



Mutual Societies Annual Return Form (AR30)

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

Society name:

Argyle Street Housing Co-operative Ltd

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

mutualsannrtns@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	21833
Registered office address	3 Fletcher's Terrace Cambridge
Postcode	CB1 3LU

1.2 Year end date (dd/mm/yyyy)

See Note 1.2

3	1	/	0	3	/	2	0	1	7
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Mutuals Registration

13 SEP 2017

Received

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	SINEAD WILLIAMS (VICE-CHAIR, CURRENTLY NO CHAIR)
Address	24 ARGYLE STREET CAMBRIDGE
Postcode	CB1 3LR
Year of birth	1973
Business occupation and other directorships	MUSICIAN

1.4 Details of Treasurer

Name	DAVID BROKENSHIRE
Address	6 SWANN'S TERRACE CAMBRIDGE
Postcode	CB1 3LX
Year of birth	1952
Business occupation and other directorships	VIDEO ARTIST

1.5 Details of Secretary

Name	RAFAELLE ROBIN
Address	6 ARGYLE STREET CAMBRIDGE
Postcode	CB1 3LR
Year of birth	1993
Business occupation and other directorships	COMMUNITY LIBRARY ASSISTANT

1.6 Details of Members of the Committee

Name	Address	Year of birth	Business occupation and other directorships
ROWAN BALLARD	1 FLETCHERS TERRACE CAMBRIDGE CB1 3LU	1977	Gardener
YAZMIN DAY	8 ARGYLE STREET CAMBRIDGE CB1 3LR	1991	UNEMPLOYED
ABIGAIL BUTCHER	2A ARGYLE STREET CAMBRIDGE CB1 3LR	1994	COOKING WORKSHOP FACILITATOR
KATIE HOLLAND	1 SWANNS TERRACE CAMBRIDGE CB1 3LX	1977	ADMINISTRATIVE ASSISTANT
SAMANTHA DYER	20 ARGYLE STREET CAMBRIDGE CB1 3LR	1968	FOOD PARTNERSHIP CO-ORDINATOR
JAMES GORDON	6 ARGYLE STREET CAMBRIDGE CB1 3LR	1981	SOCIAL SUPPORT WORKER

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

1

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

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?

ALL MEMBERS ARE HOUSED BY THE CO-OPERATIVE

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?

COMMITTEE MEMBERS OVERSEE THE DAY TO DAY RUNNING OF THE CO-OPERATIVE, AND ALL MEMBERS ARE INVITED TO MONTHLY MEETINGS WHERE DECISIONS ARE MADE BY VOTING.

1.17 How did members democratically control the society?

MEMBERS MEET MONTHLY IN ORDER TO MAKE DECISIONS ABOUT THE CO-OP.

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.

SURPLUS IS RE-INVESTED IN THE CO-OPERATIVE

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

Community benefit society

1.19 Who are the community the society benefited?

--

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

--

1.21 How did the society use any surplus/profit?

--

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	85
B	Members ceased during year	13
C	Members admitted during year	13
D	Members at end of year	85
E	Turnover for year	£297,771
F	Total of income and expenditure (receipts and payments added together)	£104,975
G	Net surplus/(deficit) for year	£81,126
H	Fixed assets	£976,025
I	Current assets	£610,078
J	Total assets (equal to amount in row O, below)	£1,586,103
K	Current liabilities	£50,433
L	Share capital	£85
M	Long-term liabilities	£608,794
N	Reserves	£925,866
O	Total liabilities, share capital & reserves (K+L+M+N) (equal to amount in J above)	£1,586,103
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

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

NONE

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

NONE

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

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)

0 3 / 0 8 / 2 0 1 7

- 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.

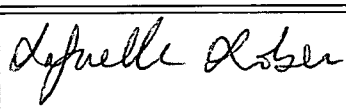
☒ Attached

☐ 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	RAFAELLE ROBIN
Signature	
Phone number	01223 411615
Email	secretary@ash.coop
Date	05/09/17

ADDITIONAL SHEET FOR MUTUAL SOCIETIES ANNUAL RETURNS FORM (AR30)**REGISTERED NUMBER: 21833****1.6 DETAILS OF MEMBERS OF THE COMMITTEE**

NAME	ADDRESS	YEAR OF BIRTH	BUSINESS OCCUPATION AND OTHER DIRECTORSHIPS
CLARE MAGUIRE	1 FLETCHERS TERRACE CAMBRIDGE, CB1 3LU	1985	UNEMPLOYED
MIKE TABRETT	6 SWANNS TERRACE CAMBRIDGE, CB1 3LU	1958	TAI'CHI INSTRUCTOR
LEANNE HOLROYD	4 ARGYLE STREET CAMBRIDGE, CB1 3LR	1981	WORKSHOP FACILITATOR
TOM SIZER	22 ARGYLE STREET CAMBRIDGE, CB1 3LR	1986	BARTENDER
AMY CARROLL	22 ARGYLE STREET CAMBRIDGE, CB1 3LR	1989	UNEMPLOYED
JIMMY MURFITT	4 ARGYLE STREET CAMBRIDGE, CB1 3LR	1981	ARTIST
CAZ DICKSON	4 ARGYLE STREET CAMBRIDGE, CB1 3LR	1983	LIGHTING ARTIST
FARADENA AFIFI	5 SWANNS TERRACE CAMBRIDGE, CB1 3LX	1975	TAI'CHI INSTRUCTOR & COMMUNITY MUSICIAN
JAIME CRAWFORD	22 ARGYLE STREET CAMBRIDGE, CB1 3LR	1975	UNEMPLOYED
STEVE GODBER	18 ARGYLE STREET CAMBRIDGE, CB1 3LR	1969	UNEMPLOYED

SIGNATURE OF SECRETARY TO VERIFY ADDITIONAL INFORMATION: RAFAELLE ROBIN**DATE: 05/09/17**

REGISTRY OF FRIENDLY SOCIETIES NUMBER: IP21833R

HOMES AND COMMUNITIES AGENCY REGISTRATION NUMBER: C2302

Argyle Street Housing Co-Operative Limited

Financial Statements

For the year ended

31 March 2017

Mutuals Registration

13 SEP 2017

Received

Argyle Street Housing Co-Operative Limited

Financial Statements

Year ended 31 March 2017

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Argyle Street Housing Co-Operative Limited

Officers and Professional Advisers

COMMITTEE OF MANAGEMENT

Chair	Position vacant
Vice Chairs	B Varney, S Williams
Secretary	B Palmer
Vice Secretary	R Robin
Treasurer	D Brokenshire
Allocations co-ordinators	Y Day, A Butcher
Development co-ordinators	K Holland, S Dyer
Education co-ordinators	J Gordon, C Maguire
Employment co-ordinator	M Tabrett
Grounds co-ordinator	L Holroyd
Maintenance co-ordinators	A Carroll, T Sizer, J Murfitt
Rent co-ordinators	K Holland, C Dickson
Equality & Diversity co-ordinators	F Afifi, S Williams
Committee members	J Crawford, S Godber

REGISTERED OFFICE

3 Fletchers Terrace
Cambridge
CB1 3LU

AUDITOR

Streets Audit LLP
Chartered accountant & statutory auditor
3 Wellbrook Court
Girton
Cambridge
CB3 0NA

BANKERS

The Co-Operative Bank

Triodos Bank

REGISTRY OF FRIENDLY SOCIETIES NUMBER

IP21833R

HOMES AND COMMUNITIES AGENCY REGISTRATION NUMBER

C2302

Argyle Street Housing Co-Operative Limited

Committee of Management's Report *(continued)*

Year ended 31 March 2017

The Committee of Management present their report and the financial statements of Argyle Street Housing Co-Operative Limited ("the Co-Operative" or "the Co-Op") for the year ended 31 March 2017.

Legislative Provisions under which the Co-Operative is established

The Co-operative is incorporated under the Industrial and Provident Societies Act 1965 (now replaced by the Co-operative and Community Benefit Societies Act 2014) and a Registered Social Landlord under the Housing and Regeneration Act 2008.

Principal activity

The principal activity was that of a Registered Social Landlord.

Review of the Year

The Co-operative achieved a surplus for the year ended 31 March 2017 of £81,126 (2016: 64,881).

Value for money

At the start of each financial year the Co-Op sets a budget in order to anticipate and to control running costs, and to ensure that they are met by setting appropriate rent charges for all members. The Co-op also operates a detailed 30-year financial planning model, to ensure it has sufficient reserves to undertake major planned works and the updating of key components within the properties.

In early 2017, the Co-Op successfully carried out a project to replace the bathrooms in all properties. The project was completed within budget, as per the 30-year plan. The project was managed with the support of Contract Administrators, Bidwells LLP, and the contractor chosen after the work was put out to tender.

Code of Governance

The Co-Op has adopted the Confederation of Co-Operative Housing Code of Governance 2015. The Co-Op is in the process of reviewing compliance with the Code.

The Co-Op is also undergoing a major review of its rules, after a consultation process with members and with the support of Co-Operatives UK. The Co-Op hopes to register new rules with the HCA and FCA during the 2017-18 financial year.

Committee of Management

The members of the Committee of Management at the end of the year are shown on page one. All members of the Committee of Management served throughout the year ended 31 March 2017 except as follows:

A Appleton joined the Committee of Management on 7 April 2016
J Crawford joined the Committee of Management on 7 April 2016
B Palmer joined the Committee of Management on 16 May 2016
J Warnock joined the Committee of Management on 11 January 2017
R Robin joined the Committee of Management on 11 January 2017
Y Day joined the Committee of Management on 11 January 2017
J Murfitt joined the Committee of Management on 11 January 2017
S Williams joined the Committee of Management on 11 January 2017
S Godber joined the Committee of Management on 3 May 2017
A Butcher joined the Committee of Management on 5 July 2017

A Power (Secretary) resigned from the Committee of Management on 20 April 2016
N Dunbar (Vice-Secretary) resigned from the Committee of Management on 03 May 2016
J Lewis (Allocations Co-ordinator) resigned from the Committee of Management on 07 June 2016
C Vinten (Allocations Co-ordinator) resigned from the Committee of Management on 14 June 2016
S Davidson (Allocations Co-ordinator) resigned from the Committee of Management on 10 August 2016
S Mullen (Allocations Co-ordinator) resigned from the Committee of Management on 29 October 2016
A Appleton (Allocations Co-ordinator) resigned from the Committee of Management on 11 January 2017
S Dyer (Allocations Co-ordinator) resigned from the Committee of Management on 11 January 2017

Argyle Street Housing Co-Operative Limited

Committee of Management's Report (continued)

Year ended 31 March 2017

Committee of Management (continued)

J Salmon (Allocations Co-ordinator) resigned from the Committee of Management on 11 January 2017
A Carroll (Allocations Co-ordinator) resigned from the Committee of Management on 11 January 2017
L Larkin (Maintenance Co-ordinator) resigned from the Committee of Management on 11 January 2017
T Lord (Chair) resigned as Chair on 7 September 2016 and T Lord (Developments Co-ordinator) resigned from the Committee of Management on 11 January 2017
J Warnock (Vice Secretary) resigned from the Committee of Management on 16 July 2017

Members of the Committee of Management do not receive any emoluments for their service.

Committee of Management's responsibilities statement

The Committee of Management are responsible for preparing the Committee of Management's 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 applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

The financial statements are required by law to give a true and fair view of the state of affairs of the Co-Operative and of its excess 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 judgments and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Co-Operative 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 Co-Operative 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 Co-Operative and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a Committee of Management member at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the Co-Operative's auditor is unaware; and
- they have taken all steps that they ought to have taken as a Committee of Management member to make themselves aware of any relevant audit information and to establish that the Co-Operative's auditor is aware of that information.

A resolution to re-appoint Streets Audit LLP as auditors will be put to the members at the Annual General Meeting.

This report was approved by the Committee of Management on 3/8/2017 and signed on behalf of the board by:

D Brokenshire
Treasurer



Argyle Street Housing Co-Operative Limited

Independent Auditor's Report to the Members of Argyle Street Housing Co-Operative Limited

Year ended 31 March 2017

We have audited the financial statements of Argyle Street Housing Co-Operative Limited for the year ended 31 March 2017 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity, statement of cash flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Housing SORP 2014.

This report is made solely to the Co-Operative'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 Co-Operative'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 Co-Operative and the Co-Operative's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of 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 the 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 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 Co-Operative'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 Committee of Management'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.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Co-Operative's affairs as at 31 March 2017 and of its income and expenditure year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the 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 from April 2015.

Argyle Street Housing Co-Operative Limited

Independent Auditor's Report to the Members of Argyle Street Housing Co-Operative Limited *(continued)*

Year ended 31 March 2017

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 Co-Operative in accordance with the requirements of the legislation;
- a satisfactory system of control over transactions has not been maintained by the Co-Operative in accordance with the requirements of the legislation;
- the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and the Statement of Cash Flows are not in agreement with the books of account of the Co-Operative; or
- we have not received all the information and explanations we require for our audit.

Streets Audit LLP

Streets Audit LLP

Statutory Auditors & Chartered Accountants
3 Wellbrook Court
Girton
Cambridge
CB3 0NA

14 August 2017

Argyle Street Housing Co-Operative Limited

Statement of Comprehensive Income

Year ended 31 March 2017

	Note	2017 £	2016 £
Turnover	4	297,771	290,981
<u>Operating Expenditure</u>			
Other external charges		(124,329)	(132,365)
Staff costs		(55,312)	(56,209)
Depreciation of tangible fixed assets		(29,627)	(22,680)
Other operating income	5	16,472	7,539
Operating surplus		104,975	87,266
 Interest receivable and similar income		 1,626	 3,161
Interest payable and similar expenses	7	(24,857)	(24,914)
Surplus before taxation		81,744	65,513
 Taxation	8	 (618)	 (632)
Surplus and total comprehensive income for the year		81,126	64,881

All the activities of the Co-Operative are from continuing operations and are in relation to social housing.

The notes on pages 10 to 18 form part of these financial statements.

Argyle Street Housing Co-Operative Limited

Statement of Financial Position

31 March 2017

	Note	2017 £	2016 £
Fixed assets			
Tangible assets	9	976,025	939,654
Current assets			
Debtors	10	13,872	11,326
Cash at bank and in hand		596,206	559,206
		<u>610,078</u>	<u>570,532</u>
Creditors: amounts falling due within one year	11	<u>(50,433)</u>	<u>(47,720)</u>
Net current assets		<u>559,645</u>	<u>522,812</u>
Total assets less current liabilities		<u>1,535,670</u>	<u>1,462,466</u>
Creditors: amounts falling due after more than one year	12	(608,794)	(617,641)
Provisions			
Taxation including deferred tax	13	(925)	-
Net assets		<u>925,951</u>	<u>844,825</u>
Capital and reserves			
Called up share capital	18	85	85
Profit and loss account	19	925,866	844,740
Members funds		<u>925,951</u>	<u>844,825</u>

These financial statements were approved by the Committee of Management and authorised for issue on ~~3.1.2017~~ and are signed on behalf of the Committee of Management by:



D Brokenshire
Treasurer



B Palmer
Secretary

The notes on pages 10 to 18 form part of these financial statements.

Argyle Street Housing Co-Operative Limited

Statement of Changes in Equity

Year ended 31 March 2017

	Called up share capital £	Profit and loss account £	Total £
At 1 April 2015	84	779,859	779,943
Profit for the year	—	64,881	64,881
Total comprehensive income for the year	—	64,881	64,881
Issue of shares	18	—	18
Cancellation of subscribed capital	(17)	—	(17)
Total investments by and distributions to owners	1	—	1
At 31 March 2016	85	844,740	844,825
Profit for the year	—	81,126	81,126
Total comprehensive income for the year	—	81,126	81,126
Issue of shares	13	—	13
Cancellation of subscribed capital	(13)	—	(13)
Total investments by and distributions to owners	—	—	—
At 31 March 2017	<u>85</u>	<u>925,866</u>	<u>925,951</u>

The notes on pages 10 to 18 form part of these financial statements.

Argyle Street Housing Co-Operative Limited

Statement of Cash Flows

Year ended 31 March 2017

	2017 £	2016 £
Cash flows from operating activities		
Profit for the financial year	81,126	64,881
<i>Adjustments for:</i>		
Depreciation of tangible assets	29,627	22,680
Government grant income	(8,375)	(7,539)
Other interest receivable and similar income	(1,626)	(3,161)
Interest payable and similar expenses	24,857	24,914
Tax on profit	618	632
<i>Changes in:</i>		
Trade and other debtors	(2,546)	1,894
Trade and other creditors	2,955	(7,262)
Cash generated from operations	126,636	97,039
Interest received	1,626	3,161
Tax paid	(2)	(619)
Net cash from operating activities	<u>128,260</u>	<u>99,581</u>
Cash flows from investing activities		
Purchase of tangible assets	(65,998)	(125,495)
Net cash used in investing activities	<u>(65,998)</u>	<u>(125,495)</u>
Cash flows from financing activities		
Proceeds from issue of ordinary shares	13	18
Payments of share issue costs	(13)	(17)
Repayment of borrowings	(405)	(348)
Interest paid	(24,857)	(24,914)
Net cash from/(used in) financing activities	<u>(25,262)</u>	<u>(25,261)</u>
Net increase/(decrease) in cash and cash equivalents	37,000	(51,175)
Cash and cash equivalents at beginning of year	559,206	610,381
Cash and cash equivalents at end of year	<u>596,206</u>	<u>559,206</u>

The notes on pages 10 to 18 form part of these financial statements.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2017

1. General information

The Co-Operative is a public benefit entity and is incorporated under the Industrial and Provident Societies Act 1965 (now replaced by the Co-Operative and Community Benefit Societies Act 2014) and the registered office address is 3 Fletchers Terrace, Cambridge, CB1 3LU.

2. Statement of compliance

These financial statements have been prepared in compliance with relevant financial reporting standards including FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', Housing SORP 2014, 'Statement of Recommended Practice for Social Housing Providers' and 'The Accounting Direction for Private Registered Providers of Social Housing From April 2015'.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis.

The financial statements are prepared in sterling, which is the functional currency of the Co-Operative.

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Significant judgements

The judgements (apart from those involving estimations) that management has made in the process of applying the entity's accounting policies and that have the most significant effect on the amounts recognised in the financial statements are as follows:

There were no key significant judgements in the year

Key sources of estimation uncertainty

Accounting estimates and assumptions are made concerning the future and, by their nature, will rarely equal the related actual outcome. The key assumptions and other sources of estimation uncertainty that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

The Committee of Management have depreciated tangible fixed assets, including the components of housing properties, over their expected useful lives.

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for services rendered, stated net of discounts and Value Added Tax.

Revenue from the rendering of services, which is mainly from the provision of social houses and includes rents and service charges, is measured by reference to the amounts due for the accounting period.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements (continued)

Year ended 31 March 2017

3. Accounting policies (continued)

Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of income and retained earnings, except to the extent that it relates to items recognised directly in equity. In this case, tax is recognised directly in equity.

Current tax is recognised on interest receivable for the current and past periods. Other surpluses or deficits on the provision of social housing is not subject to tax as is covered by the mutual exemption basis. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of all timing differences at the reporting date. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Tangible assets

Tangible fixed assets are initially stated at cost, including housing properties held for social benefit.

After initial recognition all tangible fixed assets are measured using the cost model and stated at cost less depreciation.

No deemed costs were used on the transition to FRS 102.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Housing properties	- Depreciated over the main components - see further details below
Solar panels	- 5% straight line
Other	- Between 5% and 25% straight line

No depreciation is charged in the year of acquisition and a full years depreciation is charged in the year of disposal.

The other items are mainly heating improvements, building improvements, computer and equipment and fixtures and fittings and are individually not significant.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements (continued)

Year ended 31 March 2017

3. Accounting policies (continued)

The components of housing properties are depreciated as follows:

Land	-	No Depreciation
Structure	-	Over 100 years straight line
Roofs	-	Over 70 years straight line
Windows	-	Over 50 years straight line
Boilers	-	Over 15 years straight line
Kitchen	-	Over 20 years straight line
Bathrooms	-	Over 25 years straight line
Mechanical systems (heating, ventilation, plumbing)	-	Over 30 years straight line
Electrics	-	Over 40 years straight line

Additional expenditure on housing properties are depreciation in line with the above depreciation rates and the additional depreciation rates as follows:

Cookers/fridges	-	Over 10 years straight line
Washing machines	-	Over 5 years straight line
Furniture	-	Over 5 years straight line
Wooden flooring	-	Over 25 years straight line
Carpets	-	Over 5 years straight line
Vinyl flooring	-	Over 10 years straight line

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. As the Co-Operative only operates from one site, the entire operation of the Co-Operative has been deemed to be the cash-generating unit.

No estimation techniques or key judgements have been required as the Co-Operative have assessed there to be no indicators to suggest any assets may be impaired.

Indicators of impairment considered included:

- current market prices,
- changes in the year and near future in technological, market, economic or legal environment,- market interest rates,
- fair value of the Co-Operative as a whole,
- evidence of obsolescence or physical damage of an asset,- significant changes with an adverse effect during the year or near future that have an impact on the way an asset is used or expected to be used, and
- indicators that the economic performance of an asset is, or will be, worse than expected.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2017

3. Accounting policies *(continued)*

Government grants and financial assistances

The Housing Association Grant (HAG) was received as a contribution towards the capital costs of building the housing properties. The Co-Operative has adopted a policy of holding housing properties at cost and therefore the Housing SORP 2014 requires the HAG to be accounted for under the accrual model and the HAG is amortised over the expected useful life of the housing properties structure and component parts.

Financial instruments

A financial asset (cash and balances owed to the Co-Operative) or a financial liability (Bank loans and other balances owed by the Co-Operative) are recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements (continued)

Year ended 31 March 2017

4. Turnover

Turnover arises from:

	2017	2016
	£	£
Gross rent receivable, before voids, excluding service charges	241,651	241,618
Rent losses from voids	(4,919)	(10,397)
Rent receivable excluding service charges	236,732	231,221
Service charges receivable	61,039	59,760
	<u>297,771</u>	<u>290,981</u>

The whole of the turnover is attributable to the principal activity of the Co-Operative wholly undertaken in the United Kingdom.

5. Other operating income

	2017	2016
	£	£
Government grant income	8,375	7,539
Feed in tariff	8,097	-
	<u>16,472</u>	<u>7,539</u>

The government grant income is in relation to the amortisation of the Housing Association Grant under the accruals model. See further detail in Note 16.

6. Auditor's remuneration

	2017	2016
	£	£
Fees payable for the audit of the financial statements	<u>3,600</u>	<u>3,000</u>

The fee of £3,600 is an all inclusive fee that covers assistance with the preparation of the statutory financial statements and corporation tax compliance requirements.

7. Interest payable and similar expenses

	2017	2016
	£	£
Interest on bank loans	<u>24,857</u>	<u>24,914</u>

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements (continued)

Year ended 31 March 2017

8. Tax on profit

Major components of tax expense

	2017 £	2016 £
Current tax:		
UK current tax expense	325	632
Adjustment in respect of prior periods	(632)	-
Tax on profit	(307)	632
Deferred tax:		
Origination and reversal of timing differences	925	-
Tax on profit	618	632

Reconciliation of tax expense

The tax assessed on the profit on ordinary activities for the year is lower than (2016: lower than) the standard rate of corporation tax in the UK of 20% (2016: 20%).

	2017 £	2016 £
Surplus on ordinary activities before taxation	81,744	65,513
Surplus on ordinary activities by rate of tax	16,349	13,103
Surplus not subject to taxation under mutual exemption basis	(15,099)	(12,471)
Adjustment in respect of prior periods	(632)	-
Tax on profit	618	632

9. Tangible assets

	Housing properties £	Solar Panels £	Other £	Total £
Cost				
At 1 April 2016	1,319,291	97,731	564	1,417,586
Additions	64,512	-	1,486	65,998
Disposals	(27,631)	-	-	(27,631)
At 31 March 2017	1,356,172	97,731	2,050	1,455,953
Depreciation				
At 1 April 2016	477,932	-	-	477,932
Charge for the year	24,599	4,887	141	29,627
Disposals	(27,631)	-	-	(27,631)
At 31 March 2017	474,900	4,887	141	479,928
Carrying amount				
At 31 March 2017	881,005	92,844	1,909	976,025
At 31 March 2016	841,359	97,731	564	939,654

Housing properties are all completed and held for letting and comprise 84 (2016: 84) units held for general needs social housing.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements (continued)

Year ended 31 March 2017

10. Debtors

	2017	2016
	£	£
Current tenant rent arrears	5,642	3,795
Current tenant housing benefit arrears	5,473	4,736
	<u>11,115</u>	<u>8,531</u>
Ex-tenant rent arrears	133	235
Other debtors	2,624	2,560
	<u>13,872</u>	<u>11,326</u>

The bad and doubtful debt expense recorded in the statement of comprehensive income for the year ended 31 March 2017 was £4,868 (2016: £1,842).

11. Creditors: amounts falling due within one year

	2017	2016
	£	£
Bank loans	472	405
Housing grant deferred income	7,539	7,539
Corporation tax	323	632
Other creditors	42,099	39,144
	<u>50,433</u>	<u>47,720</u>

The bank loan is secured over the Co-Operative's housing properties. See note 12 for repayment terms and interest rate.

12. Creditors: amounts falling due after more than one year

	2017	2016
	£	£
Bank loans	155,798	156,270
Housing grant deferred income	452,996	461,371
	<u>608,794</u>	<u>617,641</u>

The bank loan is secured over the Co-Operative's housing properties.

Included within creditors: amounts falling due after more than one year is an amount of £152,990 (2016: £153,860) in respect of liabilities payable or repayable by instalments which fall due for payment after more than five years from the reporting date.

The bank loan is repayable by quarterly instalments of £12,631 and has a fixed rate of interest of 15.875%.

13. Provisions

	Deferred tax (note 16) £
At 1 April 2016	-
Charge for the year	925
At 31 March 2017	<u>925</u>

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements (continued)

Year ended 31 March 2017

14. Deferred tax

The deferred tax included in the statement of financial position is as follows:

	2017	2016
	£	£
Included in provisions (note 15)	<u>925</u>	<u>—</u>

The deferred tax provision is made up of £18,569 of accelerated capital allowances less £17,644 of tax relief on trading losses.

15. Capital Commitments

As at the balance sheet date the Co-Operative were committed to the £202,033 (2016: £nil) in relation to housing property improvements.

16. Government grants

The amounts recognised in the financial statements for government grants are as follows:

	2017	2016
	£	£
Recognised in creditors:		
Deferred government grants due within one year	7,539	7,539
Deferred government grants due after more than one year	<u>452,996</u>	<u>461,371</u>
	<u>460,535</u>	<u>468,910</u>
Recognised in other operating income:		
Government grants recognised directly in income	<u>8,375</u>	<u>7,539</u>

17. Financial instruments

The carrying amount for each category of financial instrument is as follows:

	2017	2016
	£	£
Financial assets that are debt instruments measured at amortised cost		
Financial assets that are debt instruments measured at amortised cost	<u>11,248</u>	<u>8,766</u>
Financial liabilities measured at amortised cost		
Financial liabilities measured at amortised cost	<u>(156,270)</u>	<u>(156,675)</u>

18. Called up share capital

Issued, called up and fully paid

	2017		2016	
	No.	£	No.	£
Ordinary shares of £1 each	<u>85</u>	<u>85</u>	<u>85</u>	<u>85</u>

During the year 13 (2016: 17) Ordinary shares of £1 each were cancelled and the par value of £1 per share returned to the member and 13 (2016:18) new Ordinary shares of £1 each were issued at par value to new members.

19. Reserves

Profit and loss account - This reserve records retained earnings and accumulated losses.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2017

20. Operating leases

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2017	2016
	£	£
Not later than 1 year	2,220	2,220
Later than 1 year and not later than 5 years	3,330	5,550
	<u>5,550</u>	<u>7,770</u>

21. Related Party Transactions

Members of the Committee of Management are also members of the Co-Operative and are therefore tenants. Tenancies with members of the Committee of Management are on the same basis as non-Committee of Management members and total rents and service charges received from members of the Committee of Management during the year totalled £64,586 (2016: £72,461).

As at the balance sheet date £4,304 (2016: £1,362) were in arrears and included in debtors. Included within the £4,304 were arrears from ex-Committee of Management members of £3,720 (2016: £nil).