



Mutual Societies Annual Return Form (AR30)

For societies registered under the Co-operative and Community Benefit Societies Act 2014

Society name:

Effingham Housing Association

Important information you should read before completing this form

You must use this form if you are a:

- registered society (previously referred to as an 'industrial and provident society')
- co-operative society
- community benefit society

registered under the Co-operative and Community Benefit Societies Act 2014.

You must submit this form and the society's accounts within 7 months of the end of your financial year. Failure to submit is an offence for which the society may be prosecuted.

Please note:

- we have an information note that may assist you in completing this application
- any personal details you give on the form will be placed on the society's public file.
- it is important you give accurate and complete information and disclose all relevant information. If you do not, it may take us longer to process your annual return.

Please keep a copy of the form and supporting documents for future reference.

Terms in this form

'FCA', 'PRA', 'us' and 'we' refer to the Financial Conduct Authority or Prudential Regulation Authority.

'You' refers to the person signing the form on behalf of the society.

'The 2014 Act' is the Co-operative and Community Benefit Societies Act 2014





Mutual Societies Annual Return Form (AR30)

For societies registered under the Co-operative and Community Benefit Societies Act 2014

Filling in the form

1 If you are using your computer to complete the form:

- use the TAB key to move from question to question and press SHIFT TAB to move back to the previous question; and
- print the completed form and arrange for it to be signed by all relevant individuals.

2 If you are filling in the form by hand:

- use black ink;
- write clearly; and
- arrange for it to be signed and dated by all relevant individuals.

3 If you make a mistake, cross it out and initial the changes; do not use correction fluid.

4 If you:

- leave a question blank;
- do not get the form signed; or
- do not attach the required supporting information

without telling us why, we will treat the application as incomplete. This will increase the time taken to assess your application.

5 If there is not enough space on the form, you may use separate sheets of paper. Clearly mark each separate sheet of paper with the relevant question number. Any separate sheets should be signed by the signatories to the form.

6 Email a scanned copy of the signed form and supporting documents to

mutualsannrts@fca.org.uk

or send it by post to:

Mutuals Team
Financial Conduct Authority
25 The North Colonnade
Canary Wharf
LONDON
E14 5HS

7. Please make sure you include:

- this form
- a set of printed accounts – signed by two members and the secretary (3 signatures in total)
- an audit report or accountant's report where required; and
- any supporting documents.

1

Details of society

1.1 Details of the society

Register number	17008R
Registered office address	Effingham Housing Association 6 Crossways Effingham Surrey
Postcode	KT24 5LW

1.2 Year end date (dd/mm/yyyy)

See Note 1.2

3	1	/	0	1	/	2	0	1	8
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Committee of management

If you are a club you do not need to give a year of birth in questions 1.3-1.6.

The names of the members of the Committee at the date on which the return is signed should be entered below in BLOCK CAPITALS.

1.3 Details of Chairman

Name	Mr P N Jubert
Address	MANOR BARN HOUSE BROWNS LANE EFFINGHAM
Postcode	KT24 5NL
Year of birth	1951
Business occupation and other directorships	COMPANY DIRECTOR WOODHARRIS LTD, TZAR PRO

1.4 Details of Treasurer

Name	MR G DOUGHERTY
Address	CHESTNUTS LOWER FARM ROAD EFFINGHAM
Postcode	KT24 5JJ
Year of birth	1964
Business occupation and other directorships	ACCOUNTANT

1.5 Details of Secretary

Name	MRS C WARREN
Address	6 BARNES WALLIS CLOSE EFFINGHAM
Postcode	KT24 5GA
Year of birth	1968
Business occupation and other directorships	PARTNER IN A HARDWARE SHOP

1.6 Details of Members of the Committee

Name	Address	Year of birth	Business occupation and other directorships
MR K CORNWELL	HOMEFARM HOUSE THE STREET EFFINGHAM KT24 5ZP	1936	CORNWELL BUSINESS CONSULTANTS
MR B KELLY	BRIDGELLIS ORESTAN LANE EFFINGHAM KT24 5SH	1962	COMPANY CHAIRMAN DIRECTOR OF OVERSEAS MARKETING SERV LTD
MR S PEACH	MANOR BARN COTTAGE THE STREET EFFINGHAM	1967	BUILDING SOCIETY EMPLOYEE
MR K WALKER	TINKERS END ORESTAN LANE EFFINGHAM KT24 5SW	1946	CHARTERED ENGINEER RETIRED
MRS L WYNNE- GRIFFITHS	THE OLD VICARAGE CHURCH STREET EFFINGHAM KT24 5LX	1960	VOLUNTEER FOR HOME START
		yyyy	

Please use separate sheets of paper if you need more space, following the instructions provided in section 5 above.

Please indicate how many separate sheets of paper you have used

Please continue, answering all questions.

- 1.7 Are any members of the society's committee disqualified as directors under the Company Director Disqualification Act 1986?**

☒ No
☐ Yes

- 1.8 Does the society carry out any activity which is regulated under the Financial Services and Markets Act 2000? (e.g. accepting deposits in a form other than withdrawable shares; offering insurance products; undertaking residential mortgage business). If 'yes' please state the society's Financial Services Register firm reference number**

☒ No
☐ Yes

Financial Services Register firm reference number

- 1.9 Is the society a subsidiary of another society?**

☒ No
☐ Yes

- 1.10 Does the society have one or more subsidiaries?**

☒ No
☐ Yes

- 1.11 Is the society currently accepted by the HM Revenue and Customs as a charity for tax purposes?**

☐ No
☒ Yes

Please confirm you have attached a copy of the letter from HM Revenue and Customs confirming charitable tax status:

☒ Yes

- 1.12 Is this society a charity registered with the Office of the Scottish Charity Regulator (OSCR)?**

☒ No
☐ Yes ► provide your Scottish Charity number below

- 1.13 Is the society registered with one of the following (please tick)?**

☐ Homes and Communities Agency
☐ The Welsh Ministers
☐ Scottish Housing Regulator

NO

If so, please provide your register number

All societies must answer the following questions:

- if a bona fide co-operative society go to question 1.14
- if existing for the benefit of the community go to question 1.19

Bona fide co-operative society

1.14 How did members benefit from the business, industry or trade of the society during the year?

--

1.15 Is membership of the society required to obtain the benefits offered by it?

- ☐ Yes
☐ No

1.16 In what way did members participate in an ongoing basis in the society's primary business during the year?

--

1.17 How did members democratically control the society?

--

1.18 How did the society use any surplus/profit?

If the society distributed the surplus/profit to members please explain how this was done.

--

Please use separate sheets of paper if you need more space (see section 5 above)

Please indicate how many separate sheets of paper you have used.

--

Continue to 2.1

2 Statistics

Account details

2.1 You must enter the figures below

See notes for help on items E-T. Enter NIL where applicable

A	Members at beginning of year	15
B	Members ceased during year	2
C	Members admitted during year	
D	Members at end of year	15
E	Turnover for year	84575
F	Total of income and expenditure (receipts and payments added together)	120400
G	Net surplus/(deficit) for year	49584
H	Fixed assets	252848
I	Current assets	362218
J	Total assets (equal to amount in row O, below)	615066
K	Current liabilities	69323
L	Share capital	15
M	Long-term liabilities	NIL
N	Reserves	545728
O	Total liabilities, share capital & reserves (K+L+M+N) (equal to amount in J above)	615066
All societies (excluding clubs) must complete boxes P-T		
P	Investments in other registered societies	NIL
Q	Loans from members	NIL
R	Loans from Employees' Superannuation Schemes	NIL
S	Dividends on sales	NIL
T	Share interest	NIL

Community benefit society**1.19 Who are the community the society benefited?**

EFFINGHAM RESIDENTS OF RETIREMENT AGE WHO WISH TO REMAIN OR RETURN TO THE VILLAGE AND FAMILIES WHO WISH TO BRING ELDERLY RELATIONS CLOSER TO THEM

1.20 How did the society benefit that community during the year?

BY GIVING ACCOMMODATION TO 17 ELDERLY PEOPLE WITH A LOCAL CONNECTION

1.21 How did the society use any surplus/profit?

UPDATING ANY FLATS ONCE THEY BECOME EMPTY AND UPKEEP OF THE OTHERS. ALSO THIS YEAR WE GAVE EACH TENANT A DONATION TOWARDS THEIR ELECTRICITY BILLS.

Please use separate sheets of paper if you need more space (see section 5 above).
Please indicate how many separate sheets of paper you have used.

Continue to 2.1

3

The audit

3.1 Type of audit used for the attached accounts.

If the society has used a full professional audit or an accountant's report then the report must be prepared by a registered auditor.

- ☒ Full professional audit ▶ Continue to section 4
- ☐ Accountant's report ▶ Complete questions 3.2 and 3.3
- ☐ Lay audit ▶ Complete questions 3.2 and 3.3
- ☐ Unaudited ▶ Complete questions 3.2 and 3.3

3.2 Do the society's registered rules allow the society not to undertake a full professional audit?

- ☒ No
- ☐ Yes

3.3 Has the membership passed at a general meeting a resolution allowing the society not to undertake a full professional audit for the year of account in question? (In accordance with section 84 of the Co-operative and Community Benefit Societies Act 2014)

- ☒ No
- ☐ Yes

2.2 Names of subsidiaries as defined in sections 100 and 101 of the Co-operative and Community Benefit Societies Act 2014

2.3 Names of subsidiaries not dealt with in group accounts (if any) and reasons for exclusions (as approved by the FCA)

The society must have written authority from us to exclude a subsidiary from group accounts

4 Accounts and signature

Accounts

- 4.1 Date on which the accounts and balance sheet will be/were laid before the AGM (dd/mm/yyyy)

08 / 05 / 2018

- 4.2 Has your society produced accounts to the minimum standard required?

- ☒ Yes ▶ you must confirm that you have attached the accounts and the audit/accountant's report bearing the original signatures of the auditor (if required by law), the secretary and the two committee members. ☒ Attached
- ☐ No ▶ you must produce accounts to the minimum standard required, see notes for details.

Signature – all societies to complete

- 4.3 The Secretary of the society must sign and date below

I certify that the information in this form is correct to the best of my knowledge and belief.

Name	C. WARREN
Signature	<i>C. Warren</i>
Phone number	01372 450145
Email	cheryl.warren@sky.com
Date	dd/mm/yy 26/7/18.

Mutuals Public Register Number: 17008R

EFFINGHAM HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JANUARY 2018

Mutuals Registration

01 AUG 2018

Received

Mutuals Registration

27 JUN 2018

Received

BULLIMORES
Chartered Accountants
Old Printers Yard
156 South Street
Dorking
Surrey RH4 2HF

EFFINGHAM HOUSING ASSOCIATION LIMITED
INFORMATION FOR THE YEAR ENDED 31 JANUARY 2018

COMMITTEE OF MANAGEMENT:

P.N. Jubert (Chairman)

K.C. Cornwell

K.F. Walker

S. Peach

G.J. Dougherty – (Treasurer)

Mrs C.J. Warren - (Secretary)

P. Rennison - Resigned 16th March 2017

Mrs A.L. Wynne-Griffith

B.S. Kelly – 12th September 2017

REGISTERED OFFICE:

6 Crossways

Effingham

Surrey

KT24 5LW

MUTUALS PUBLIC REGISTER NUMBER:

17008R

AUDITORS:

Bullimores

Chartered Accountants

Old Printers Yard

156 South Street

Dorking

Surrey RH4 2HF

EFFINGHAM HOUSING ASSOCIATION LIMITED

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FOR THE YEAR ENDED 31 JANUARY 2018**

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EFFINGHAM HOUSING ASSOCIATION

*6 Crossways
Effingham
Surrey
KT24 5LW*

Chairman's Statement Year Ended 31st January 2018

The Association continues to rent accommodation to people of retirement age who are connected with the village and is run by a volunteer committee.

Our flats are located in 5 buildings on 2 sites in the village some of which are historically important and part of our remit is to maintain these buildings in a sensitive way that adds to the appearance of the village. Over the last few years we have been able to bring back the exterior appearance of our buildings to their original look which we feel was important.

Our greatest workload is to maintain and modernise the accommodation to keep it up to date, heat efficient and comfortable. All our properties now have modern double glazing and new heating. Many of the bathrooms have been redesigned for elderly use and one property now has a stair lift.

The Association continues to be run by an unpaid volunteer committee which carries out all management of the Association. It is through this gesture that the association is able to keep its rents competitive in comparison with other residential accommodation.

Signed



N Jubert
Chairman

EFFINGHAM HOUSING ASSOCIATION LIMITED
STATEMENT OF COMMITTEE'S RESPONSIBILITIES
FOR THE YEAR ENDED 31 JANUARY 2018

The committee of management are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

The committee of management are required to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law) including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". The financial statements are required by law to give a true and fair view of the state of affairs of the Association and of its excess of income over expenditure for that period. In preparing these financial statements, the committee of management are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis, unless it is inappropriate to presume that the Association will continue in business.

The committee of management are responsible for maintaining satisfactory systems of internal control and keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Association and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. They are 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.

EFFINGHAM HOUSING ASSOCIATION LIMITED

REVENUE ACCOUNT

FOR THE YEAR ENDED 31 JANUARY 2018

		<u>2018</u>	<u>2017</u>
		£	£
	Notes		
Turnover	7	84,575	82,885
Operating costs	8	(34,991)	(36,201)
		<hr/>	<hr/>
OPERATING SURPLUS/(DEFICIT)		49,584	46,684
Interest receivable		834	353
Other Income		0	39
		<hr/>	<hr/>
SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES FOR YEAR	9	50,418	47,076
SURPLUS BROUGHT FORWARD	6	495,310	448,234
		<hr/>	<hr/>
SURPLUS CARRIED FORWARD		<u>£545,728</u>	<u>£495,310</u>

CONTINUING OPERATIONS

None of the Association's activities were acquired or discontinued during the above two financial years.

TOTAL RECOGNISED GAINS AND LOSSES

There were no recognised gains or losses other than the surplus for the above two financial years.

EFFINGHAM HOUSING ASSOCIATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2018**

2. FIXED ASSETS - FREEHOLD HOUSING PROPERTIES

	<u>Rose Cottage</u> £	<u>Crossways</u> £	<u>Crossways Fixtures</u> £	<u>Total</u> £
COST				
At 1 February 2017	56,838	193,163	7,116	257,117
Additions	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 January 2018	56,838	193,163	7,116	257,117
	<hr/>	<hr/>	<hr/>	<hr/>
DEPRECIATION				
At 1 st February 2017	-	-	(2,846)	(2,846)
Charge for year	-	-	(1,423)	(1,423)
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 st January 2018	-	-	(4,269)	(4,269)
	<hr/>	<hr/>	<hr/>	<hr/>
NET BOOK VALUE				
At 31 January 2018	56,838	193,163	2,847	252,848
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 January 2017	56,838	193,163	4,270	254,271
	<hr/>	<hr/>	<hr/>	<hr/>

3. DEBTORS

	<u>2018</u> £	<u>2017</u> £
Other Debtors	418	374
Prepayments and accrued income	7,019	2,157
	<hr/>	<hr/>
	7,437	2,531
	<hr/>	<hr/>

4. CREDITORS

Amounts falling due within one year:

Trade Creditors	1,110	412
Accruals	4,030	3,930
	<hr/>	<hr/>
	5,140	4,342
	<hr/>	<hr/>

5. SHARE CAPITAL

Shares of £1 each, fully paid	15	17
	<hr/>	<hr/>

The shares held by members of the association hold no rights to interest, dividends or bonus. The association is a mutual association. Shareholders have no rights to the property, which would be transferred to an appropriate charitable institution or Housing Societies Charitable Trust in the event of the association winding up or being dissolved.

EFFINGHAM HOUSING ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 JANUARY 2018

6. RESERVES			
	<u>Capital Reserve</u>	<u>Revenue Reserve</u>	<u>Total</u>
At 1 st February 2017	69,323	495,310	564,633
Surplus for the year	-	50,418	50,418
At 31 st January 2018	<u>69,323</u>	<u>545,728</u>	<u>615,051</u>
		<u>2018</u>	<u>2017</u>
7. TURNOVER			
Rents receivable		84,575	82,885
8. OPERATING COSTS			
Direct property management		31,131	33,144
Administrative expenses		3,860	3,057
		<u>34,991</u>	<u>36,201</u>
9. SURPLUS ON ORDINARY ACTIVITIES			
is after charging:			
Auditors' remuneration		1,960	2,060
Remuneration of Committee of Management		Nil	Nil
Depreciation		1,423	1,423
10. NUMBER OF UNITS MANAGED		<u>17</u>	<u>17</u>
11. FINANCIAL COMMITMENT			

Work had started before the end of the year on some property renovations, including the preparation of two spaces for tumble dryers, creating a financial commitment of £13,926.

EFFINGHAM HOUSING ASSOCIATION LIMITED
INDEPENDENT AUDITOR'S REPORT TO THE COMMITTEE OF MANAGEMENT
EFFINGHAM HOUSING ASSOCIATION LIMITED
FOR THE YEAR ENDED 31st JANUARY 2018

We have audited the financial statements of Effingham Housing Association Limited for the year ended 31st January 2018 which comprise the Income and Expenditure Account, the Balance Sheet, and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Ireland".

This report is made solely to the Association's members as a body, in accordance with section 87 of the Co-Operative and Community Benefit Societies Act 2014. 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.

Respective responsibilities of the committee of management and auditor

As explained more fully in the Committee of Management's Responsibilities Statement, the Committee of Management is responsible for the preparation of financial statements which give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

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 Committee of Management, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual 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.

Opinion on financial statements

In our opinion the financial statements:

- Give a true and fair view of the state of the Association's affairs as at 31st January 2018 and of its income and expenditure for the year ended; and
- Have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including FRS 102 "The FRS applicable in the UK and Ireland" and with the Co-Operative and Community Benefit Societies Act 2014.

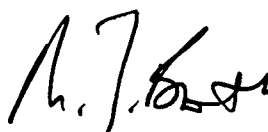
EFFINGHAM HOUSING ASSOCIATION LIMITED
INDEPENDENT AUDITOR'S REPORT TO THE COMMITTEE OF MANAGEMENT
EFFINGHAM HOUSING ASSOCIATION LIMITED (continued)
FOR THE YEAR ENDED 31st JANUARY 2018

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Co-Operative and Community Benefit Societies Act 2014 require us to report to you, if, in our opinion:

- Proper books of account have not been kept by the Association in accordance with the requirements of the legislation;
- A satisfactory system of control over transactions has not been maintained by the Association in accordance with the requirements of the legislation;
- The revenue account or the other accounts (if any) to which our report relates, and the balance sheet are not in agreement with the books of account of the Association; or
- We have not obtained all the information and explanations necessary for the purposes of our audit.

Mrs M. J. Brett FCA
Chartered Accountant and Registered Auditor
Bullimores LLP
Chartered Accountants
Old Printers' Yard
156 South Street
Dorking
Surrey
RH4 2HF



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Date:

14th May 2018

EFFINGHAM HOUSING ASSOCIATION LIMITED

BALANCE SHEET

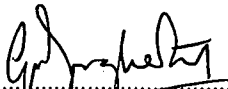
AS AT 31 JANUARY 2018


	Notes	<u>2018</u>		<u>2017</u>	
		£	£	£	£
FIXED ASSETS					
Tangible assets	2		252,848		254,271
CURRENT ASSETS					
Debtors	3	7,437		2,531	
Cash at bank and in hand		<u>359,921</u>		<u>312,190</u>	
		367,358		314,721	
CURRENT LIABILITIES					
Creditors falling due in less than one year	4	<u>5,140</u>		<u>4,342</u>	
NET CURRENT ASSETS			362,218		310,379
TOTAL ASSETS LESS LIABILITIES			<u>615,066</u>		<u>564,650</u>
CAPITAL AND RESERVES					
Share capital	5		15		17
Capital reserve	6	69,323		69,323	
Revenue account	6	<u>545,728</u>		<u>495,310</u>	
			<u>615,051</u>		<u>564,633</u>
			<u>615,066</u>		<u>564,650</u>

The financial statements on pages 3 to 4 were approved by the Committee of Management on 8/5/2018.

and were signed on its behalf by:


P.N. Jubert – Chairman


G.J. Dougherty – Treasurer


Mrs C.J. Warren – Secretary

EFFINGHAM HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JANUARY 2018

1. ACCOUNTING POLICIES

The Association is registered under the Co-Operative and Community Benefit Societies Act 2014 (replacing Industrial and Provident Societies Act 1965) and is regulated by the Financial Conduct Authority and is a public benefit entity, limited by shares and registered in England. The registered number and Registered Office address can be found on the association information page.

The principal accounting policies of the Association are set out below:

These financial statements are prepared under the historical cost convention in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The financial reporting standard applicable in the UK and Republic of Ireland".

Fixed Assets – Housing Properties (Note 2)

These are stated at cost which includes the cost of freehold land, payments to building contractors and payment of professional fees relating to the freehold property development.

Depreciation of Housing Land and Buildings

The association's policy is to maintain its property to a high standard through a continual programme of refurbishment and maintenance. In accordance with this practice depreciation is not provided on freehold properties where, in the opinion of the committee of management, the residual values (in terms of original cost) are such that any depreciation charge would be immaterial to the period and on a cumulative basis. The estimated useful economic life of the tangible fixed asset exceeds 50 years. The asset has been tested for impairment.

Depreciation is applied to Fixtures and Fittings over five years on cost.

Capital Reserve

In previous years transfers were made to capital reserve of all investment income, as this represents a small sum this year a transfer was not considered appropriate.

Social Housing Grants

Social Housing Grants are recognised as liabilities and the accruals model applied.

In previous years when developments were financed wholly or partly by Social Housing Grants (SHG), the cost of these developments was reduced by the amount of grant received. On transition to FRS 102, in the 2016 accounts, grants that related to flat conversions undertaken over 30 years ago, were treated as written down completely in prior years, and the 2015 balance sheet was restated with the grants written back to reserves.

Turnover

Turnover represents rents receivable net of rent losses from voids.

EFFINGHAM HOUSING ASSOCIATION LIMITED

DETAILED REVENUE ACCOUNT

FOR THE YEAR ENDED 31 JANUARY 2018

	<u>2018</u>		<u>2017</u>	
	£	£	£	£
INCOME				
Net income from rents	84,575		82,885	
Deposit interest	834		353	
Other Income	-		39	
	<hr/>	85,409	<hr/>	83,277
EXPENDITURE				
Estate costs:				
Repairs and maintenance	15,872		22,793	
Garden maintenance	3,830		4,057	
Electricity and Gas	1,289		1,312	
Insurance	3,915		3,559	
Replacement of heaters	-		-	
Stair lift depreciation	1,423		1,423	
Contribution to tenants' heating	4,802		-	
Overheads:				
Auditors remuneration	1,960		2,060	
Subscriptions and fees	1,166		410	
Sundry expenses	268		425	
Bank charges	105		105	
Advertising	361		57	
	<hr/>	34,991	<hr/>	36,201
Surplus/(Deficit)	<hr/>	<u>50,418</u>	<hr/>	<u>47,076</u>