

Statement of Comprehensive Income For the Year Ended 31 March 2018

	Year Ended 31 Mar 2018 Association	Year Ended 31 Mar 2017 Association
	£	£
Turnover	5,071,498	5,391,303
Operating expenditure	(3,556,924)	(3,381,163)
Gain on disposal of property, plant and equipment (fixed assets)	56,518	13,541
Operating surplus	1,571,092	2,023,681
Interest receivable	744	1,877
Interest and financing costs	(526,572)	(567,838)
Total comprehensive income for the year	1,045,264	1,457,720

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 the office.

Statement of Financial Position For the Year Ended 31 March 2018

	Year Ended 31 Mar 2018	Year Ended 31 Mar 2017
Fixed assets	33,247,752	31,632,262
Tangible fixed assets	33,247,752	31,632,262
Current assets		
Trade and other debtors	192,245	210,208
Cash and cash equivalents	921,211	722,751
	1,113,456	932,959
Less: Creditors: amounts falling due within one year	1,888,589	1,627,877
Net current (liabilities)	(775,133)	(694,918)
Total assets less current liabilities	32,472,619	30,937,344
Creditors: amounts falling due after more than one year	21,164,921	20,674,909
Reserves		
Non-equity share capital	24	25
Income and expenditure reserve	11,307,674	10,262,410
Total reserves	32,472,619	30,937,344

Report of the Independent Auditors for the Year Ended 31 March 2018 (Extract)

We have audited the financial statements of Arawak Walton Housing Association Limited "the association" for the year ended 31 March 2018. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the association's members, as a body, in accordance with section 87(2) of the Cooperative 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 page 3, the Board 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 the Board of Management 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 Board 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 Board 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's web-site at www.frc.org.uk



Opinion on the 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 2018 and of its surplus 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 Cooperative 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;
- 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: **20th July 2018**

Value for Money

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

2018 marked the second year of the four year rent cut, with most of our tenants receiving a 1% rent cut. This means that our rents offer even better value for money than rents in the private sector. On average our rents were around £60 a week cheaper than private rent and set to fall again in 2019 and 2020.

We continue to increasingly use text and email to communicate with our tenants, which is both much quicker and also more cost effective. Tenants are also able to visit our website to access their account information and log repair requests which also saves time and allows a much more flexible offer to our tenants. 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.

During the year we were able to provide a further 16 homes in 2017-18, mainly by working in partnership with other housing associations and local authorities, with 9 to be let at affordable rent levels. The Association was also successful in its bid for grant funding during the year meaning that more properties can be acquired in the future due to the lower net cost of acquiring those properties.

During the course of the year we continued to maintain our stock and replaced 60 kitchens, 45 bathrooms, 69 boilers and heating systems and replaced windows at 53 of our homes. 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.

Due to robust procurement methods, staff have ensured that the best price has been paid for a number of components, in order to obtain best value for our tenants.

Many of these replacement items have been bought direct from the manufacturers, meaning we can buy more for our money.

Following the rent cut announced in 2016, we have tried where possible to maintain costs at the 2015/2016 level, but this has not always been possible due to inflationary increases on some services and also growth in our property portfolio which brings additional costs. However, it is pleasing to note that operating costs have only risen by 1.57% since March 2016, significantly below CPI inflationary increases of 4.75% over the same period.

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 2017-18 is contained within our 2017/2018 statutory accounts and is available on our website www.arawakwalton.com