directors shall be under no duty to enquire as to the instructions given to any such proxy or corporate representative

28 **Written resolutions**

28 1 A proposed written resolution of the members of the Company (or of a class of members) shall lapse if it is not passed before the end of the period of six months beginning with the circulation date of such resolution (as defined in section 290 of the 2006 Act) A written resolution of the members must be approved by the Parent

28 2 A resolution in writing sent to all the directors entitled to receive notice of a meeting of the board and approved by the Parent and by the required majority to pass the relevant resolution shall be valid and effectual as if it has been passed at the meeting of the board duly convened and held and may consist of several documents in the like form each approved by one or more directors Approval for the purposes of this Article may be given by electronic means

29 **Means of communication to be used**

29 1 Any notice, document or other information shall be deemed served on or delivered to the intended recipient

29 1 1 if properly addressed and sent by prepaid United Kingdom first class post to an address in the United Kingdom, 48 hours after it was posted (or five working days after posting either to an address outside the United Kingdom or from outside the United Kingdom to an address within the United Kingdom, if (in each case) sent by reputable international overnight courier addressed to the intended recipient, provided that delivery in at least five working days was guaranteed at the time of sending and the sending party receives a confirmation of delivery from the courier service provider),

29 1 2 if properly addressed and delivered by hand, when it was given or left at the appropriate address,

29 1 3 if properly addressed and sent or supplied by electronic means, one hour after the document or information was sent or supplied, and

29 1 4 if sent or supplied by means of a website, when the material is first made available on the website or (if later) when the recipient receives (or is deemed to have received) notice of the fact that the material is available on the website

29 2 For the purposes of this article, no account shall be taken of any part of a day that is not a working day

29 3 In proving that any notice, document or other information was properly addressed, it shall be sufficient to show that the notice, document or other information was delivered to an address permitted for the purpose by the 2006 Act

30 **Indemnity**

30 1 The Company may indemnify any relevant officer out of the assets of the Company from and against any loss, liability or expense incurred by him or them in relation to the Company (including any liability incurred in connection with the activities of the Company or an associated company in its capacity as a trustee of an occupational pension scheme (as defined in section 235(6) of the 2006 Act)) **provided that** this article shall have effect,

and any indemnity provided by or pursuant to it shall apply, only to the extent permitted by, and subject to the restrictions of, the 2006 Act. This article does not allow for or provide (to any extent) an indemnity which is more extensive than as permitted by the 2006 Act and any such indemnity is limited accordingly. This article is also without prejudice to any indemnity to which any person may otherwise be entitled. Article 52 of the Model Articles shall not apply to the Company.

30 2 To the extent permitted by, and subject to the restrictions in, the 2006 Act and without prejudice to any indemnity to which he may otherwise be entitled, the board shall have the power to provide funds to meet any expenditure incurred or to be incurred by any relevant officer in defending any criminal or civil (including regulatory) proceedings, or in connection with an application under the 2006 Act, or to enable him to avoid incurring such expenditure.

30 3 Without prejudice to the provisions of article 53 of the Model Articles, the directors may exercise all the powers of the Company to purchase and maintain insurance for the benefit of any person who is a relevant officer or an employee or former employee of the Company or any associated company or who is or was a trustee of a retirement benefits scheme or another trust in which a relevant officer or an employee or former employee is or has been interested, indemnifying him against liability for negligence, default, breach of duty or breach of trust or any other liability which may lawfully be insured against by the Company.

31 **Amendment of the Articles of Association**

31 1 The Articles of Association of the Company may only be changed or rescinded with the prior written consent of the Parent and by a resolution of the Company in accordance with the Act. An amendment to the Articles of the Company shall not be valid until registered in accordance with the requirements of the Act.

31 2 In these articles

31 2 1 companies are **associated** if one is a subsidiary of the other or both are subsidiaries of the same body corporate,

31 2 2 **relevant officer** means any current or former director, alternate director, secretary or other officer of the Company or an associated company (including any company which is a trustee of an occupational pension scheme (as defined in section 235(6) of the 2006 Act)), other than any person (whether an officer or not) engaged by the Company (or associated company) as an auditor, to the extent he acts as an auditor.