

Company Registration Number 05972159
Charity Registration Number 1120475
Almshouse Association Registration Number M1922
Homes and Community Agency Number L1551

MALDON
HOUSING
ASSOCIATION



Your home in later life

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

FINANCIAL STATEMENTS

31 MARCH 2017

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

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MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY,
ITS TRUSTEES AND ADVISORS**

Charity Registration Number	1120475
Company Registration Number	05972159
Almshouse Association Registration Number	M1922
Board of Directors/Trustees	M Gallagher FRICS Dr L Marston BA PhD (resigned 6 October 2016) M McLeod BA (Hons) PGCE ADVDIP (Law) ADVDIP (Education) C N Patten Dip Arch R.I.B.A. J M Toffel BA (Hons) PGCE T Wild MA BSc CIH IOSH J Williams FCA (resigned 6 October 2016) C J Tibballs J A Devenish FCCA M A Plant LL.B A.K.C. DIP.HE.MIN J Wheeldon BSc FCIH (appointed 17 May 2017)
Chairman	M McLeod BA (Hons) PGCE ADVDIP (Law) ADVDIP (Education)
Vice Chairmen	J M Toffel BA (Hons) PGCE M Gallagher FRICS
Senior Officers	Mr David Sice - Chief Executive (resigned 16 March 2017) Mrs A Shields - Chief Executive (appointed 22 May 2017) Mrs S Hember - Fundraiser (resigned 22 November 2016) and Finance Manager Mrs R Reed - Facilities Manager (resigned 2 April 2016) Mrs T Nash - Facilities Manager Miss S Gormer - Facilities Manager (maternity cover) (appointed 24 October 2016) Mr R Keeble - Supported Housing Manager Mrs J Allen - Office Manager

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY,
ITS TRUSTEES AND ADVISORS**

Registered Office

Fairfield House
33 Farnbridge Road
Maldon
Essex
CM9 6AD

**Bankers and
Similar Institutions**

National Westminster Bank plc
4-5 High Street
Chelmsford
Essex
CM1 1FZ

CAF Bank Limited
25 Kings Hill Avenue
Kings Hill
West Malling
ME19 4JQ

Santander Plc
BBAM
Bridle Road
Bootle
Merseyside
GIR 0AA

Nationwide Building Society
Housing Department
Kings Park Road
Moulton Park
Northampton
NN3 6NW

Orchardbrook
Crown House
Crown Street
Ipswich
Suffolk
IP1 3HS

Aldermore Bank plc
1st Floor, Block B
Western House
Lynch Wood
Peterborough
PE2 6FZ

MALDON HOUSING ASSOCIATION LIMITED
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**REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY,
ITS TRUSTEES AND ADVISORS**

**Bankers and
Similar Institutions
(Continued)**

Shawbrook
Lutea House
Warley Hill Business Park
The Drive
Great Warley
Brentwood
CM13 3BE

Solicitors

Birketts LLP
Brierley Place
New London Road
Chelmsford
Essex
CM2 0AP

Statutory Auditor

Scrutton Bland LLP
820 The Crescent
Colchester Business Park
Colchester
Essex
CO4 9YQ

MALDON HOUSING ASSOCIATION LIMITED

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CHAIRMAN'S REPORT

The Association celebrated its 50th anniversary this year. We can look forward with confidence to many more years. Maldon Housing Association is now the largest almshouse in Essex. Harry Bacon, a former chairman, persuaded the Board many years ago that it would be wise to join the Almshouse Association. Little did he realise that this status and our designation as a Supported Housing Association would benefit us in later years. It has done so by sheltering us from some of the changes in a Housing Act that could have seen a reduction in our rents and a requirement to sell off some of our flats. Either of these eventualities would have caused us great difficulties.

The Association's finances are such that we are able to maintain our venerable buildings, yet at the same time improve them: four more bathrooms were converted into wet rooms, almost completing the programme. This is so much safer and accessible for our residents.

During 2016-2017 there have been two significant staff changes. Tina Nash, our Facilities Manager, took maternity leave and we look forward to welcoming her back in late 2017. She has been ably replaced in the interim by Sharon Gormer who is due our thanks for the seamless way in which she has picked up that role.

A more significant loss was David Sice who resigned in February; he goes with our blessing and wishes for his good health. David left us with a useful legacy. He enrolled Estuary Housing to do a stock condition survey on our three houses. It is pleasing to report that they found no serious problems but have given us a good guidance programme for maintenance for several years.

The role of the Supported Housing Manager, Rob Keeble, and his team has expanded considerably. Not only have regulations and recording increased but the struggles that the NHS and care system are undergoing have had a major knock-on effect.

Given the changes that Maldon Housing Association has experienced, the trustees have provided expert continuity for the organisation. Maldon Housing Association is fortunate in having such a professional Board, members being prepared to give their time when needed. On a Saturday training day in January, the Board considered options for expansion while safeguarding our organisation and ways in which we can adapt our practices to meet the National Housing Federation's Code of Governance.

In a year of great changes for housing associations, Maldon Housing Association has achieved stability and security for its residents.

Malcolm McLeod
Chairman
16/8/2017

MALDON HOUSING ASSOCIATION LIMITED

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TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2017

References and administrative details

Reference and administrative details of the charity, its trustees and advisors are set out on pages 1 – 3 as part of this report.

Trustees' responsibilities for financial reporting

The trustees, being the directors as required by s417 of the Companies Act 2006, are pleased to present their report and the audited financial statements of Maldon Housing Association for the year ended 31 March 2017. The financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK". The financial statements comply with the current statutory requirements and the Memorandum and Articles of Association under which Maldon Housing Association was established.

In accordance with Company Law, the trustees are responsible for the annual preparation of financial statements, complying with applicable law and United Kingdom Generally Accepted Accounting Standards, to give a true and fair view of the affairs of the Association, showing the incoming resources and application of resources, including income and expenditure, for the specified financial year.

In preparing the requisite financial statements, the trustees must undertake the following:

- Select suitable accounting policies, applying these consistently;
- Observe the methods and principles set in the Charities' SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the basis of the Association being a going concern unless it is inappropriate to presume that the Association will continue in operation.

The trustees are responsible for maintaining proper accounting records that disclose with reasonable accuracy the financial position of the Association and that enable the trustees to ensure that the financial statements comply with the Companies Act 2006, Schedule 1 to the Housing Act 1996, Accounting Requirements for Registered Social Landlords General Determination 2006, Section 24 of the Housing Association Act 1985, the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed.

The trustees are responsible for safeguarding the financial assets of the Association and hence for taking reasonable steps to prevent and detect fraud and other irregularities. Furthermore, the trustees are responsible for the maintenance and integrity of the Association, including any financial information given on the Association's website, if applicable.

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TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2017

Structure, Governance and Management

The Board of Trustees comprises volunteers, encompassing a variety of skills, expertise and experience, ensuring wide-ranging perspectives. The composition of the Board of Trustees is reviewed regularly to ensure that a balance of essential skills is maintained. Recruitment of new trustees is undertaken in the light of identification of further skills or areas of expertise that would be an asset to the Board and the Association.

New trustees are nominated by existing trustees or are sought through open advertisement. Nominees or applicants are considered by the Board, on recommendation then being interviewed by the Chairman and CEO. A prospective trustee is invited to observe a Board meeting before formally joining the organisation. With the agreement of the Board of Trustees and subject to references, formal vetting and the signing of a declaration of eligibility, a new trustee is appointed.

Information given to a new trustee includes a document explaining the responsibilities of the role and the Association's expectations of its trustees. The induction process comprises a briefing on the finances of the organisation and on the Memorandum and Articles of Association together with the statutory and legal responsibilities, including the requirements of the Charity Commission and the Homes and Communities Agency, as well as a tour of the Association's properties.

All trustees have access to training courses, being informed of opportunities as appropriate.

At the AGM the Board of Trustees elects a chairman and vice chairmen as well as accepting the retirement of any trustee who so wishes or has completed the requisite terms of office. A trustee may serve three consecutive terms of office. However, the Board has the discretion to re-appoint a trustee for a further period not exceeding one term. The chairman and vice chairmen should hold office for a period not exceeding six years.

The Association adheres to the National Housing Federation Code of Governance, issued in 2015. The Board recognises that there is non-compliance in respect of two issues only:

- i. The National Housing Federation Code of Governance states:

"To support board renewal, maximum terms of office must be two to three terms, with an overall maximum period of board service for non-executive board members of no more than nine years."

The trustees acknowledge the importance of Board renewal. Due to the size of the organisation and on-going development of the business, the Board of Trustees wishes to retain the option to allow experienced trustees to continue in office for a further term if that is considered to be beneficial to the Association.

Therefore Maldon Housing Association's Articles of Association, established in 1966, state:

"A retiring trustee who remains qualified may normally be reappointed for a maximum of three consecutive terms of office. However, the trustees have the discretion to reappoint a trustee beyond three consecutive terms of office, for a period to be determined by the trustees, but not exceeding one further term."

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YEAR ENDED 31 MARCH 2017

- ii. The National Housing Federation Code of Governance states:

"Boards should have at least 5 members and no more than 12 including co-optees."

Maldon Housing Association's Articles of Association, established in 1966, state:

"The trustees when complete consist of at least 7 and no more than 15 individuals."

The Board of Trustees meets four times a year and holds further meetings should that be deemed beneficial in order to conduct the affairs of the Association effectively. Certain functions are delegated to specific committees that comprise two or more trustees appointed to carry out those particular functions. Each committee has agreed terms of reference which indicate clearly the extent of delegated powers; all proceedings in committee meetings are minuted and recommendations are set before the Board for consideration and ratification. Committee chairmen are elected annually immediately following the AGM, no trustee serving as chairman of any one committee beyond a period of six years consecutively. Residents elect their own representatives to serve on the Tenant Committee.

In order to carry out its prime responsibility of safeguarding the Association, a process of risk management is followed to identify, control and monitor strategic and operational risks. Key areas of risk, as set out in the current Risk Management Policy, are specified under the headings of 'governance and management,' 'operational,' 'financial,' 'environmental and external,' and 'compliance with law and regulation.' The Finance Committee delegates to specific trustees responsibility for internal audit controls, ensuring that procedures are rigorously applied.

The Board of Trustees has overall control of the charity, its property and funds. It has the authority to employ paid staff, the CEO having responsibility for the daily operation of the Association.

All trustees are volunteers; if applicable, any expenses reclaimed from the charity and any related party transactions requiring disclosure are set out in the notes to the accounts.

Objectives

Maldon Housing Association joined the Almshouse Association on 1 April 2008. The Association has charitable objects and is registered with the Charity Commission.

The Objects of the charity are:

"To provide and maintain Almshouses and associated services and amenities for persons who are in need of accommodation through old age, chronic sickness, disability (whether physical or mental) or necessitous circumstance."

Maldon Housing Association has three properties in Maldon, comprising 57 flats, providing high quality supported housing accommodation for people aged 60 or over who have connections with Maldon and are able to live independently. The Association shares with Maldon District Council a 50/50 right to nominate residents for a vacant flat; the Royal British Legion has nomination rights on those flats for which that organisation has funded bathroom adaptations. A waiting list of applicants for a flat is maintained by the Association.

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YEAR ENDED 31 MARCH 2017

Accommodation is offered according to the criteria specified in the Objects, "*necessitous circumstances*" being assessed in terms of age and health needs, isolated circumstances or current unsuitable accommodation. Where housing need is deemed to be equal between two or more applicants, preference is given to those who are local, then by reference to length of time on the waiting list. The Association adheres to a policy of equal opportunity; equal access to accommodation by gender, race or disability is monitored regularly.

Maldon Housing Association is committed to promoting independent living and empowering residents to maintain control of their own lives. The aim is to offer a 'home for life.' Support staff are on duty between 08.30 and 16.00 Monday to Friday; a welfare check is made at weekends. Outside these hours an emergency alarm system is activated. The Association works with a range of professional bodies, such as Social Services and care agencies, to ensure that care is provided, according to individual needs, enabling residents to maintain independence for as long as possible.

Regular staff meetings are held to ensure a cohesive approach and that best practice is followed as the Association constantly seeks to evaluate and improve the quality of both the accommodation offered and service provided. To this end, residents are encouraged to participate in discussion, their elected representatives raising points on their behalf in Tenant Committee meetings. This committee is delegated by the Board to consider both strategic and operational matters pertaining to residents.

As a means of supplementing income in order to make additional improvements to the residents' quality of life, the Association has continued to engage in fundraising opportunities. The partnership between Maldon Mud Race Ltd and Maldon Housing Association Ltd having initiated the inaugural Maldon Half-Marathon in 2015, the trustees agreed to build on this successful foundation. Thus, the two organisations confirmed collaboration in organising the second Maldon Half-Marathon that took place in September 2016. The aim of the partnership remains to develop an annual event for the whole community of Maldon in order to generate funds, proceeds being divided between Maldon Housing association and the local charities supported by Maldon Mud Race Ltd.

During the financial year 2016 – 2017, the balance of the two grants for bathroom adaptations, namely £8,195 given by the Robert McAlpine Foundation and £5,000 by the Screwfix Foundation, was used as specified, two conversions to wet rooms being completed; the Association paid the remaining £2,700 towards the total cost of £15,895. Two further bathrooms were converted to wet rooms during the year, a large proportion of the cost being met by Maldon District Council. In addition, the Association received various donations totalling £5,691.

Public Benefit

In accordance with the Objects and with the status of Maldon Housing Association under both the Almshouse Association and the Charity Commission, the trustees have continued to ensure that all activities are undertaken with focus on the welfare of current residents and with a view to further the charity's purposes for public benefit. The trustees have had regard to the Charity Commission's guidance on public benefit in reviewing the aims and objectives of the Association and in planning future activities; they have complied with their duties as set out in Section 17 of the Charities Act 2011.

The Board is mindful of the need to plan for providing accommodation for future residents in accordance with the Decent Homes Standard. On 31 March 2017, 49% of the residents of Maldon Housing Association were aged 80 or over. Clearly there is a benefit to the wider community as the supported housing service that the Association has continued to provide has enabled residents in their later years to live in a 'home for life' rather than having recourse to NHS facilities.

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TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2017

Achievement and Performance

In October 2016 Maldon Housing Association achieved 50 years since establishment, growing from a very small concern in 1966 when only a few elderly people of Maldon could be accommodated in a house in the town to its present standing as a reputable organisation that has 57 flats within three large residences in the centre of the town. During those 50 years, many inhabitants of Maldon have been enabled to live as independently as possible with the support provided. At the Annual General Meeting in October 2016, the achievement of the Association was celebrated by a local historian who spoke to many connected with the organisation of its place in the town, looking back at its development up to the present time and looking ahead to the next fifty years continuing to support many more inhabitants of Maldon and to meet the challenges of the changing demographic.

A prime concern of the Board during the financial year 2016 – 2017 continued to be to maintain the Association's properties to a high standard for both current and future residents, recognising adherence to key elements of the Decent Homes Standard. In the light of this, Estuary Housing Association was commissioned to undertake a comprehensive stock condition survey of all three residences on behalf of Maldon Housing Association. Results of this provided confirmation that the buildings are in satisfactory condition, with no significant work needed immediately. The survey gave useful indications of maintenance work that may be needed in future years, enabling trustees, under the guidance of the Property Committee, to prioritise work needed to maintain and improve residences.

During 2016-2017, as well as completion of four bathroom adaptations to level access wet rooms, a programme for inspecting and maintaining the cold water supply was instituted in accordance with regulations governing control of legionella. At Berridge House some of the sewage pipes were replaced, emergency lighting was installed and distribution boards in the flats were replaced. In each property improvements to décor in the communal areas were completed, particularly new carpeting in Fairfield and Berridge House, due attention being given in the latter to the need for appropriate visible edging on steps to ensure the safety of visually impaired residents.

The Board maintains firm focus on its obligations to protect the financial security of the Association and its existing assets. However, as increasing enquiries and applications for accommodation are made through the website and the waiting list for a flat in Maldon Housing Association's properties is substantial, the Board continues to explore ways in which the charity may develop to assist more of Maldon's aging population to sustain an independent lifestyle comparable to that of the existing residents.

Dialogue with Maldon District Council has been maintained in order to ensure that the Association may participate in any appropriate projects or opportunities that arise as the local authority establishes a firm plan for provision of accommodation for elderly inhabitants of Maldon in the light of ongoing housing development in the area. Likewise, the Board of Trustees has continued informal discussions with almshouses and small housing associations with similar aims with a view to considering possible partnerships in future years should this become advantageous under any funding constraints that may be applied by central government.

The Association is mindful of possible growth options. Nonetheless, the priority of the Board of Trustees is to maintain the Association's long-term financial security.

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TRUSTEES' REPORT YEAR ENDED 31 MARCH 2017

Financial review

Maldon Housing Association, as part of its prudent financial planning, maintains cash reserves primarily to ensure that the organisation can continue to provide services to residents for a period of six months in the unlikely event that income is not received. In addition, the Association holds a number of financial bequests that are used to fund specific matters detailed in each individual bequest.

The Board of Trustees has agreed the following designation of reserves, totalling £615,856:

<u>Designated reserves</u>	£
6 month Operational Reserve	180,000
Future major works to housing properties	396,529
Miss B. J. Abberley bequest to be used in respect of residents' welfare.	32,508
Mrs E. Mott bequest to be used in respect of residents' welfare	3,075
Miss B. Weaver bequest to be used for the welfare of residents in Fairfield House.	2,178
Miss J. Barwell bequest to be used for the welfare of residents in Fairfield House.	1,506
Mrs J. Jelbart bequest to be used for personal items required by a resident on emergency admission to hospital.	60

Cash reserves, together with day-to-day income, are invested with a number of financial institutions under the following criteria:

- The investment level in any one institution is covered by the Financial Services Compensation Act.
- Cash is available to be drawn down to meet cash flow requirements.
- The investment achieves the best financial return with a minimum level of risk.

While the Board reviews the investment policy annually, investment performance is reviewed at both Board and Finance Committee meetings.

The surplus for the financial year ended 31 March 2017 was £31,554. This is stated after £149 being transferred to designated reserves.

The income for the year 2016 – 2017, totalling £461,797, primarily comprises rents/maintenance contributions, service and support charges and the release of Social Housing grants. The percentage increase in income (excluding grant income) compared to the previous year is 14.81%. Donation income during the year was £5,691.

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TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2017

The increase in trading income is consistent with the Homes and Communities Agency requirements for rent/maintenance contribution increases and the Association's calculation of service charge costs.

The expenditure during 2016 – 2017 mainly comprises costs associated with provision of the support and alarm service, maintenance costs associated with the upkeep of the Association's properties and administrative costs. The increase in these costs during the year is mainly as a result of an increase in the planned, cyclical and adaptation works.

The Association paid £1,321 to the National Housing Federation in respect of an Indemnity Policy protecting all trustees, committee or staff members from claims made against them in their capacity as representatives of the organisation.

The trustees confirm that, as far as they are aware, there is no relevant audit information of which the Association's auditor is unaware. They have taken all steps that they should have taken, as trustees, in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Plans for the future

In January 2017, the trustees met for a day of strategic planning to discuss key elements of governance, ensuring full compliance with the current requirements of governing authorities, and to consider various options for expansion and development of the Association. Comprehensive discussion enabled clear-sighted planning so that the Association may take advantage of opportunities that may arise as Maldon District Council addresses the need for future provision of levels of supported accommodation for the aging population that characterises the changing demographic in the Maldon area.

Auditors

Scrutton Bland LLP were appointed as auditors during the period under review and have signified their willingness to continue in office. A resolution proposing auditor appointment will be put to the AGM.

Small company provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

MALDON HOUSING ASSOCIATION LIMITED
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TRUSTEES' REPORT
YEAR ENDED 31 MARCH 2017

Small charity provisions

As a result of adoption of Bulletin 1 released by the Charity Commission, the Association has taken exemption from presenting a statement of cashflows.

Registered office:

Fairfield House
33 Fambridge Road
Maldon
Essex
CM9 6AD

Signed by order of the trustees:

Mrs A Shields
Chief Executive

Approved by the trustees on: 16/8/2017

MALDON HOUSING ASSOCIATION LIMITED

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STATEMENT BY THE BOARD IN RESPECT OF INTERNAL FINANCIAL CONTROL

The Board of Trustees is responsible for maintaining a system of internal financial control, for safeguarding the financial assets of the Association, for taking reasonable steps for the detection of fraud and other irregularities and for ensuring the Association's efficient operation. It is acknowledged that the system in place can provide only reasonable and not absolute assurance against material misstatement or loss. This system is reviewed regularly by the Board.

The Association applies a risk management cycle to identify, analyse, control and monitor strategic and operational risks, including fraud. A Risk Management Policy sets out how this will be done. Key areas of risk are

- Governance and Management / Operational / Financial; and
- Environmental and External / Compliance with Law and Regulation.

Internal control audits ensure that the risk management cycle is applied. Such audits are carried out once a quarter, normally by two trustees, a report then being submitted to the Board, aiming to ensure adequate and effective implementation of:

- (i) The formal policies and procedures put in place by the Board for setting clear lines of responsibility and effective financial control over the various areas of the Association's activities;
- (ii) The procedures for the identification, preparation and adoption of a detailed internal audit programme covering the Association's activities;
- (iii) The provision of accurate management accounts, preparation of budgets including projected balance sheets, cash flow forecasts and regular comparison of management accounts against budgets and reports on variances and the need to consider budget changes; and
- (iv) The periodic review by the Board of the overall effectiveness of the system.

The Board is pleased to report that no significant failings or weaknesses have been found during the year under review which have resulted, or are considered likely to result, in any material loss, contingency or uncertainty. Any minor suggestions for improvement have been absorbed as part of the Association's procedures.

INDEPENDENT AUDITOR'S REPORT TO THE BOARD MEMBERS OF MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

YEAR ENDED 31 MARCH 2017

We have audited the financial statements of Maldon Housing Association Limited for the year ended 31 March 2017 on pages 16 to 31. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the Association'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 Association's members those matters we are required to state to them in the 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.

Respective responsibilities of the trustees and auditor

The Trustees' (who are also the directors of Maldon Housing Association Limited for the purpose of company law) responsibilities for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Trustees' Responsibilities.

Our responsibility is to audit and express an opinion on the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK). These standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

We report to you our opinion as to whether the financial statements give a true and fair view, have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and have been prepared in accordance with the Companies Act 2006, the Accounting Requirements for Registered Social Housing Providers Accounting Direction 2012 and the Housing and Regeneration Act 2008. We also report to you if, in our opinion, the Trustees' Report and Chairman's Report is consistent with the financial statements.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Association's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Trustees; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Trustees' Report and Chairman's Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

INDEPENDENT AUDITOR'S REPORT TO THE BOARD MEMBERS OF MALDON HOUSING ASSOCIATION LIMITED (Company Limited by Guarantee)

YEAR ENDED 31 MARCH 2017

Opinion

In our opinion:

- the financial statements give a true and fair view of the state of the Association's affairs as at 31 March 2017 and of its income and expenditure for the year then ended;
- the financial statements have been properly prepared in accordance with the Companies Act 2006, the Accounting Requirements for Registered Social Housing Providers Accounting Direction 2012 and the Housing and Regeneration Act 2008: and the Statement of Recommended Practice for Registered Social Housing Providers.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements and conforms to all applicable laws and required standards.

Matters on which we are required to report by exception

We have **nothing to report** in respect of the following matters where 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;
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption in preparing the Trustees' Annual Report.

Tim O'Connor (Senior Statutory Auditor)

SCRUTTON BLAND LLP
Chartered Accountants and Statutory Auditor

820 The Crescent
Colchester Business Park
Colchester
Essex
CO4 9YQ
21/8/2017

MALDON HOUSING ASSOCIATION LIMITED
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STATEMENT OF COMPREHENSIVE INCOME (INCLUDING INCOME AND EXPENDITURE ACCOUNT)
YEAR ENDED 31 MARCH 2017

	Notes	Unrestricted funds £	Restricted funds £	Total funds £	Total 2016 £
Turnover	3	461,797	-	461,797	404,979
Operating expenditure	3	(416,490)	(13,195)	(429,685)	(388,928)
Other income		5,691	-	5,691	21,264
Operating surplus/(deficit)	3	50,998	(13,195)	37,803	37,315
Other interest receivable and similar income	4	1,123	-	1,123	2,276
Interest payable and similar charges	5	(7,223)	-	(7,223)	(7,008)
Total comprehensive income for the year		44,898	(13,195)	31,703	32,583
Net transfer to designated reserves	11	(149)	-	(149)	(27,050)
Total comprehensive income for the year after transfers		£ 44,749	£ (13,195)	£ 31,554	£ 5,533

There are no recognised gains or losses in this or the prior year other than those included in the statement of comprehensive income.

Total comprehensive income for the year ended 31 March 2016 included operating expenditure of £1,805 and other income of £15,000, both in respect of restricted funds.

Name:
Trustee

Signature:

Name:
Trustee

Signature:

Name:
Secretary

Signature:

Date: 16/8/2017

MALDON HOUSING ASSOCIATION LIMITED
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STATEMENT OF CHANGES IN EQUITY
YEAR ENDED 31 MARCH 2017

	Designated reserves £	Unrestricted Income and expenditure account £	Restricted Income and expenditure account £	Total £
At 1 April 2015	588,657	173,467	-	762,124
Surplus for 2015/16	-	19,388	13,195	32,583
Transfers between funds for 2015/16	27,050	(27,050)	-	-
At 31 March 2016	615,707	165,805	13,195	794,707
Surplus/(deficit) for 2016/17	-	44,898	(13,195)	31,703
Transfers between funds for 2016/17	149	(149)	-	-
At 31 March 2017	<u>£ 615,856</u>	<u>£ 210,554</u>	<u>£ -</u>	<u>£ 826,410</u>

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

BALANCE SHEET
AS AT 31 MARCH 2017

	Notes	2017 £	Restated 2016 £
Fixed assets			
Housing properties	6(a)	1,387,335	1,415,268
Other fixed assets	6(b)	11,833	14,158
		<u>1,399,168</u>	<u>1,429,426</u>
Current assets			
Investments		98,588	53,550
Debtors	7	12,703	14,846
Cash and cash equivalents		152,965	150,787
		<u>264,256</u>	<u>219,183</u>
Creditors: amounts falling due within one year	8	<u>(66,502)</u>	<u>(59,147)</u>
Net current assets		197,754	160,036
Creditors: amounts falling due after more than one year	9	<u>(770,512)</u>	<u>(794,755)</u>
Net assets		<u>£ 826,410</u>	<u>£ 794,707</u>
Capital and reserves			
Designated reserves	12	615,856	615,707
Income and expenditure account - unrestricted	13	210,554	165,805
Income and expenditure account - restricted	13	-	13,195
		<u>£ 826,410</u>	<u>£ 794,707</u>
Members' funds		<u>£ 826,410</u>	<u>£ 794,707</u>

These financial statements have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006 and with the Financial Reporting Standard 102.

The financial statements were approved by the Board members on 16/8/2017 and signed on their behalf by:

Name: _____ **Signature:** _____
Trustee

Name: _____ **Signature:** _____
Trustee

Name: _____ **Signature:** _____
Secretary

Company Registration Number: 05972159

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2017

1 GENERAL INFORMATION

The Association is registered under the Companies Act 2006, registered number 05972159 as a company limited by guarantee and was incorporated on 19 October 2006. It is also registered under Section 13 of the Housing Act 1974 for the purpose of receiving grants and other forms of assistance. The Association registered with the Charity Commission on 7 August 2007.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) *Statement of compliance and basis of accounting*

The principal accounting policies of the Association are set out in the following paragraphs. These financial statements are prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 (FRS 102). The financial statements are based on the National Federation of Housing Associations' "Statement of Recommended Practice" (Accounting by Registered Social Housing Providers) and the Statement of Recommended Practice "Accounting and Reporting by Charities" published in 2015 and comply with the Accounting Requirements for Registered Social Housing Providers Accounting Direction 2012.

In preparing these financial statements, the Association has taken advantage of Bulletin 1 from the Charity Commission.

(b) *Turnover*

Turnover represents rental and maintenance contributions and service charges and support services income receivable net of voids. It also includes the release of deferred Social Housing Grant income [see 2(d)].

(c) *Mortgages*

Mortgage loans are advanced by banks and building societies under the terms of individual mortgage deeds in respect of each property. Interest charges on such mortgages are recognised as an expense when incurred.

(d) *Government grants*

In accordance with the SORP, social landlords that account for their housing properties at cost must recognise government grants in accordance with the accrual model. Social Housing Grants are therefore held on the Balance Sheet and released to income over the useful life of the housing properties.

(e) *Fixed assets - Housing land and buildings*

Freehold housing properties are stated at cost together with incidental costs of acquisition, administration costs and interest up to the date of completion.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (continued)

(f) Depreciation

(i) Housing land and buildings

Freehold land is not depreciated. Depreciation is charged so as to write down the cost of freehold housing properties other than freehold land to their estimated residual value on a straight line basis over their expected useful economic lives at an annual rate of 2%.

(ii) Existing properties

Amounts are capitalised where required by the Statement of Recommended Practice. In doing so their useful economic lives are considered for the purposes of depreciation. Amounts capitalised are included within the fixed asset note whilst items of a revenue nature are charged to the Statement of Financial Activities. Whilst amounts capitalised comprise both replacement components and improvements, no distinction is made due to the similar nature of the relevant assets: the implications of component accounting are not deemed to be material to the Association's financial statements.

(iii) Other fixed assets

Office furniture, fittings and equipment are depreciated over their expected economic useful lives at the following annual rates:

Mobility scooters	- 25% reducing balance
Furniture, fittings and equipment	- 10% - 20% straight line or reducing balance
Computer equipment	- 25% straight line

Equipment with a short life such as washing machines, televisions, fridges and cookers are accounted for on a replacement basis.

(g) Future major repairs reserve

Provision is made by transfer to a designated reserve for future major repairs. No accrual or provision is made for cyclical maintenance, it being the Association's policy to maintain its properties in accordance with the planned programme of works, as this is accounted for when incurred.

(h) Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned within the Statement of Comprehensive Income on the basis of the costs of the staff directly engaged on the operations dealt with in these financial statements.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (continued)

(i) *Taxation*

Maldon Housing Association Limited is a charity within the meaning of the Charities Act 2011 and as such is a charity within the meaning of Part 11, Corporation Tax Act 2010. Accordingly Maldon Housing Association Limited is potentially exempt from taxation in respect of income or gains received within categories covered by Part 11, Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied exclusively to its charitable purposes.

(j) *Financial instruments*

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets or financial liabilities:

- Short term debtors (financial assets) are measured at the transaction price.
- Short term creditors and loans (financial liabilities) are measured at the transaction price.

(k) *Supporting People income and expenditure*

Supporting People is a programme providing contractual arrangements for the provision of housing related support to certain individuals.

Maldon Housing Association has been granted access to Supporting People monies and ensures it accounts for such income and expenditure in the prescribed manner.

(l) *Designated reserves*

The trustees regularly review the need for reserves in respect of future operational expenditure and future major works to housing properties.

As part of this review monies may be transferred to or from Revenue Reserve funds in order to derive an appropriate level of designated funds.

Further balances representing Bequest funds are also designated and information regarding all designated reserves can be found within Note 10 to the financial statements.

(m) *Restricted reserves*

Income received for restricted purposes is taken to a restricted reserve until such time as expenditure for the restricted purposes is incurred.

(n) *Operating lease agreements*

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (continued)

(o) Statement of cashflows

The Association has adopted Bulletin 1 from the Charity Commission and has taken advantage of the exemption from presenting a statement of cashflows.

(p) *Public benefit entity*

The Association meets the definition of a public benefit entity as its primary purpose is to provide a service for social benefit. In addition, the Association's equity is provided with a view to supporting the entity's primary objectives rather than with a view to providing a financial return to equity providers, shareholders or members. The trustees have had regard to the Charity Commission's guidance on public benefit in reviewing the aims and objectives of the Association and in planning future activities; they have complied with their duties as set out in Section 17 of the Charities Act 2011.

(q) *Going concern*

After reviewing the entity's forecasts and projections, the Trustees have a reasonable expectation that the entity has adequate resources to continue in operational existence for the foreseeable future. The entity therefore continues to adopt the going concern basis in preparing its financial statements.

(r) *Cash and cash equivalents*

Cash equivalents are recognised as such and included with other cash balances where they represent short term, highly liquid investments that are readily convertible to known amounts of cash without being subject to a significant change in value.

(s) *Significant judgements and estimates*

The Trustees are of the view that housing properties are correctly classified as tangible fixed assets, as opposed to investments or being disclosed under a separate heading. This decision is based on the fact that the income derived from these properties includes an element of social benefit.

(t) *Investments*

Current asset investments represent cash deposits that are placed with approved institutions.

(u) *Comparatives*

Certain comparative figures have been restated for reasons of comparability.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

3 OPERATING SURPLUS

	2017 £	2016 £
Income from lettings		
Rents/maintenance contributions	238,771	235,170
Service charges	186,320	126,122
Charges for support services	18,032	23,277
Scooter rental	50	-
Less : Rent losses from voids	(2,631)	(845)
Add : Social Housing Grant release	21,255	21,255
	<u>£ 461,797</u>	<u>£ 404,979</u>
Other income		
Grant income and donations	£ 5,691	£ 21,264
	<u>£ 467,488</u>	<u>£ 426,243</u>
Expenditure on letting activities		
Service costs	171,888	163,831
Management costs	88,376	79,658
Routine maintenance costs	141,488	117,506
Property depreciation	27,933	27,933
	<u>£ 429,685</u>	<u>£ 388,928</u>
Operating surplus	<u>£ 37,803</u>	<u>£ 37,315</u>

Grant income and donations include restricted income of £Nil (2016 : £15,000) of which £13,195 (2016 : £1,805) has been applied through expenditure on letting activities during the year. The operating surplus therefore includes £Nil (2016 : £13,195) in respect of restricted funds, as explained further in note 11.

4 OTHER INTEREST RECEIVABLE AND SIMILAR INCOME

	2017	2016
Interest on deposits	£ 1,123	£ 2,276
	<u>£ 1,123</u>	<u>£ 2,276</u>

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

5 INTEREST PAYABLE AND SIMILAR CHARGES

	2017 £	2016 £
Orchardbrook	5,960	5,981
National Westminster Bank	-	9
Nationwide Building Society	1,263	1,018
	<u>£ 7,223</u>	<u>£ 7,008</u>

6 FIXED ASSETS

(a) Housing properties - freehold

	Total £
Cost	
At 1 April 2016 and 31 March 2017	<u>1,862,193</u>
Depreciation	
At 1 April 2016	446,925
Charge for the year	27,933
At 31 March 2017	<u>474,858</u>
Book value	
At 31 March 2017	<u>£ 1,387,335</u>
At 31 March 2016	<u>£ 1,415,268</u>

Although fixed assets are not revalued, the Trustees are satisfied that the aggregate value of assets is in excess of the value included in the financial statements.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

6 FIXED ASSETS - (continued)

(b) Other fixed assets

	Mobility scooters £	Furniture, fittings and equipment £	Computer equipment £	Total £
Cost				
At 1 April 2016	1,099	111,059	2,782	114,940
Additions	-	-	-	-
Disposals	-	(113)	(70)	(183)
	<u>1,099</u>	<u>110,946</u>	<u>2,712</u>	<u>114,757</u>
At 31 March 2017				
Depreciation				
At 1 April 2016	558	98,680	1,544	100,782
Charge for the year	135	1,428	676	2,239
Disposals	-	(38)	(59)	(97)
	<u>693</u>	<u>100,070</u>	<u>2,161</u>	<u>102,924</u>
At 31 March 2017	<u>£ 406</u>	<u>£ 10,876</u>	<u>£ 551</u>	<u>£ 11,833</u>
At 31 March 2016	<u>£ 541</u>	<u>£ 12,379</u>	<u>£ 1,238</u>	<u>£ 14,158</u>

7 DEBTORS

	2017	2016
Other debtors and prepayments	<u>£ 12,703</u>	<u>£ 14,846</u>

No loans have been made or are outstanding to Board members, officials or employees.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

8 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2017 £	2016 £
Loans (secured – see note 9)	2,106	2,106
Other creditors and accruals	43,141	35,786
Deferred grant income	21,255	21,255
	<u>£ 66,502</u>	<u>£ 59,147</u>

9 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

Loans on mortgage secured by a charge on the Association's housing land and buildings:

	2017 £	2016 £
Deferred grant income	680,148	701,401
Loans	90,364	93,354
	<u>£ 770,512</u>	<u>£ 794,755</u>

Total loans

Orchardbrook	54,523	54,801
Nationwide Building Society	37,947	40,659
	<u>£ 92,470</u>	<u>£ 95,460</u>

Debt due within one year	2,106	2,106
Debt due after more than one year :		
- Repayable in one to two years	2,106	2,106
- Repayable in two to five years	6,319	6,319
- Repayable after five years (all repayable by instalments)	81,939	84,929
	<u>£ 92,470</u>	<u>£ 95,460</u>

The loan advanced by Orchardbrook to finance the development of housing land and buildings will be repayable by equal annual instalments over 60 years, the last instalment of which falls to be repaid on 31 August 2045. Interest is charged at a rate of 10.875% per annum.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

9 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR (continued)

The Nationwide Building Society loan was initially taken out in September 1993 in order to redeem the loans with the Housing Corporation (effectively now the Homes and Communities Agency) and the local authority and to finance the cost of new windows for Berridge House. The loan is for 35 years, the last instalment of which falls to be repaid on 31 August 2028. The interest rate is variable.

10 COMPANY LIMITED BY GUARANTEE

The company does not have share capital and is limited by the guarantee of its nine members. If the company is dissolved while each person remains a member, or within twelve months afterwards, each member promises to pay up to £10 towards the costs of dissolution and the liabilities incurred by the company while he or she was a member.

11 RECONCILIATION OF MOVEMENTS ON RESERVES

	Unrestricted funds designated (note 12) £	Unrestricted funds other £	Restricted funds £	Total funds £	Total 2016 £
Surplus/(deficit) on ordinary activities for the financial year before transfers	-	44,898	(13,195)	31,703	32,583
Net transfer to designated reserves	149	(149)	-	-	(27,050)
Surplus/(deficit) for the financial year after transfers	149	44,749	(13,195)	31,703	5,533
Opening revenue reserve funds at 1 April 2016	615,707	165,805	13,195	794,707	173,467
Closing revenue reserve funds at 31 March 2017	£ 615,856	£ 210,554	£ -	£ 826,410	£ 179,000

Contained in the above revenue reserve is an amount of £Nil (2016 : £13,195) which is restricted for the use of carrying out bathroom adaptation works. This comprises £Nil of incoming resources (2016 : £15,000) and £13,195 of expenditure (2016 : £1,805) as per Note 3.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

12 DESIGNATED RESERVES

	Reserve for operational expenditure £	Reserve for future major works to housing properties £	Miss BJB Abberley bequest fund £	Mrs E Mott bequest fund £	Weaver bequest fund £	Miss J Barwell bequest fund £	J Jelbert bequest fund £	Total £
At 1 April 2016	180,000	396,529	33,490	1,633	2,175	1,820	60	615,707
Transfer (to)/from revenue reserve funds	-	-	(982)	1,442	3	(314)	-	149
At 31 March 2017	<u>£ 180,000</u>	<u>£ 396,529</u>	<u>£ 32,508</u>	<u>£ 3,075</u>	<u>£ 2,178</u>	<u>£ 1,506</u>	<u>£ 60</u>	<u>£ 615,856</u>

Further details regarding the various funds are included within the Trustees' Report.

Rent Surplus Fund – forming part of the future major works reserve

	2017	2016
Balance at 1 April 2016 and 31 March 2017	<u>£ 8,845</u>	<u>£ 8,845</u>

The rent surplus fund is calculated according to Homes and Communities Agency requirements.

MALDON HOUSING ASSOCIATION LIMITED
 (Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

13 RECONCILIATION OF MOVEMENTS ON RESERVES

	Tangible fixed assets £	Net current assets £	Long term liabilities £	Total £
Restricted funds	-	-	-	-
Unrestricted funds				
Designated	615,856	-	-	615,856
General	783,312	197,754	(770,512)	210,554
	<u>1,399,168</u>	<u>197,754</u>	<u>(770,512)</u>	<u>826,410</u>
Total funds	<u>£ 1,399,168</u>	<u>£ 197,754</u>	<u>£ (770,512)</u>	<u>£ 826,410</u>

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

14 EMPLOYEE AND OTHER COSTS INCLUDING TRUSTEES

	2017	2016
	£	£
a) Staff costs during the year		
Wages and salaries	170,586	144,859
Social security costs	12,268	9,464
Pension contributions	2,764	1,645
	£ 185,618	£ 155,968
	<u>13</u>	<u>14</u>
The average number of persons employed by the Association during the year was		
	<u>6</u>	<u>6</u>
The average number of persons employed by the Association on a full time equivalent basis, during the year was		
b) Emoluments of the Chief Executive	£ 45,081	£ 39,053
c) Auditor's remuneration (excluding VAT)	£ 5,450	£ 5,300

The amount of remuneration paid to the senior management team amounted to £128,513 (2016 : £109,368).

The Association operates a stakeholder pension scheme on behalf of certain officials and employees. During the period pension contributions of £983 (2016 : £1,329) were made on behalf of the Chief Executive. These are included in the emoluments of 13b), above.

Transactions, including the reimbursement of expenses, with board members were immaterial during the year. All transactions involving organisations in which a member of the board may have an interest are conducted at arm's length.

15 ACCOMMODATION IN MANAGEMENT

	2017	2016
Number of units of housing accommodation		
At 1 April 2016 and 31 March 2017	<u>57</u>	<u>57</u>

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2017

16 CONTROL

The Association is controlled by the Board of Trustees. No one individual has overall control.

17 OPERATING LEASE COMMITMENTS

At 31 March 2017 the company had total commitments under non-cancellable operating leases as follows:

Expiry date:	2017	2016
	£	£
Within 1 year	5,492	5,492
Between 1 and 2 years	660	5,492
Between 2 and 5 years	660	1,321
	<u>£ 6,812</u>	<u>£ 12,305</u>

During the year the company paid a total of £5,492 (2016 : £5,489) in relation to commitments under non-cancellable operating leases.

18 FINANCIAL INSTRUMENTS

	2017	2016
Financial assets		
Financial assets measured at the transaction price	<u>£ 989</u>	<u>£ 741</u>
Financial liabilities		
Financial liabilities measured at the transaction price	<u>£ 829,814</u>	<u>£ 847,737</u>

Financial assets measured at the transaction price comprise trade debtors.

Financial liabilities measured at the transaction price comprise trade creditors, other creditors, bank loans, accruals and deferred grant income.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

MANAGEMENT INFORMATION
YEAR ENDED 31 MARCH 2017

**The following pages do not form part of the statutory financial statements
which are subject of the independent auditor's report on pages 14 to 15**

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

DETAILED INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 31 MARCH 2017

	Berridge House £	Deed House £	Fairfield House £	Total 2017 £	2016 £
Turnover					
Rents/maintenance contributions	83,895	81,282	73,594	238,771	235,170
Service charges	61,590	61,063	63,667	186,320	126,122
Charges for support services	6,335	6,007	5,690	18,032	23,277
Voids	(795)	(924)	(912)	(2,631)	(845)
Scooter rental	-	-	50	50	-
Social Housing grant release	7,085	7,085	7,085	21,255	21,255
	<u>158,110</u>	<u>154,513</u>	<u>149,174</u>	<u>461,797</u>	<u>404,979</u>
General grant income and donations				<u>5,691</u>	<u>21,264</u>
Total income				<u>467,488</u>	<u>426,243</u>
Expenditure					
Direct property management costs					
Adaptations	461	6,550	16,145	23,156	1,995
Routine repairs	5,888	6,720	5,589	18,197	34,529
Communal repairs	5,464	6,319	6,811	18,594	28,782
Cyclical maintenance	7,886	808	5,106	13,800	12,455
Equipment renewal	49	310	550	909	6,513
Planned maintenance	17,215	9,810	1,430	28,455	2,704
Consultancy and professional fees	1,760	2,170	1,760	5,690	1,066
General expenses	1,538	1,614	1,612	4,764	1,447
Support staff salaries	19,776	19,860	19,775	59,411	57,412
Handyman salary	2,101	2,102	2,101	6,304	-
Gas	10,442	9,905	11,346	31,693	30,762
Electricity	1,913	1,913	1,913	5,739	8,083
Support Manager's telephone	751	892	724	2,367	1,555
Cleaners	2,558	2,558	2,558	7,674	7,067
Alarm system	1,215	772	893	2,880	3,084
Contracts	2,190	3,961	2,689	8,840	23,685
Garden maintenance	1,542	917	1,562	4,021	4,964
Depreciation	9,883	9,884	9,883	29,650	29,784
Property insurance	2,142	2,141	2,142	6,425	6,615
Water rates	90	1,251	(157)	1,184	859
Office salaries	9,623	9,623	9,623	28,869	16,446
	<u>104,487</u>	<u>100,080</u>	<u>104,055</u>	<u>308,622</u>	<u>279,807</u>
Carried forward					

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

DETAILED INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 31 MARCH 2017

	2017	2016
	£	£
Brought forward	308,622	279,807
Administrative expenses		
Salaries and expenses	77,884	69,028
Audit and accountancy fees (including VAT)	11,115	6,463
NFHA subscription and other fees	2,422	2,662
Telephone	1,470	1,134
Office expenses	4,549	3,754
Office rates	174	173
General expenses	635	2,607
Stationery	1,152	641
Bank charges	1,374	2,508
Legal and professional fees	20	-
Consultancy fees	9,525	8,573
Training	4,186	3,321
Depreciation	522	623
Electricity	276	389
Cleaning	141	129
Repairs, redecoration and equipment renewal	3,194	1,783
Fundraising costs	2,424	4,204
Advertising and recruitment	-	970
Bad debts written off	-	159
	121,063	109,121
Total expenditure	429,685	388,928
Income less expenditure	37,803	37,315
Operating surplus	37,803	37,315
Other interest receivable	1,123	2,276
Interest payable	(7,223)	(7,008)
Surplus for the year (before transfers)	£ 31,703	£ 32,583