

Registered number: LH0888

PETER BEDFORD HOUSING ASSOCIATION LIMITED

Financial statements

Year ended 31 March 2018

PETER BEDFORD HOUSING ASSOCIATION LIMITED

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PETER BEDFORD HOUSING ASSOCIATION LIMITED

INFORMATION

BOARD

Andy Love
Kevin Farrell
Cub Llewellyn-Davies
Jakki Moxham
Anthony Pearson
Paul Richmond
Paul Wells

REGISTERED OFFICE

Kingsland Hub
242-248 Kingsland Road
London E8 4DG

SOLICITORS

Devonshires
30 Finsbury Circus
London
EC2M 7DT

AUDITORS

Mazars LLP
45 Church Street
Birmingham BR3 2RT

BANKERS

Barclays Bank PLC
Barclays Business
1st Floor
27 Soho Square
London W1D 3QR

REGISTERED UNDER THE CO-OPERATIVE AND COMMUNITY BENEFIT SOCIETIES ACT 2014

Registration number 20037R

REGISTERED BY THE REGULATOR OF SOCIAL HOUSING

LH 0888

STRATEGIC REPORT

For the year ended 31 March 2018

Constitution

Peter Bedford Housing Association Limited (PBHA) is a Social Housing Provider registered under the Co-operative and Community Benefit Societies Act 2014 (Registration number 20037R) and registered with the Homes and Communities Agency (Registration number LH0888).

Principal activities

The principal activity of Peter Bedford Housing Association Limited is the provision of housing with support and access to community activities, work schemes, training and employment for people who have suffered social exclusion for example people who have been homeless, who face challenges through mental ill-health, or through drug or alcohol misuse, people who have been in prison and also people with learning disabilities.

Review of results

The Association made a surplus for the year of £143,960 (2017 – £186,806). The surplus for the year of £143,960 compares with a budget surplus of £68,599. Most of the variation with budget is as a result of the year end revaluation of the pension scheme provision which reduced the liability by £50,000. The budget included some challenging income generation targets which were only partly achieved but these were mitigated by considered control of costs. Turnover fell by £79,794 as a result of the 1% rent reduction and falling government and other local authority grants.

Future Developments

PBHA is 3 years into its 5 year strategy, 2015-20 which we have reviewed this year. The focus remains to meet growing demand as the safety net for adults with vulnerabilities reduces and housing need rises in London. This focus of the last two years of the strategy are to:

- Invest in our houses and implement our asset management strategy;
- Increase the number of people we house through increasing turnover (through positive move on), lettings and maximising the number of houses we manage;
- Diversify and maintain our income but to maximise the value for money and impact in the services we provide.

In 2017, we agreed our 30 year asset management strategy and how we would fund the first 5 years. Beyond these initial years, we are working towards improvements in efficiency and growth in properties owned to fund asset management.

We are preparing for the end of 21 year leases across 68 units of our stock in 2025.

Land and buildings

Details are set out in note 9. The Association's land and buildings appear on the Balance Sheet at cost.

PETER BEDFORD HOUSING ASSOCIATION LIMITED

STRATEGIC REPORT

For the year ended 31 March 2018

Post Balance Sheet Event

PBHA completed the sale of one of its housing properties in April 2018. The net proceeds of £1.9M will be used to fund PBHA's development and asset management strategies.

Going Concern

The Board has a reasonable expectation that the Association has adequate resources to continue in operation for the foreseeable future and the going concern basis has continued to be adopted in preparing the financial statements.

STRATEGIC REPORT

For the year ended 31 March 2018

Board and Senior Management Team

During the financial period the following were members of the Board:

Andy Love	Chairman
Tony Bacon	(resigned 6 February 2018)
Cub Llewellyn-Davies	
Kevin Farrell	(appointed 24 May 2018)
Jakki Moxham	
Kitty O'Leary	(resigned 23 November 2017)
Anthony Pearson	
Paul Richmond	
Paul Wells	

The members of the Senior Management Team were:

Clare Norton	Chief Executive Officer
Pauline Hamilton	Director of Finance and IT
Vanessa Morris	Director of Services
Michael Havard	Director of Business (resigned 13 April 2018)

The Board members hold one fully paid share of £1 in the Association. The Senior Management Team members hold no interest in the Association's share capital and are not members of the Board.

Employee involvement

Employees are informed and consulted on matters concerning them through team meetings, team briefs, an annual staff conference and regular supervision meetings with their managers. PBHA also recognises and consults through Unite the Union.

Responsibilities of the Board

The Association complies with the National Housing Federation (NHF) Code of Governance: Promoting Board Excellence for Housing Associations 2015. The Chair appraises all Board members regularly to ensure the Board is developed to carry out its role.

(a) Shareholding membership

The Association has a shareholding membership of 32 which elect the Board at the Annual General Meeting. Of these, 9 are beneficiaries.

(b) Constitution of the Board

Board members may serve for a maximum of nine years, those who have not reached their nine-year term being required to stand down every three years and offer themselves for re-election if they so wish. A systematic approach to Board renewal ensures that Board members between them have the skills, qualities and experience to properly oversee the Association's work. Two roles on the Board are dedicated for people with lived experience of using services similar to PBHA's.

STRATEGIC REPORT

For the year ended 31 March 2018

(c) Involvement of tenants and participants

To improve tenant involvement the Association has an established Peter Bedford Forum. The Forum attended the Board this year to inform them of matters under discussion. Tenants and participants are integral to developing the way in which the Association works. The Association has a Participation Strategy and an employee who leads on Participation. Outpost showcased 7 successful art exhibitions from vulnerable adults reaching out to 2,700 local people. Tenants and participants run womens' and mens' health groups, peer support groups, community connectors, the canteen and gardening services, and publish The Rising Star, a quarterly tenant newsletter.

The significant changes to PBHA's funding model has had an ongoing negative impact on tenant satisfaction this year. Local authority funding has been significantly reduced over the past two years and the new day to day repairs service are changes which are not yet seen as beneficial by tenants. The 2018 Tenant survey reported that 49% of tenants were satisfied with PBHA's service (a fall from 70% the previous year). 91% of participants achieved their learning goal, and 75% reported improved wellbeing. Improvements were seen in satisfaction levels for value for money to 48%, quality of home to 49% and neighbourhoods 74%. Areas to improve are satisfaction with repairs and taking views into account.

We move forward on the areas in the 2015-20 strategy which tenants highlighted - turnover rates have increased to 24% (a 50% increase, of which 80% are positive planned move on), we are about to launch dedicated housing for older tenants, and we have begun to prioritise investment in major repairs and renewals to improve the housing stock. More work is to be completed on a bespoke training offer.

(d) Managing diversity

The Association operates and monitors equal opportunities and anti-discrimination policies and procedures. It aims to act in accordance with the Equality Act and best practice. Currently 80% of employees are women and 43% are Black or Minority Ethnic, 20% are aged under 30 and 15% have a disability. These proportions broadly reflect the communities served, however we have moved to encourage applications from people with disabilities to reflect the changing client group. PBHA has become a Disability Committed Employer this year and has maintained its status as a Mindful Employer and a London Living Wage employer.

(e) Internal control

The Board has overall responsibility for the Association's whole system of internal controls and reviewing its effectiveness. No system of internal controls can provide absolute assurance against material misstatement or loss or eliminate all risk of failure to achieve the Association's objectives. The Association's system is designed to manage key risks and provide the Board with reasonable assurance that planned objectives and outcomes are achieved. It also exists to give reasonable assurance about the preparation and reliability of financial and operational information and the safeguarding of the Association's assets.

The process adopted by the Board in reviewing the effectiveness of the system of internal control, together with some of the key elements of the control framework includes:

- **Identification and evaluation of key risks**
Responsibility has been clearly defined for the identification, evaluation and control of significant risks. The Board identified our key risks and agreed our Risk Management Strategy. There is an ongoing process of management review in each area of the Association's activities.

STRATEGIC REPORT

For the year ended 31 March 2018

The Senior Management Team regularly consider significant risks facing the Association and the Chief Executive is responsible for reporting to the Board any significant changes affecting key risks. Over 2018/19, we will be developing an organisation wide approach to identifying and managing risk.

- **Monitoring and corrective action**

A process of control and regular monthly management reporting on control issues provides assurance to the Senior Management Team and to the Board. This includes ensuring that corrective action is taken in relation to any significant control issues, particularly those that may have a material impact on the financial statements, the achievement of objectives or the delivery of our services.

- **Control environment and control procedures**

The Board retains responsibility for a defined range of issues covering strategic, operational, and financial and compliance issues. The Board has adopted, and disseminated to all staff a Code of Conduct for staff. This sets out the Association's policies with regard to the quality, integrity and ethics of its staff. The Code of Conduct is supported by a framework of policies and procedures with which staff must comply. These cover issues such as delegated authority, segregation of duties, accounting, treasury management, health and safety, data and asset protection and fraud prevention and detection.

- **Information and financial reporting systems**

Financial reporting systems include annual budgets, monthly management accounting, variance reporting and six monthly reforecasting. These are reviewed in detail by the Senior Management Team and are considered and approved by the Board. The Board also regularly reviews key performance indicators to assess progress towards the achievement of key objectives, targets and outcomes.

The Board has conducted its annual review of the effectiveness of the system of internal control and has taken account of any changes needed to maintain the effectiveness of the risk management and control process.

The Board confirms that there is an ongoing process for identifying, evaluating and managing significant risks faced by the Association. This process has been in place through the year and is regularly reviewed by the Board.

The Board has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2018 and until the signing of the financial statements.

(f) Value for Money

This statement is written in accordance with the new Value for Money Standard published in April 2018 by the Regulator of Social Housing.

The Board receives regular updates against our **performance scorecard** to monitor performance. A sample of the financial measures are below. Where relevant these measures are benchmarked with similar organisations through membership of Acuity <http://www.arap.co.uk/>

	Target for 2017-18	At 31 March 2018	At 31 March 2017
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STRATEGIC REPORT

For the year ended 31 March 2018

Operating margin%	2%	5.4%	4.2%
Enterprises performance against budget subsidy	£0	+£27,857	+£31,197
4 week running average of rent collected	£39,500	£40,132	£38,043
Current tenant arrears as a % of rent roll	8.5%	9%	10%
% of void loss	6.4%	8.9%	7.3%
Funds raised	£140,000	£153,897	NEW

Performance is good in key areas, improving in all with the exception of void loss. We have reason to be optimistic about lettings as performance improved significantly towards the end of the year and the indicators are favourable for the coming year.

The following metrics are required to be published in accordance with the **Regulator of Social Housing's Value for Money standard**. We have benchmarked them against peers in our Supported Housing benchmarking group.

VFM Metric	2018 Benchmark*	PBHA 2018	Quartile	2017 Benchmark*	PBHA 2017
Reinvestment	5.8%	0.99%	4		0.5%
New Supply Delivered – Social Housing	4.18%	-	-		-
New Supply Delivered – Non Social Housing		Not applicable	-		Not applicable
Gearing	22.85%	3.8%	4	18%	4.0%
EBITDAR MRI (Interest Cover)	613%	555%	3	332%	855%
Headline Social Housing Cost per Unit	£8,856	£11,493	4	£10,539	£11,676
Operating margin – Social Housing Lettings	7.57%	4.1%	3	9.99%	6.5%
Operating margin – overall	5.16%	4.4%	3	6.1%	6.1%
ROCE	3.18%	1.0%	4	3.7%	1.5%

*Acuity supported housing benchmarking peer group median with 20 members, Quartiles 1 = highest; 4 = lowest

As a housing association which has not developed for a significant time, our gearing is low. We are developing plans to build more homes within our existing portfolio, and over the coming years increase the number of homes we offer. We will need to be cautious in any development to ensure our interest cover is acceptable.

PBHA's portfolio of largely shared dispersed street properties, the support needs of our client group and the challenging funding climate has meant it has been difficult to achieve sufficient levels of investment.

STRATEGIC REPORT

For the year ended 31 March 2018

We plan to invest in improving properties over the long term in line with our new Asset Management Strategy. This will lead to a growth in Return on Capital Employed. Over the coming five years, our strategy is to grow our return (margin) so we can re-invest this into the long term future of our properties.

The **Social Impact** PBHA creates is central to PBHA's purpose, and therefore we have measured this impact using the HACT Wellbeing Valuation Approach for the first time this year. We have been able to capture £528,782 of social impact created. This is a limited snapshot of social impact and we intend to expand our measurements through sampling wellbeing improvements in 2018-19 to capture greater impact.

- Housing created £305,001 of social impact through activities such as moving people from temporary to secure housing, providing a support service for people in temporary accommodation, and enabling people to take part in tenants groups.
- Adult Learning and Employability created £136,418 of social impact through activities such as helping people gain full and part time employment, and training for employment.
- PBHA's social enterprises created £87,363 of social impact through activities such as Social groups, volunteering and Hobbies.

This table demonstrates how we performed against our **Value for Money objectives** in 2017/18.

Value for Money Objective	Action taken 2017/18
1. Carrying out a capacity study into PBHA's housing stock with a view to developing further homes within the existing stock	This was undertaken with Red Loft over 2017-18 who undertook surveys into properties considered to have development potential. An additional 12 units are possible, which we plan to progress to completion by March 2020.
2. Investing in our stock through planned rather than responsive maintenance	The stock condition survey was reviewed and assumptions tested this year, and an Asset management strategy approved for the coming 30 years. Investments in fire safety and boilers was commissioned during the year. Overall spend on planned maintenance appears to have reduced, however this will be compensated for in 2018-19 where £500,000 is being commissioned for planned works.
3. Increasing customer satisfaction with a particular focus on value for money and satisfaction with repairs	Overall satisfaction has fallen from 70% to 49% largely due to changes to the funding model and a new repairs contractor. There were some small increases in satisfaction with value for money.
4. Maximizing lettings and reducing voids	We reduced voids rates to 6.5% by the end of quarter 4 as we established a new housing management team. Lettings rates doubled over the year as we established strong numbers of referrals following significant changes to our funding related referral pathways. Higher rates of move on (24%) have also driven void rates, so to have delivered lower void rates is a particularly noteworthy achievement.

STRATEGIC REPORT

For the year ended 31 March 2018

5. Reducing staff turnover	This has fallen slightly to 62%. This remained high due to difficulties embedding the new structure and funding model. Signs are that turnover is stabilizing in Q4 falling by 13%.
6. Deepening and strengthening the offer of suitable employment skills services for adults with vulnerabilities	We strengthened the offer for adults with long term health conditions this year through Building Better Opportunities (ESF / BIG) and Journey to Employment (DWP). 15 people have achieved positive outcomes including paid employment and work experience. We will continue to develop this area of specialism focusing on tenant employment to 2020.

Additional value for money achievements

1. Enterprises deficit reduction to £65,766 from £82,142 or 22.5% from 32% of Enterprises turnover
2. Regular reviews of the staffing structure achieving efficiencies across Customer Services, HR, Finance and SMT
3. Reduced voids repairs costs by 30% per unit and the time to complete void repairs by 75%
4. Economically active tenants increased from 14% to 35%
5. Tenant turnover has increased from 16% in 2015/16 to 24% in 2017/18, of which 80% is positive / planned move on
6. Adult Learning and Employability achieved a retention rate of 74% with 88% achieving their learning goals
7. A focus on ensuring regular payments for all tenants led to weekly rent collection exceeding target by the end of the year

Our Value for Money action plan for 2018-19 is to:

1. Invest £500,809 in improving our assets, our target for Return on Capital Employed will be 1%
2. Progress development plans to build more homes in line to achieve growth of 12 homes by March 2020, thereby improving New Supply delivered metric (target 4.1%)
3. Achieve an operating margin of 3.8%
4. Fully assess the social impact created across Peter Bedford HA using the HACT Wellbeing Valuation Approach, particularly across housing
5. Reduce Enterprises deficit to £12,557 or 3.1% of Enterprises turnover
6. Improve satisfaction rates focusing on repairs and listening to tenants views

PBHA's Annual Impact Report and Social Impact Statements 2017-18 are published on our website. Our Annual Impact Report will be distributed to our stakeholders - tenants, referral agencies, funders and local government agencies.

STRATEGIC REPORT

For the year ended 31 March 2018

(g) Responsibilities in respect of the accounts

The Co-operative and Community Benefit Societies Act 2014 requires the Association to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus/deficit of the Association for that period. In preparing these accounts the Board is required to:-

1. Select suitable accounting policies and then apply them consistently.
2. Make judgments and estimates that are reasonable and prudent.
3. State whether applicable accounting standards have been followed.
4. Prepare the Accounts on the going concern basis unless it is inappropriate.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the accounts comply with the Co-operative and Community Benefit Societies Act 2014. The Board is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities, by establishing and maintaining a satisfactory system of control over the Association's accounting records, cash holdings and all its receipts and remittances.

The Board members who held office at the date of approval of this Board report, confirm that, so far as they are each aware there is no relevant audit information of which the Association's auditors are unaware; and each Board member has taken all steps that they ought to have taken as a Board member to make themselves aware of any relevant audit information and to establish that the Association's auditors are aware of that information.

(h) Board members' indemnity

The Board has confirmed that the Association does have Board member and Officers Insurance in place.

(i) Financial instruments

The Association does not have any abnormal exposure to price, credit, liquidity and cash flow risks arising from its trading activities. The Association does not enter into any hedging transactions and no trading in financial instruments is undertaken.

(j) Disclosure of information to the auditor

In the case of the persons who were Board members of the Association at the date when this report was approved:

- So far as each of the Board members is aware, there is no relevant audit information of which the auditor is unaware; and

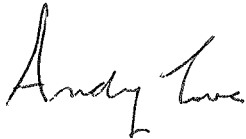
PETER BEDFORD HOUSING ASSOCIATION LIMITED

STRATEGIC REPORT

For the year ended 31 March 2018

- Each Board member has taken all the steps that they ought to have taken as a Board member to inform themselves of any relevant audit information (as defined) and to establish that the auditor is aware of that information.

On behalf of the Board

A handwritten signature in black ink, appearing to read 'Andy Love', with a stylized flourish at the end.

Andy Love
Chairman

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PETER BEDFORD HOUSING ASSOCIATION LIMITED

For the year ended 31 March 2018

Opinion

We have audited the financial statements of Peter Bedford Housing Association Limited (the 'association') for the year ended 31 March 2018 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Cash Flows, the Statement of Changes in Reserves and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including 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 association's affairs as at 31 March 2018 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2015.

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 association 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Board's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Board has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The Board is responsible for the other information. The other information comprises the information included in the strategic 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PETER BEDFORD HOUSING ASSOCIATION LIMITED

For the year ended 31 March 2018

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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- the association has not kept proper books of account; or
- a satisfactory system of control over transactions has not been maintained; or
- the financial statements are not in agreement with the books of account; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Board

As explained more fully in the Statement of the Board's responsibilities set out on page 10, the Board is 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 Board determines 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 Board is responsible for assessing the association'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 Board either intends to liquidate the association 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.

PETER BEDFORD HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PETER BEDFORD HOUSING ASSOCIATION LIMITED

For the year ended 31 March 2018

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.

Use of the audit report

This report is made solely to the association's members as a body in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014 and Chapter 4 of Part 2 of the Housing and Regeneration Act 2008. Our audit work has been undertaken so that we might state to the association'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 association and the association's members as a body for our audit work, for this report, or for the opinions we have formed.

Mazars LLP

Mazars LLP
Chartered Accountants and Statutory Auditor
45 Church Street
Birmingham
B3 2RT

Date: *26/9/2018*

PETER BEDFORD HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 March 2018

	Notes	2018 £	2017 £
TURNOVER – continuing operations	3	3,379,639	3,459,433
Operating costs	3	(3,218,042)	(3,232,393)
Pension deficit charge	16	6,000	(14,500)
OPERATING SURPLUS / (DEFICIT)		167,597	212,540
Finance income		1,678	4,179
Interest and financing costs	5	(25,315)	(29,913)
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		143,960	186,806

The notes on pages 19 to 34 form an integral part of these financial statements.

PETER BEDFORD HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION
At 31 March 2018

	Notes	2018 £	2017 £
TANGIBLE FIXED ASSETS			
Housing properties – cost less depreciation	9	9,983,820	10,029,917
Other property, plant & equipment	9	3,389,656	3,491,042
TOTAL FIXED ASSETS		13,373,476	13,520,959
CURRENT ASSETS			
Stock		15,798	11,888
Debtors	10	198,032	104,828
Cash at bank and in hand		1,417,569	1,502,073
		1,631,399	1,618,789
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	11	(716,971)	(756,363)
NET CURRENT ASSETS		914,428	862,426
TOTAL ASSETS LESS CURRENT LIABILITIES		14,287,904	14,383,385
CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	12	(9,377,641)	(9,617,076)
NET ASSETS		4,910,263	4,766,309
CAPITAL AND RESERVES			
Share capital	15	32	38
Revenue reserves		4,910,231	4,766,271
TOTAL CAPITAL AND RESERVES		4,910,263	4,766,309

The notes on pages 19 to 34 form an integral part of these financial statements.

The financial statements on pages 14 to 34 were approved by the Board of Management on 26th July 2018 and were signed on its behalf by:


Member of the Board of Management

Member of the Board of Management


Member of the Board of Management

PETER BEDFORD HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN RESERVES

For the year ended 31 March 2018

	Revenue Reserves 2018 £	Revenue Reserves 2017 £
BALANCE AT 1 APRIL 2017	4,766,271	4,579,465
Surplus / (deficit) from statement of comprehensive income	143,960	186,806
BALANCE AT 31 MARCH 2018	<u>4,910,231</u>	<u>4,766,271</u>

PETER BEDFORD HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS

For the year ended 31 March 2018

	Notes	2018 £	2017 £
NET CASH INFLOW FROM OPERATING ACTIVITIES	A	72,296	640,291
CASH FLOWS FROM FINANCING ACTIVITIES			
Interest paid	(25,315)	(29,913)	
Housing loan repaid	(334)	(1,300)	
Other loans repaid	(22,171)	(21,077)	
Shares forfeited	(6)	-	
		(47,826)	(52,290)
CASH FLOWS FROM INVESTING ACTIVITIES			
Additions to housing properties	(98,560)	(48,015)	
Purchase of other fixed assets	(12,092)	(53,879)	
Disposal of fixed assets	-	49,705	
Interest received	1,678	4,179	
		(108,974)	(48,010)
NET CHANGE IN CASH AND CASH EQUIVALENTS		(84,504)	539,991
Cash and cash equivalents at the beginning of the year		1,502,073	962,082
Cash and cash equivalents at the end of the year		1,417,569	1,502,073

PETER BEDFORD HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS

For the year ended 31 March 2018

**A) RECONCILIATION OF OPERATING SURPLUS TO NET CASH
INFLOW FROM OPERATING ACTIVITIES**

	2018	2017
	£	£
Surplus / (deficit) for the year	143,960	186,806
Movement in debtors	(97,114)	105,071
Movement in creditors	(38,986)	259,508
Depreciation	258,135	254,508
Movement in capital grants	(167,336)	(167,336)
Movement in pension liability	(50,000)	(24,000)
Interest payable	25,315	25,734
Interest received	(1,678)	(4,179)
Net cash inflow from operating activities	72,296	640,291

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

1. ACCOUNTING POLICIES

(a) Basis of accounting

The financial statements are prepared under the historical cost convention, in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council and comply with the Accounting Direction for Private Registered Providers of Social Housing 2015, the Statement of Recommended Practice for Registered Social Housing Providers 2014 (SORP) and the Housing and Regeneration Act 2008. Peter Bedford Housing Association Limited is a public benefit entity (PBE), as defined in FRS 102 and applies the relevant paragraphs prefixed "PBE" in FRS 102.

(b) Turnover

Turnover primarily represents rents and service charges receivable (net of losses from voids), Supporting People Grant together with sundry sources of income.

(c) Depreciation and impairment

Housing Properties

Freehold land is not depreciated. Depreciation is charged so as to write off the cost of freehold housing properties, to their estimated residual value on a straight line basis over their expected useful economic lives as follows:

Structure: 100 years

Major components are treated as separable assets and depreciated over their expected useful life as follows:

Roof:	70 years	Electrical installations:	40 years
Kitchens:	20 years	Mechanical systems:	30 years
Bathrooms:	30 years	Windows:	30 years
Boilers:	15 years		

Impairment of social housing properties

Properties held for their social benefit are not held solely for the cash inflows they generate and are held for their service potential.

An assessment is made at each reporting date as to whether an indicator of impairment exists. If such an indicator exists, an impairment assessment is carried out and an estimate of the recoverable amount of the asset is made. Where the carrying amount of asset exceeds its recoverable amount, an impairment loss is recognised in the Statement of Comprehensive Income. The recoverable amount of an asset is the higher of its value in use and fair value less costs to sell. Where assets are held for their service potential, value in use is determined by the present value of the asset's remaining service potential plus the net amount expected to be received from its disposal. Depreciated replacement cost is taken as a suitable measurement model.

An impairment loss is reversed if the reasons for the impairment loss have ceased to apply and included in the Statement of Comprehensive Income.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

1. ACCOUNTING POLICIES (Continued)

Other property, plant & equipment (PP&E)

Depreciation is calculated to write off the cost of other PP&E over their estimated useful lives as follows:

Head office fit-out	3½ % straight line
Motor vehicles	20 % straight line
Computer equipment	33½ % straight line
Office and shop equipment	20 % straight line

The costs of acquisition of the Head Office lease are being written off over the lifetime of the lease which is 250 years.

(d) Social Housing Grant (SHG) and other grants

Grants relating to assets are recognised in income on a systematic basis over the expected useful life of the asset. Grants received for housing properties are recognised in income over the expected useful life of the housing property structure and components.

Grants received from non-government sources are recognised as revenue using the performance model.

(e) Improvements to properties

Expenditure on existing housing properties, other than the replacement of components, is capitalised when it:

- Relates to a major overhaul of the property;
- Improves the economic benefit of the asset either through an increase in rental income, a reduction in maintenance costs or through an extension of the life of the property.

(f) Interest and financing costs

Interest charges incurred on the financing of housing properties are capitalised up to the date of practical completion. Interest charges arising after that date are charged to the income and expenditure account.

(g) Cash and cash equivalents

Cash and cash equivalents comprise cash in hand and demand deposits.

(h) Operating leases

Rentals payable under operating leases are charged on a straight line basis over the term of the lease.

(i) Pension costs

Contributions payable to individual staff members' pension schemes are charged to the statement of comprehensive income in the period to which they relate.

(j) Financial instruments

Financial assets and financial liabilities are recognised when the Association becomes a party to the contractual provisions of the instrument.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

1. ACCOUNTING POLICIES (Continued)

Financial assets carried at amortised cost

Financial assets carried at amortised cost comprise rent arrears, trade and other receivables and cash and cash equivalents. Financial assets are initially recognised at fair value plus directly attributable transaction costs. After initial recognition, they are measured at amortised cost using the effective interest method. Discounting is omitted where the effect of discounting is immaterial.

If there is objective evidence that there is an impairment loss, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced accordingly. A financial asset is derecognised when the contractual rights to the cash flows expire, or when the financial asset and all substantial risks and reward are transferred.

If an arrangement constitutes a financing transaction, the financial asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial liabilities carried at amortised cost

These financial liabilities include trade and other payables and interest bearing loans and borrowings.

Non-current debt instruments which meet the necessary conditions in FRS 102, are initially recognised at fair value adjusted for any directly attributable transaction cost and subsequently measured at amortised cost using the effective interest method, with interest-related charges recognised as an expense in finance costs in the Statement of Comprehensive Income. Discounting is omitted where the effect of discounting is immaterial.

A financial liability is derecognised only when the contractual obligation is extinguished, that is, when the obligation is discharged, cancelled or expires.

(k) Stock

Stock is carried at cost less any provision for stock unlikely to be sold.

2. SIGNIFICANT MANAGEMENT JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

Significant management judgements

The following is a management judgement in applying the accounting policies of the Association that have the most significant effect on the amounts recognised in the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

2. SIGNIFICANT MANAGEMENT JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

Impairment of social housing properties

The Association have to make an assessment as to whether an indicator of impairment exists. In making the judgement, management considered the detailed criteria set out in the SORP. The assessment is that there are no current indicators of impairment.

Capitalisation of works to existing properties

The Association capitalises work to existing properties in accordance with the accounting policy on housing properties.

Estimation uncertainty

Arrears provisioning

Provision is made for any impairment of arrears of rents. These provisions require management's best estimate of the recoverability of arrears by reference to estimated future cash flows from identified groups of debtors and judgements to identify appropriate groups of debtors within the overall arrears that have similar credit risk characteristics. These formulae are kept under active review, and reflect changes in credit risk characteristics.

Grant to income

Government grants relating to housing properties are recognised in income over the expected useful life of the housing property structure. The association considers whether there are any indications that the useful lives require revision at each reporting date to ensure that the recognition of income remains appropriate.

Components of housing properties and useful lives

Major components of housing properties have significantly different patterns of consumption of economic benefits and estimates are made to allocate the initial cost of the property to its major components and to depreciate each component separately over its useful economic life. The association considers whether there are any indications that the useful lives require revision at each reporting date to ensure that they remain appropriate.

3. TURNOVER, OPERATING COSTS AND OPERATING SURPLUS

	2018		
	Turnover	Operating costs	Operating surplus
	£	£	£
INCOME AND EXPENDITURE FROM LETTINGS			
Housing accommodation (Note 3a)	3,375,674	(3,218,042)	157,632
OTHER INCOME AND EXPENDITURE			
Pension deficit charge	-	6,000	6,000
Other	3,965	-	3,965
TOTAL	3,379,639	(3,212,042)	167,597

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

3. TURNOVER, OPERATING COSTS AND OPERATING SURPLUS (Continued)

	2017		
	Turnover	Operating costs	Operating Surplus
	£	£	£
INCOME AND EXPENDITURE FROM LETTINGS			
Housing accommodation (Note 3a)	3,458,422	(3,232,393)	226,029
OTHER INCOME AND EXPENDITURE			
Pension deficit charge	-	(14,500)	(14,500)
Other	1,011	-	1,011
TOTAL	3,459,433	(3,246,893)	212,540

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

3a INCOME AND EXPENDITURE FROM LETTINGS

	General Needs Housing £	Supported Housing £	Total 2018 £	Total 2017 £
Income				
Rents	348,081	1,024,632	1,372,713	1,397,974
Service charges	185,447	545,893	731,340	640,001
Amortised government grant	-	167,336	167,336	167,336
Grants from Local Authorities and other agencies	-	243,585	243,585	280,420
Supporting People contract income and other Supporting People Charges	-	396,645	396,645	608,195
Other	-	464,055	464,055	364,496
Total income from lettings	533,528	2,842,146	3,375,674	3,458,422
Expenditure				
Services	138,594	407,974	546,568	543,655
Management	127,614	375,653	503,267	357,236
Routine maintenance	188,845	555,897	744,742	633,096
Planned maintenance	15,225	44,818	60,043	73,964
Rent and property tax	32,553	95,826	128,379	67,957
Rent losses from bad debts	28,559	84,067	112,626	77,205
Care and support costs	-	1,122,417	1,122,417	1,479,280
Total expenditure on lettings	531,390	2,686,652	3,218,042	3,232,393
Operating surplus/(deficit) on letting activities	2,138	134,597	157,632	226,029
Void losses	47,603	140,127	187,730	148,894

4. SURPLUS FOR THE YEAR

	2018 £	2017 £
The surplus for the year is stated after charging / (crediting):		
Depreciation of tangible fixed assets	258,135	254,508
Amortisation of government grants	(167,336)	(167,336)
Auditors' remuneration - audit services (excl VAT)	8,700	8,527
Operating lease rentals	51,409	58,336

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

5. INTEREST AND FINANCING COSTS

	2018	2017
	£	£
On loans repayable wholly or partly in more than five years	25,315	29,913

6. TAXATION

No taxation charge arises as the Association has been granted charitable status by HM Revenue & Customs.

7. STAFF COSTS

	2018	2017
	£	£
Staff costs including directors:		
Wages and salaries	1,121,655	1,339,235
Social security costs	107,124	112,575
Pension and other costs	25,942	34,140
	1,254,721	1,485,950

	Number	Number
Average number of persons expressed as full time equivalents (including the directors) employed during the year	39	43

This is calculated by dividing the total number of paid staff hours each month by the Association's standard working week of 37.5 hours.

8. DIRECTORS' AND THE EXECUTIVE OFFICERS' EMOLUMENTS

	2018	2017
	£	£
Emoluments (including pension contributions and benefits in kind)	214,579	209,736

The emoluments of directors and the executive officers disclosed above (excluding pension contributions and benefits in kind) include amounts paid to:

The highest paid director – Chief Executive Officer (CEO)	69,000	66,000
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The CEO is the only member of staff to have a salary over £60,000.

The CEO is an ordinary member of the TPT Retirement Solutions Growth Plan Series 4 defined contribution scheme. No enhanced or special terms apply.

The Board received no emoluments and no expenses in the year (2017: £NIL).

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

9. TANGIBLE FIXED ASSETS

	Housing properties £	Head office £	Computers £	Office & shop equipment £	Total £
COST					
At 1 April 2017	11,081,946	3,415,482	118,391	163,395	14,779,214
Additions	98,560	-	7,037	5,055	110,652
Disposals	-	-	-	-	-
At 31 March 2018	<u>11,180,506</u>	<u>3,415,482</u>	<u>125,428</u>	<u>168,450</u>	<u>14,889,866</u>
DEPRECIATION					
At 1 April 2017	1,052,029	91,930	51,768	62,528	1,258,255
Charge for year	144,657	41,048	40,600	31,830	258,135
Disposals	-	-	-	-	-
At 31 March 2018	<u>1,196,686</u>	<u>132,978</u>	<u>92,368</u>	<u>94,358</u>	<u>1,516,390</u>
NET BOOK VALUE					
At 31 March 2018	<u>9,983,820</u>	<u>3,282,504</u>	<u>33,060</u>	<u>74,092</u>	<u>13,373,476</u>
At 31 March 2017	<u>10,029,917</u>	<u>3,323,552</u>	<u>66,623</u>	<u>100,869</u>	<u>13,520,959</u>

10. DEBTORS

	2018 £	2017 £
Amounts falling due within one year:		
Rental and service charge debtors	195,724	161,804
Less: provision for bad debts	(146,972)	(120,016)
	<u>48,752</u>	<u>41,788</u>
Other contracts and sales debtor	59,317	34,979
Other debtors, prepayments and accrued income	89,963	28,061
	<u>198,032</u>	<u>104,828</u>

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Trade creditors	183,882	191,138
Rent paid in advance	27,611	26,405
Taxation and social security payable	30,840	39,977
Accruals and deferred income	144,990	181,946
Loans	27,165	28,571
Other creditors	85,147	71,990
Government grants (note 13)	167,336	167,336
Pension scheme liability (note 16)	50,000	49,000
	<u>716,971</u>	<u>756,363</u>

12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2018	2017
	£	£
Head Office and Housing loans	353,762	374,861
Government grants (note 13)	8,682,879	8,850,215
Pension scheme liability (note 16)	341,000	392,000
	<u>9,377,641</u>	<u>9,617,076</u>

The loan for the acquisition of the Head Office is secured by a legal charge over the premises at 242-248 Kingsland Road and is repayable over 15 years at a rate of interest of 4.3%. Housing loans are secured by specific charges on the Association's housing properties and are repayable at rates of interest of 9.5% and 10.125%.

	2018	2017
	£	£
Amounts repayable by instalments:		
Repayable within one year	27,165	28,571
Repayable between two and five years	108,660	114,283
Repayable after five years	245,102	260,579
	<u>380,927</u>	<u>403,432</u>

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

13. GOVERNMENT GRANTS – DEFERRED INCOME

	2018 £	2017 £
At 1 April 2017	9,017,551	9,184,887
Amortised to Statement of Comprehensive Income (note 3a)	167,336	167,336
At 31 March 2018	<u>8,850,215</u>	<u>9,017,551</u>
Due < 1 year (note 11)	<u>167,336</u>	<u>167,336</u>
Due > 1 year (note 12)	<u>8,682,879</u>	<u>8,850,215</u>

The cumulative amount of SHG received by the Association was £10,291,548.

14. FINANCIAL INSTRUMENTS

The carrying values of the Company's financial assets and liabilities are summarised by category below:

	2018 £	2017 £
Financial assets		
Measured at undiscounted amount receivable		
• Rent arrears and other debtors (see note 10)	189,561	91,234
• Cash and cash equivalents	1,417,569	1,502,073
	<u>1,607,130</u>	<u>1,593,307</u>
Financial liabilities		
Measured at amortised cost		
• Loans payable (see notes 11 & 12)	380,927	403,432
Measured at undiscounted amount receivable		
• Trade and other creditors (see notes 11 & 12)	342,908	405,454
	<u>723,835</u>	<u>808,886</u>

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

14. FINANCIAL INSTRUMENTS (Continued)

The Association income, expense, gains and losses in respect of financial instruments are summarised below:

	2018 £	2017 £
Interest income and expense		
Total interest income for financial assets at undiscounted amount	1,678	4,179
Total interest expense for financial liabilities at amortised cost	(25,315)	(29,913)

15. SHARE CAPITAL

	2018 £	2017 £
At 31 March 2017	38	36
Issued during the year	-	2
Forfeited during the year	(6)	-
At 31 March 2018	32	38

The shares provide members with the right to vote at general meetings but do not have a right to any dividend or distribution in a winding-up, and are not redeemable.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

16. PENSION OBLIGATIONS

The Pensions Trust – The Growth Plan

The Association participates in the scheme, a multi-employer scheme which provides benefits to some 1,300 non-associated participating employers. The scheme is a defined benefit scheme in the UK. It is not possible for the company to obtain sufficient information to enable it to account for the scheme as a defined benefit scheme. Therefore it accounts for the scheme as a defined contribution scheme.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The scheme is classified as a 'last-man standing arrangement'. Therefore the Association is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

A full actuarial valuation for the scheme was carried out at 30 September 2011. This valuation showed assets of £780m, liabilities of £928m and a deficit of £148m.

A full actuarial valuation for the scheme was carried out at 30 September 2014. This valuation showed assets of £793m, liabilities of £970m and a deficit of £177m. To eliminate this funding shortfall, the Trustee has asked the participating employers to pay additional contributions to the scheme as follows:

Deficit contributions

From 1 April 2016 to 30 September 2025:	£12,945,440 per annum (payable monthly and increasing by 3% each on 1st April)
From 1 April 2016 to 30 September 2028:	£54,560 per annum (payable monthly and increasing by 3% each on 1st April)

Unless a concession has been agreed with the Trustee the term to 30 September 2025 applies.

The recovery plan contributions are allocated to each participating employer in line with their estimated share of the Series 1 and Series 2 scheme liabilities.

Where the scheme is in deficit and where the Association has agreed to a deficit funding arrangement the company recognises a liability for this obligation. The amount recognised is the net present value of the deficit reduction contributions payable under the agreement that relates to the deficit. The present value is calculated using the discount rate detailed in these disclosures. The unwinding of the discount rate is recognised as a finance cost.

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2018

16. PENSION OBLIGATIONS (CONTINUED)

	31 March 2018 (£000s)	31 March 2017 (£000s)	31 March 2016 (£000s)
Present value of provision	391	440	465

Reconciliation of opening and closing provisions

	Year Ending 31 March 2018 (£000s)	Year Ending 31 March 2017 (£000s)
Provision at start of period	441	465
Unwinding of the discount factor (interest expense)	6	9
Deficit contribution paid	(50)	(47)
Remeasurements - impact of any change in assumptions	(6)	14
Remeasurements - amendments to the contribution schedule	-	-
Provision at end of period	391	441

Income and expenditure impact

	Year Ending 31 March 2018 (£000s)	Year Ending 31 March 2017 (£000s)
Interest expense	6	9
Remeasurements – impact of any change in assumptions	(6)	14
Remeasurements – amendments to the contribution schedule	-	-

*includes defined contribution schemes and future service contributions (i.e. excluding any deficit reduction payments) to defined benefit schemes which are treated as defined contribution schemes. To be completed by the company.

Assumptions

	31 March 2018 % per annum	31 March 2017 % per annum	31 March 2016 % per annum
Rate of discount	1.71	1.32	2.07

The discount rates shown above are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

16. PENSION OBLIGATIONS (CONTINUED)

The following schedule details the deficit contributions agreed between the Association and the scheme at each year end period:

Deficit contributions schedule

Year ending	31 March 2018 (£000s)	31 March 2017 (£000s)	31 March 2016 (£000s)
Year 1	50	49	47
Year 2	52	50	49
Year 3	53	52	50
Year 4	55	53	52
Year 5	57	55	53
Year 6	58	57	55
Year 7	60	58	57
Year 8	31	60	58
Year 9	-	31	60
Year 10	-	-	31

The company must recognise a liability measured as the present value of the contributions payable that arise from the deficit recovery agreement and the resulting expense in the income and expenditure account i.e. the unwinding of the discount rate as a finance cost in the period in which it arises.

It is these contributions that have been used to derive the company's balance sheet liability.

17. CAPITAL COMMITMENTS

	2018 £	2017 £
Capital expenditure contracted for but not provided for in the financial statements	-	-
Capital expenditure authorised but not yet contracted for in the financial statements	606,000	-

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 March 2018

18. OTHER FINANCIAL COMMITMENTS

Total minimum lease payments under non-cancellable operating leases are as follows:

	2018	2017
	£	£
Payments due:		
Within 1 year	50,821	36,021
Between one and five years	163,201	144,084
After 5 years	73,775	109,795
	<u>287,797</u>	<u>289,900</u>

19. SOCIAL HOUSING UNITS / BEDSPACES IN MANAGEMENT

	2018	2017
	Number	Number
Under management at end of year		
Owned:		
Housing accommodation	70	70
Supported housing	199	199
	<u>269</u>	<u>269</u>
 Managed for others:		
Housing accommodation	1	1
Supported housing	10	10
	<u>11</u>	<u>11</u>
 Total units/bed spaces in management	<u>280</u>	<u>280</u>

There were no units under development at year end (2017 Nil).

20. RELATED PARTY TRANSACTIONS

There are no related party transactions.

21. BIG LOTTERY FUND

In the year ended 31 March 2017 the Association was awarded a three year grant of £410,825 by the Big Lottery Fund through its Reaching Communities Programme. In the year ended 31 March 2018 the Association received £135,149 (2017: £108,738) and spent £134,496 (2017: £89,664) by the year end. The remaining £19,729 (2017: £19,074) has been carried forward to be utilised early in 2018-19.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 March 2018

22. LEGISLATIVE PROVISIONS

The Association is incorporated under the Co-operative and Community Benefit Societies Act 2014.