

# 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	6
---	---	---	---	---	---	---	---	---	---

### 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 WOOD HARRIS LTD, TZAR PROPS

### 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	ACCOUNTANT

## 1.5 Details of Secretary

Name	MRS C WARREN
Address	6 BARNES WALLIS CLOSE BROWNS LANE EFFINGHAM
Postcode	KT24 5GA
Year of birth	1968
Business occupation and other directorships	SHOPKEEPER (PARTNER)

## 1.6 Details of Members of the Committee

Name	Address	Year of birth	Business occupation and other directorships
MR K CORNWELL	HOME FARM HOUSE THE STREET EFFINGHAM KT24 5LP	1936	CORNWELL BUSINESS CONSULTANTS
MR S PEACH	MANOR BARN COTTAGE BROWNS LANE EFFINGHAM KT24 5NL	1967	BUILDING SOCIETY EMPLOYEE
MR P RENNISON	THE ELMS ORESTAN LANE EFFINGHAM KT24 5SL	1937	RETIRED
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

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**

**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 AFFORDABLE ACCOMMODATION TO 17 ELDERLY PEOPLE WITH A LOCAL CONNECTION.

**1.21 How did the society use any surplus/profit?**

OVER THE LAST FEW YEARS WINDOWS HAVE BEEN REPLACED AND MODERN HEATING SYSTEMS INSTALLED. EVERY TIME A FLAT BECOMES VACANT WE DO ANY REFURBISHMENTS NECESSARY.

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	17
B	Members ceased during year	0
C	Members admitted during year	0
D	Members at end of year	17
E	Turnover for year	76,415
F	Total of income and expenditure (receipts and payments added together)	131,378
G	Net surplus/(deficit) for year	22,224
H	Fixed assets	255,694
I	Current assets	261,880
J	Total assets (equal to amount in row O, below)	517,574
K	Current liabilities	69,323
L	Share capital	17
M	Long-term liabilities	NIL
N	Reserves	448,234
O	Total liabilities, share capital & reserves (K+L+M+N) (equal to amount in J above)	517,574
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**


**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




# 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)

2	5	/	0	5	/	2	0	1	6
---	---	---	---	---	---	---	---	---	---

- 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	
Phone number	01372 450145
Email	cheryl.warren@sky.com
Date	dd/mm/yy 6/7/2016

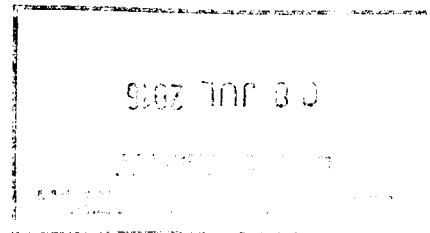


**Bullimores**  
Chartered Accountants

**Mutuals Public Register Number: 17008R**

**EFFINGHAM HOUSING ASSOCIATION LIMITED**

**FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JANUARY 2016**



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

**EFFINGHAM HOUSING ASSOCIATION LIMITED**  
**INFORMATION FOR THE YEAR ENDED 31 JANUARY 2016**

**COMMITTEE OF MANAGEMENT:**

P.N. Jubert (Chairman)

K.C. Cornwell

K. Walker

S. Peach

G.J. Dougherty – (Treasurer)

Mrs C.J. Warren - (Secretary)

P. Rennison - Appointed 17<sup>th</sup> February 2016

L.W. Griffith - Appointed 17<sup>th</sup> February 2016

**REGISTERED OFFICE:**

6 Crossways

Effingham

Surrey

KT24 5LW

**AUDITORS:**

Bullimores

Chartered Accountants

Old Printers Yard

156 South Street

Dorking

Surrey RH4 2HF

**EFFINGHAM HOUSING ASSOCIATION LIMITED**

**CONTENTS OF THE ANNUAL REPORT  
FOR THE YEAR ENDED 31 JANUARY 2016**

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## EFFINGHAM HOUSING ASSOCIATION

6 Crossways  
Effingham  
Surrey  
KT24 5LW

### Chairman's Statement Year Ended 31<sup>st</sup> January 2016

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 3 buildings in the village some of which are historically important and part of our remit is to maintain these building 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

25/5/2016

**EFFINGHAM HOUSING ASSOCIATION LIMITED**  
**STATEMENT OF COMMITTEE'S RESPONSIBILITIES**  
**FOR THE YEAR ENDED 31 JANUARY 2016**

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 2016**

		<u>2016</u>	<u>2015</u>
		£	£
	Notes		
<b>Turnover</b>	7	76,415	76,514
<b>Operating costs</b>	8	(54,191)	(82,933)
		<hr/>	<hr/>
<b>OPERATING SURPLUS/(DEFICIT)</b>		22,224	( 6,419)
Interest receivable		372	305
Other Income		400	-
		<hr/>	<hr/>
<b>SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES FOR YEAR</b>	9	22,996	( 6,114)
<b>SURPLUS BROUGHT FORWARD</b>	6	425,238	431,352
		<hr/>	<hr/>
<b>SURPLUS CARRIED FORWARD</b>		<u>£448,234</u>	<u>£425,238</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

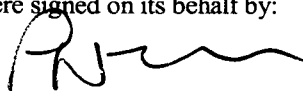
## BALANCE SHEET

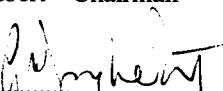
AS AT 31 JANUARY 2016


	Notes	<u>2016</u>		<u>2015</u>	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	2		255,694		250,001
<b>CURRENT ASSETS</b>					
Debtors	3	2,295		3,476	
Cash at bank and in hand		<u>269,362</u>		<u>245,519</u>	
		271,657		248,995	
<b>CURRENT LIABILITIES</b>					
Creditors falling due in less than one year	4	<u>9,777</u>		<u>4,418</u>	
			261,880		244,577
<b>TOTAL ASSETS LESS LIABILITIES</b>			<u>517,574</u>		<u>494,578</u>
<b>CAPITAL AND RESERVES</b>					
Share capital	5		17		17
Capital reserve	6	69,323		69,323	
Revenue account	6	<u>448,234</u>		<u>425,238</u>	
			<u>517,557</u>		<u>494,561</u>
			<u>517,574</u>		<u>494,578</u>

The financial statements on pages 3 to 4 were approved by the Committee of Management on 25/5/2016

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 2016**

### **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.

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.

#### **Changes in accounting policies**

To comply with FRS 102 the social housing grants received are now recognised as liabilities and not offset against the cost of the asset. The accruals model for government grants is now applied.

#### **Social Housing Grants**

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. Under FRS 102, such grants are now recognised as liabilities and the accruals model applied. The Association has decided that as the grants related to flat conversions that were undertaken over 30 years ago, it would be appropriate to write them down completely in prior years. The 2015 balance sheet has been restated with the grants written back to reserves.

#### **Turnover**

Turnover represents rents receivable net of rent losses from voids.

**EFFINGHAM HOUSING ASSOCIATION LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JANUARY 2016**

**2. FIXED ASSETS - FREEHOLD HOUSING PROPERTIES**

	<u>Rose Cottage</u> £	<u>Crossways</u> £	<u>Crossways Fixtures</u> £	<u>Total</u> £
<b>COST</b>				
At 1 February 2015	56,838	193,163	-	250,001
Additions	-	-	7,116	7,116
	<hr/>	<hr/>	<hr/>	<hr/>
As at 31 January 2016	56,838	193,163	7,116	257,117
	<hr/>	<hr/>	<hr/>	<hr/>
<b>DEPRECIATION</b>				
Charge for year			( 1,423)	( 1,423)
<b>NET BOOK VALUE</b>				
At 31 January 2016	56,838	193,163	5,693	255,694
	<hr/>	<hr/>	<hr/>	<hr/>
At 31 January 2015	56,838	193,163	-	250,001
	<hr/>	<hr/>	<hr/>	<hr/>

**3. DEBTORS**

	<u>2016</u> £	<u>2015</u> £
Other Debtors	562	253
Prepayments and accrued income	1,733	1,740
Stair-lift deposit	-	1,483
	<hr/>	<hr/>
	2,295	3,476
	<hr/>	<hr/>

**4. CREDITORS**

Amounts falling due within one year:		
Trade Creditors	5,862	518
Accruals	3,915	3,900
	<hr/>	<hr/>
	9,777	4,418
	<hr/>	<hr/>

**5. SHARE CAPITAL**

Shares of £1 each, fully paid	17	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 2016**

**6. RESERVES**

	<u>Capital Reserve</u>	<u>Revenue Reserve</u>	<u>Total</u>
At 1 <sup>st</sup> February 2015	69,323	425,238	494,561
Surplus for the year	-	22,996	22,996
At 31 <sup>st</sup> January 2016	<u>69,323</u>	<u>448,234</u>	<u>517,557</u>

**7. TURNOVER**

	<u>2016</u>	<u>2015</u>
Rents receivable	76,415	76,514

**8. OPERATING COSTS**

Direct property management	51,934	80,789
Administrative expenses	2,257	2,144
	<u>54,191</u>	<u>82,933</u>

**9. DEFICIT ON ORDINARY ACTIVITIES**

is after charging:

Auditors' remuneration	1,520	1,702
Remuneration of Committee of Management	Nil	Nil

**10. NUMBER OF UNITS MANAGED**

<u>17</u>	<u>17</u>
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**EFFINGHAM HOUSING ASSOCIATION LIMITED**

**RECONCILIATION OF EQUITY**

**1st FEBRUARY 2014**

**(Date of transition to FRS102)**

		UK GAAP	Effect of transition to FRS 102	FRS102
	Notes			
<b>FIXED ASSETS</b>	<b>1</b>			
Tangible assets		222,730	27,271	250,001
		<hr/>	<hr/>	<hr/>
		222,730	27,271	250,001
		<hr/>	<hr/>	<hr/>
<b>CURRENT ASSETS</b>				
Debtors		1,974	-	1,974
Cash at bank		253,260	-	253,260
		<hr/>	<hr/>	<hr/>
		255,234	-	255,234
		<hr/>	<hr/>	<hr/>
<b>CURRENT LIABILITIES</b>				
Amounts falling due in less than one year		( 4,540)	-	( 4,540)
		<hr/>	<hr/>	<hr/>
<b>NET CURRENT ASSETS</b>		250,694	-	250,694
		<hr/>	<hr/>	<hr/>
<b>TOTAL ASSETS LESS LIABILITIES</b>		473,424	27,271	500,695
		<hr/>	<hr/>	<hr/>
<b>CAPITAL RESERVES</b>				
Share capital		20	-	20
Capital Reserves		69,323	-	69,323
Revenue Account		404,081	27,271	431,352
		<hr/>	<hr/>	<hr/>
		473,424	27,271	500,695
		<hr/>	<hr/>	<hr/>

**EFFINGHAM HOUSING ASSOCIATION LIMITED**

**RECONCILIATION OF EQUITY  
31<sup>st</sup> JANUARY 2015**

		UK GAAP	Effect of transition to FRS 102	FRS102
	Notes			
<b>FIXED ASSETS</b>	1			
Tangible assets		222,730	27,271	250,001
		<hr/>	<hr/>	<hr/>
		222,730	27,271	250,001
		<hr/>	<hr/>	<hr/>
<b>CURRENT ASSETS</b>				
Debtors		3,476	-	3,476
Cash at bank		245,519	-	245,519
		<hr/>	<hr/>	<hr/>
		248,995	-	248,995
		<hr/>	<hr/>	<hr/>
<b>CURRENT LIABILITIES</b>				
Amounts falling due in less than one year		( 4,418)	-	( 4,418)
		<hr/>	<hr/>	<hr/>
<b>NET CURRENT ASSETS</b>		244,577	-	244,577
		<hr/>	<hr/>	<hr/>
<b>TOTAL ASSETS LESS LIABILITIES</b>		467,307	27,271	494,578
		<hr/>	<hr/>	<hr/>
<b>CAPITAL RESERVES</b>				
Share capital		17	-	17
Capital Reserves		69,323	-	69,323
Revenue Account		397,967	27,271	425,238
		<hr/>	<hr/>	<hr/>
		467,307	27,271	494,578
		<hr/>	<hr/>	<hr/>

Notes

- Effect of transition is the change of carrying value of fixed asset due to government grants received over 30 years ago being written off as at 1<sup>st</sup> February 2014.

**EFFINGHAM HOUSING ASSOCIATION LIMITED**

**INDEPENDENT AUDITOR'S REPORT TO THE COMMITTEE OF MANAGEMENT  
EFFINGHAM HOUSING ASSOCIATION LIMITED**

**FOR THE YEAR ENDED 31<sup>st</sup> JANUARY 2016**

We have audited the financial statements of Effingham Housing Association Limited for the year ended 31<sup>st</sup> January 2016 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 31<sup>st</sup> January 2016 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 31<sup>st</sup> JANUARY 2016**

***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.

Bullimores LLP  
Chartered Accountants and Statutory Auditors  
Old Printers' Yard  
156 South Street  
Dorking  
Surrey  
RH4 2HF

.....  


Date: ..... 6<sup>th</sup> June 2016 .....

**EFFINGHAM HOUSING ASSOCIATION LIMITED**

**DETAILED REVENUE ACCOUNT**

**FOR THE YEAR ENDED 31 JANUARY 2016**

	£	<u>2016</u>	£	£	<u>2015</u>	£
<b>INCOME</b>						
Net income from rents	76,415			76,514		
Deposit interest	372			305		
Other Income	400			-		
	<hr/>		77,187	<hr/>		76,819
<b>EXPENDITURE</b>						
<b>Estate costs:</b>						
Window replacement	-			1,416		
Repairs and maintenance	41,906			18,917		
Garden maintenance	3,605			3,575		
Electricity and Gas	1,422			1,129		
Insurance	3,370			3,065		
Replacement of heaters	208			52,687		
Stair lift depreciation	1,423			-		
<b>Overheads:</b>						
Auditors remuneration	1,520			1,702		
Subscriptions and fees	185			57		
Sundry expenses	435			263		
Bank charges	117			122		
	<hr/>		54,191	<hr/>		82,933
<b>Surplus /(Deficit)</b>		<hr/> <hr/>	22,996		<hr/> <hr/>	( 6,114)



## **Bullimores**

Chartered Accountants

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