

Statement of Comprehensive Income For the Year Ended 31 March 2017

	Year ended 31 Mar 2017 Association	Restated Year Ended 31 Mar 2016 Association
	£	£
Turnover	5,391,303	5,361,043
Operating expenditure	(3,381,163)	(3,501,933)
Operating surplus	2,010,140	1,859,110
Gain on disposal of property, plant and equipment (fixed assets)	13,541	-
Interest receivable	1,877	2,015
Interest and financing costs	(567,838)	(595,695)
Total comprehensive income for the year	1,457,720	1,265,430

This is an extract from the Association's Annual Accounts.
A full set of accounts is available on the association's website
(www.arawakwalton.com) or from our office.

Statement of Financial Position For the Year Ended 31 March 2017

	Year Ended 31 Mar 2017	Restated Year Ended 31 Mar 2016
Fixed assets	31,632,262	30,067,441
Tangible fixed assets	31,632,262	30,067,441
Current assets		
Trade and other debtors	210,208	235,508
Cash and cash equivalents	722,751	860,241
	932,959	1,095,749
Less: Creditors: amounts falling due within one year	1,627,877	2,542,065
Net current (liabilities)	(694,918)	(1,446,316)
Total assets less current liabilities	30,937,344	28,621,125
Creditors: amounts falling due after more than one year	20,674,909	19,816,413
Reserves		
Non-equity share capital	25	22
Income and expenditure reserve	10,262,410	8,804,690
Total reserves	30,937,344	28,621,125

Report of the Independent Auditors For the Year Ended 31 March 2017

We have audited the financial statements of Arawak Walton Housing Association Limited for the year ended 31 March 2017 set out on pages 8 to 30. 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 FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the Association's members, as a body, in accordance with Section 87(2) 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 Board and the Auditor

As explained more fully in the Statement of Board's Responsibilities set out on pages 3 to 4, the Board 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 Financial Reporting Council's (FRC's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the FRC's website at www.frc.org.uk/auditscopeukprivate.

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 March 2017 and of its income and expenditure for the year then ended; and
- 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 2015.

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:

- a satisfactory system of control over transactions has not been maintained; or
- the Association has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- We have not received all the information and explanations we require for our audit.



Beever and Struthers, Chartered Accountants and Statutory Auditor
St George's House, 215-219 Chester Road
Manchester M15 4JE
Date: **19th July 2017**

Value for Money

At Arawak Walton we have had another busy year ensuring we achieve and improve our value for money.

For the second year running, most of our tenants had a 1% rent cut. This means that our rents offer even better value for money than rents in the private sector. This difference ranges from approximately £45 per week for our homes in Manchester to a massive £56 per week for those in Trafford. They are set to fall further over the next two years.

We continue to increasingly use text and email to communicate with our tenants, which is both much quicker and also more cost effective. Where we need to send out big mail outs, we use the services of a specialist company, which costs much less than sending it ourselves.

We have also re-launched our website and this allows tenants to get information about their rent and repairs directly over the web, twenty four hours a day without the need to call us.

To pay for the rent reduction over the course of the next four years, we had to make some difficult decisions. One of those was to minimise pay increases for our staff for the four years starting in April 2016. Another difficult decision was to end our programme of only acquiring properties to let at social rent and instead mainly acquire properties to let slightly below market rent. Social rent properties have not been funded with new grant for a number of years and most housing associations are replacing many of their social rent properties with higher cost affordable rent ones.

Despite these challenges, we were still able to buy the freehold of 33 properties we had previously leased and also to provide a further 27 homes in 2016-17, mainly by working in partnership with other housing associations and local authorities.

During the course of the year we replaced 21 kitchens, 22 bathrooms, 18 windows and 65 boilers. Our

modern boilers use much less gas, which saves our tenants money. They are also less likely to break down, which saves our tenants' time and saves us the cost of repairs. The new boilers are also much better for the environment as they produce less carbon dioxide. New windows require much less painting than old wooden ones and also help reduce heating bills.

Many of these replacement items have been bought direct from the manufacturers, and have saved the expense of paying a middleman, meaning we can buy more for our money.

We constantly work to improve our value for money and we have plans to do this over the course of the next year.

A copy of our full value for money self assessment for 2016-17 is available on our website

www.arawakwalton.com