

# Annual Return (AR30) form

## Section 1 – About this form

An Annual Return must be completed by all societies registered under the Co-operative and Community Benefit Societies Act 2014 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1965) or the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 ('the Act') (including any societies previously registered under the Industrial and Provident Societies Act 1969). The Annual Return must include:

- this form;
- a set of the society's accounts; and
- where required, an audit report or report on the accounts.

A society must submit the Annual Return within 7 months of the end of the society's financial year. Failure to submit on time is a prosecutable offence.

Please note that this form, including any details provided on the form, will be made available to the public through the Mutuels Public Register

<https://mutuals.fca.org.uk>.

For guidance on our registration function for societies under the Co-operative and Community Benefit Societies Act 2014, which includes guidance on the requirement to submit an Annual Return, please see here:

<https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

## Section 2 – About this application

<b>Society name</b>	Effingham Housing Association
<b>Register number</b>	17008R
<b>Registered address</b>	6 Crossways
<b>Postcode</b>	KT24 5LW

**2.1 What date did the financial year covered by these accounts end?**

3	1
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0	1
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2	0	2	0
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**Section 3 – People**

**3.1 Please provide the names of the people who were directors of the society during the financial year this return covers.** Some societies use the term 'committee member' or 'trustee' instead of 'director'. For ease of reference, we use 'director' throughout this form.

Name of director	Month and year of birth	
Mr P N Jubert	June	1951
Mr K C Cornwell	August	1936
Mr K F Walker	April	1946
Mr G J Dougherty	June	1964
Mrs A L Wynne-Griffith	July	1960
Mr B S Kelly	February	1962
Mr C Thorne	October	1956

Continue on to a separate sheet if necessary.

**3.2 All directors must be 16 or older. Please confirm this is this case:**

All directors are aged 16 or over ☒

**3.3 Societies are within the scope of the Company Directors Disqualification Act 1986 (CDDA). Please confirm that no director is disqualified under that Act:**

No director is disqualified ☒

**3.4 Please state any close links which any of the directors has with any society, company or authority.** 'Close links' includes any directorships or senior positions held by directors of the society in other organisations.

**Mr P N Jubert is Director of the following companies:**

**Dennys Ltd, Dennys Brands Ltd, Dennys Uniforms Ltd,  
25-27 Banks Road Ltd**

**Mr C Thorne is a member of Greenoak Housing Ass and also  
a member of Effingham Parish Council**

**Mr B Kelly is Trustee of the Effingham branch of the Henry  
Smith Charity, and also Director of the following companies:**

**Overseas Marketing Services Ltd and Overseas Exhibition  
Services Ltd.**

**Mr K Cornwell is a member of Effingham Parish Council, and  
is Director of the following companies:**

**Cornwell Business Consultants and Cornwell Homebarn  
Properties**

**3.5 Please provide the name of the person who was secretary at the end of the financial year this return covers.** Societies must have a secretary.

<b>Name of secretary</b>	<b>Month and year of birth</b>	
<b>Mrs Kay Palmer</b>	<b>April</b>	<b>1962</b>

## **Section 4 – Financial information**

**4.1 Please confirm that:**

accounts are being submitted with this form ☒

the accounts comply with relevant statutory and  
accounting requirements ☒

the accounts are signed by two members and  
the secretary (3 signatures in total) ☒



**4.2 Based on the accounts, please provide the information requested below for the financial year covered by this return.**

Number of members	<b>18</b>
Turnover	<b>86,143</b>
Assets	<b>371,983</b>
Number of employees (if any)	<b>0</b>
Share capital	<b>18</b>
Highest rate of interest paid on shares (if any)	<b>0</b>

**4.3 What Standard Industrial Classification code best describes the society's main business?** Where more than one code applies, please select the code that you feel best describes the society's main business activity. You will find a full list of codes here: <http://resources.companieshouse.gov.uk/sic/>

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## Section 5 – Audit

Societies are required to appoint an auditor to audited unless they are small or have disapplied this requirement. For further guidance see chapter 7 of our guidance: <https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

**5.1 Please select the audit option the society has complied with:**

- Full professional audit ☒
- Auditor's report on the accounts ☐
- Lay audit ☐
- No audit ☐

**5.2 Please confirm the audit option used by the society is compliant with the society's own rules and the Act**

We have complied with the audit requirements ☒

**5.3 Please confirm any audit report (where required) is being submitted with this Annual Return**

Yes ☒

Not applicable ☐

The information below impacts the level of audit required of the society's accounts. Please provide answers to the following questions.

**5.4 Is this society accepted by HM Revenue and Customs (HMRC) as a charity for tax purposes?**

Yes ☒

No ☐

**5.5 If the society is registered with the Office of the Scottish Charity Regulator (OSCR) please provide your OSCR registration number.**

Not applicable ☒

OSCR number:	
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**5.6 Is the society a housing association?**

No ☐ Go to **section 6**

Yes ☒ Go to question **5.7**

**5.7 Please confirm which housing regulator you are registered with, and provide the registration number they have given you:**

		Registration number
Homes and Communities Agency	<input checked="" type="checkbox"/>	17008R
Scottish Housing Regulator	<input type="checkbox"/>	
The Welsh Ministers	<input type="checkbox"/>	
Department for Communities (Northern Ireland)	<input type="checkbox"/>	

## Section 6 – Subsidiaries

### 6.1 Is the society a subsidiary of another society?

Yes ☐

No ☒

### 6.2 Does the society have one or more subsidiaries? (As defined in sections 100 and 101 of the Act)

Yes ☐ Continue to question 6.3

No ☒ Continue to Section 7

### 6.3 If the society has subsidiaries, please provide the names of them below (or attach an additional sheet)

Registration Number	Name

**6.4 Please provide below (or on a separate sheet) the names of subsidiaries not dealt with in group accounts (if any) and reasons for exclusions:** (the society must have written authority from us to exclude a subsidiary from group accounts)

Registration Number	Name	Reason for exclusion

## Section 7– Condition for registration

All societies are registered meeting one of two conditions for registration. These are that the society is either:

- a bona fide co-operative society ('co-operative society'); **or**
- are conducting business for the benefit of the community ('community benefit society').

A society must answer the questions set out in either Section 7A or Section 7B of this form, depending on which condition of registration it meets.

If you are not sure which condition for registration applies to the society please see chapters 4 and 5 of our guidance:

<https://www.fca.org.uk/publication/finalised-guidance/fg15-12.pdf>

### Section 7A - Co-operative societies

Co-operative societies must answer the following questions in relation to the financial year covered by this return.

**7A.1 What is the business of the society?** For example, did you provide housing, manufacture goods, develop IT systems etc.

**7A.2 Please describe the members' common economic, social and cultural needs and aspirations.** In answering this question, please make sure it is clear what needs and aspirations members had in common.



**7A.3 How did the society's business meet those needs and aspirations?**

You have described the society's business answer to question 7A.1, and in question 7A.2 you have described the common needs and aspirations of members. Please now describe how during the year that business met those common needs and aspirations.

**7A.4 How did members democratically control the society?** For example, did the members elect a board at an annual general meeting; did all members collectively run the society.

**7A.5 What did the society do with any surplus or profit?** For instance, did you pay a dividend to members (and if so, on what basis); did money get reinvested in the business; put into reserves; used for some other purpose?



## Section 7B - Community benefit societies

Community benefit societies must answer the following questions in relation to the financial year covered by this return.

**7B.1 What is the business of the society?** For example, did you provide social housing, run an amateur sports club etc.

**Providing social housing**

**7B.2 Please describe the benefits to the community the society delivered?** Here we are looking to see *what* the benefits to the community were. Community can be said to be the community at large. For example, did you relieve poverty or homelessness through the provision of social housing.

**To enable elderly or retired residents to remain in the village, or return to the village to be near family.**

**7B.3 Please describe how the society's business delivered these benefits?** The business of the society must be conducted for the benefit of the community. Please describe *how* the society's business (as described in answer to question 7B.1) provided benefit to the community.

**By giving affordable accommodation to 17 elderly people with a local connection.**

**7B.4 Did the society work with a specific community, and if so, please describe it here?** For instance, were the society's activities confined to a specific location; or to a specific group of people? Please note that in serving the needs of any defined community, the society should not inhibit the benefit to the community at large.

**People of retirement age with a connection to the village.**

**7B.5 What did the society do with any surplus or profit?** For instance, did you donate the money; did money get reinvested in the business; put into reserves; used for some other purpose?


**It was used to continue an ongoing programme of renovation. This year we carried out a major repair and renew schedule of works on all gutters, valleys and roof woodwork. We also continue to contribute financially towards the residents' energy bills.**

**7B.6 Please state any significant commercial arrangements that the society has, or had, with any other organisation that could create, or be perceived as creating, a conflict of interest.** Please tell us how you ensured that any such conflict of interest did not prevent the society from acting for the benefit of the community.

**N/a**

## Section 8– Declaration

The secretary of the society must complete this section.

<b>Name</b>	<b>Kay Palmer</b>
My signature below confirms that the information in this form is accurate to the best of my knowledge	
<b>Signature</b> 	
<b>Position</b>	<b>Secretary</b>
<b>Date</b>	<b>24/7/20</b>

## Section 9 – Submitting this form

Please submit a signed, scanned version of this form along with your accounts and any auditor's report by email to: [mutualsannrtns@fca.org.uk](mailto:mutualsannrtns@fca.org.uk).

Or you can post the form to:

Mutual Societies  
Financial Conduct Authority  
12 Endeavour Square  
London  
E20 1JN

This form is available on the Mutuals Society Portal:

<https://societyportal.fca.org.uk>



**Mutuals Public Register Number: 17008R**

**EFFINGHAM HOUSING ASSOCIATION LIMITED**

**FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 JANUARY 2020**

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

**EFFINGHAM HOUSING ASSOCIATION LIMITED**  
**INFORMATION FOR THE YEAR ENDED 31 JANUARY 2020**

**COMMITTEE OF MANAGEMENT:**

P.N. Jubert (Chairman)  
  
K.C. Cornwell  
K.F. Walker  
G.J. Dougherty (Treasurer)  
Mrs A.L. Wynne-Griffith  
B.S. Kelly  
K. Palmer (Secretary)  
C Thorne

**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**

**CONTENTS OF THE ANNUAL REPORT**

**FOR THE YEAR ENDED 31 JANUARY 2020**

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**EFFINGHAM HOUSING ASSOCIATION LIMITED**

*6 Crossways  
Effingham  
Surrey  
KT24 5LW*

**CHAIRMAN'S STATEMENT**

**YEAR ENDED 31 JANUARY 2020**

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.

A major repair and renew job has been carried out on all gutters, valleys and roof woodwork designed to keep the weather out for many years to come.

We have identified a number of ways it is possible to improve the insulation value of outside walls and roof linings. We will arrange for work on the insulation of the properties to be done when we feel it is safe to do so for our tenants.

The Covid -19 pandemic began to affect the UK in March this year and is now severely restricting people's and businesses ability to operate normally. We have considered the effects that this might have on our accounts and our tenants. We don't believe that our income will reduce significantly, as our tenants are retired and do not depend on income from employment. We have taken steps to ensure our tenants can stay safe in their flats and deferred some of our refurbishment plans.

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

*13 May 2020*

**EFFINGHAM HOUSING ASSOCIATION LIMITED**  
**STATEMENT OF COMMITTEE'S RESPONSIBILITIES**  
**FOR THE YEAR ENDED 31 JANUARY 2020**

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 2020**

		<u>2020</u>	<u>2019</u>
		£	£
	Notes		
<b>Turnover</b>	7	86,143	86,712
<b>Operating costs</b>	8	(112,110)	(57,125)
		<hr/>	<hr/>
<b>OPERATING (DEFICIT)/ SURPLUS</b>		(25,967)	29,587
<b>Interest receivable</b>		1,785	1,511
		<hr/>	<hr/>
<b>(DEFICIT)/SURPLUS ON ORDINARY ACTIVITIES FOR YEAR</b>	9	(24,182)	31,098
<b>SURPLUS BROUGHT FORWARD</b>	6	576,826	545,728
		<hr/>	<hr/>
<b>SURPLUS CARRIED FORWARD</b>		<u>£552,644</u>	<u>£576,826</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 (deficit)/surplus for the above two financial years.



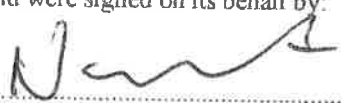
# EFFINGHAM HOUSING ASSOCIATION LIMITED

## BALANCE SHEET


AS AT 31 JANUARY 2020

	Notes	<u>2020</u>		<u>2019</u>	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible assets	2		250,002		251,425
<b>CURRENT ASSETS</b>					
Debtors	3	2,388		4,443	
Cash at bank and in hand		<u>374,953</u>		<u>394,735</u>	
		377,341		399,178	
<b>CURRENT LIABILITIES</b>					
Creditors falling due in less than one year	4	<u>5,358</u>		<u>4,437</u>	
<b>NET CURRENT ASSETS</b>			371,983		394,741
<b>TOTAL ASSETS LESS LIABILITIES</b>			<u>621,985</u>		<u>646,166</u>
<b>CAPITAL AND RESERVES</b>					
Share capital	5		18		17
Capital reserve	6	69,323		69,323	
Revenue account	6	<u>552,644</u>		<u>576,826</u>	
			<u>621,967</u>		<u>646,149</u>
			<u>621,985</u>		<u>646,166</u>

The financial statements on pages 3 to 4 were approved by the Committee of Management on 13 May 2020 and were signed on its behalf by:

  
P.N. Jubert – Chairman

  
G.J. Dougherty – Treasurer

  
K Palmer – Secretary

# **EFFINGHAM HOUSING ASSOCIATION LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS**

### **FOR THE YEAR ENDED 31 JANUARY 2020**

#### **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".

The trustees do not consider that the effects of the Covid-19 pandemic on the Association's financial position since the end of the reporting period will be significant and the trustees have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. The Association therefore continues to adopt the going concern basis in preparing its financial statements.

#### **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.

#### **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 2020**

**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 2019				
And at 31 January 2020	56,838	193,163	7,116	257,117
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>DEPRECIATION</b>				
At 1 <sup>st</sup> February 2019	-	-	(5,692)	(5,692)
Charge for year	<u>-</u>	<u>-</u>	<u>(1,423)</u>	<u>(1,423)</u>
At 31 <sup>st</sup> January 2020	<u>-</u>	<u>-</u>	<u>(7,115)</u>	<u>(7,115)</u>
<b>NET BOOK VALUE</b>				
At 31 January 2020	56,838	193,163	1	250,002
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
At 31 January 2019	56,838	193,163	1,424	251,425
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

**3. DEBTORS**

	<u>2020</u> £	<u>2019</u> £
Other Debtors	80	654
Prepayments and accrued income	2,308	3,789
	<u>          </u>	<u>          </u>
	2,388	4,443
	<u>          </u>	<u>          </u>

**4. CREDITORS**

Amounts falling due within one year:		
Trade Creditors	-	-
Accruals	5,358	4,437
	<u>5,358</u>	<u>4,437</u>
	<u>          </u>	<u>          </u>

**5. SHARE CAPITAL**

Shares of £1 each, fully paid	18	17
	<u>          </u>	<u>          </u>

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 2020**

**6. RESERVES**

	<u>Capital Reserve</u>	<u>Revenue Reserve</u>	<u>Total</u>
At 1 <sup>st</sup> February 2019	69,323	576,826	646,149
Deficit for the year	-	(24,182)	(24,182)
At 31 <sup>st</sup> January 2020	<u>69,323</u>	<u>552,644</u>	<u>621,967</u>

**7. TURNOVER**

	<u>2020</u>	<u>2019</u>
Rents receivable	86,143	86,712

**8. OPERATING COSTS**

Direct property management	109,652	54,142
Administrative expenses	2,458	2,983
	<u>112,110</u>	<u>57,125</u>

**9. (DEFICIT)/SURPLUS ON ORDINARY ACTIVITIES**

is after charging:

Auditors' remuneration	1,920	2,220
Remuneration of Committee of Management	Nil	Nil
Depreciation	1,423	1,423

**10. NUMBER OF UNITS MANAGED**

<u>17</u>	<u>17</u>
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## **INDEPENDENT AUDITOR'S REPORT TO THE COMMITTEE OF MANAGEMENT**

### **EFFINGHAM HOUSING ASSOCIATION LIMITED**

#### **FOR THE YEAR ENDED 31<sup>st</sup> JANUARY 2020**

##### **Opinion**

We have audited the financial statements of Effingham Housing Association (the "Association") for the year ended 31st January 2020 which comprise the Income and Expenditure Report, the Balance Sheet and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31st January 2020 and of its income and expenditure for the 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.

##### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and the provisions available for small entities, in the circumstances set out in note 1 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

##### **Conclusions relating to going concern**

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

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

##### **Other information**

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The committee of management are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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

**FOR THE YEAR ENDED 31<sup>st</sup> JANUARY 2020**

**Matters on which we are required to report by exception**

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

- the Association has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation;
- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the Association's books of account; or
- we have not obtained all the information and explanations necessary for the purposes of our audit.

**Responsibilities of the committee of management**

As explained more fully in the committee of management's responsibilities statement [set out on page 2], the committee of management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the committee of management are responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the committee of management either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities]. This description forms part of our auditor's report.

**Use of our report**

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.

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



Date: 29<sup>th</sup> May 2020

**EFFINGHAM HOUSING ASSOCIATION LIMITED**

**DETAILED REVENUE ACCOUNT**

**FOR THE YEAR ENDED 31 JANUARY 2020**

	<u>2020</u>		<u>2019</u>	
	£	£	£	£
<b>INCOME</b>				
Net income from rents	86,143		86,712	
Deposit interest	1,785		1,511	
	<hr/>	87,928	<hr/>	88,223
<b>EXPENDITURE</b>				
<b>Estate costs:</b>				
Repairs and maintenance	88,551		32,271	
Garden maintenance	3,541		4,112	
Electricity and Gas	1,558		1,250	
Insurance	5,742		5,284	
Stair lift depreciation	1,423		1,423	
Contribution to tenants' heating	8,838		9,802	
<b>Overheads:</b>				
Auditors remuneration	1,920		2,220	
Sundry expenses	348		483	
Bank charges	80		82	
Advertising	110		198	
	<hr/>	112,110	<hr/>	57,125
(Deficit)/Surplus		<hr/> <hr/> (24,182)		<hr/> <hr/> 31,098