

Registered Society No: 21904R

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDING 31 MARCH 2025

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MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

CO-OPERATIVE INFORMATION

YEAR ENDED 31 MARCH 2025

Registered society number	21904R
Committee members	Mr Butt Mr T Clarke (Co-opted) Mr S Gaffar (Co-opted) Mr Y Hussain Mr H Lorgat Mrs H Lorgat Mr A Navsa Mr M E Yakub Mrs T Kureshi
Registered office	3 Bede Island Road Leicester LE2 7EA
Auditors	Rogers Spencer Limited Newstead House Pelham Road Nottingham NG5 1AP
Solicitors	Shakespeare Martineau, Two Colton Square, Leicester, LE1 1QH Frisby & Small, 5 De Montfort Street, Leicester LE1 7GE
Bankers	Natwest Bank Melton Turn Branch 2 Melton Road Leicester LE4 5EA

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

REPORT OF THE COMMITTEE OF MANAGEMENT

The Committee of Management presents their report and the audited financial statements for the year ended 31 March 2025.

Committee members

Chairman	Mr A Navsa
Vice Chair	Mr H Lorgat
Treasurer	Mr T Clarke
Secretary	Mr H Lorgat
Other Members	Mr Butt Mr S Gaffar Mrs H Lorgat Mr M E Yakub Mrs T Kureshi

Principal activity

The principal activity of the Co-operative is the provision of rented accommodation for its members. The Co-operative has been set up for the benefit of its members. A housing Co-operative is a small housing association run along Co-operative principles. It is owned and managed by the members of the Co-operative. Maynard Co-operative is fully mutual i.e. where only tenants may be members; and a group of the tenant members, alongside any Co-optees, form a committee that governs the Co-operative. Decisions are therefore made by the people who are directly affected with the purpose of benefitting tenants as well as ensuring safeguarding the Cooperatives financial position.

Review of the business

The Committee of Management are pleased to report an operating surplus for the year of £35,296 (2024:£56,421)

The key highlights over the last 12 months were as follows:

- Independent auditors TIAA completed an assessment of how well Maynard Co-operative Housing Association was complying with damp and mould and separately on complaints and a look back at the actions from previous years' audit. Reasonable assurance was given for both audits.
- A successful tenant member conference held on 3 July 2024. It was well attended and there were lots of positive feedback received.
- Elections at the Annual General Meeting were based on the Co-operative's governing rules.
- Rent arrears have remained at a level below the target despite an expectation that they may increase due to general increase to everyday costs such as fuel, heating etc.
- Regular monthly meetings held with PA Housing's Direct Labour Organisation (DLO) who have the day-to-day maintenance contract; and Sureserve (previously known as Aaron Services) who have the annual gas service and repair contract.
- The planned programme has continued with cyclical works completed. The kitchen and bathroom contract was awarded to UK Gas and that programme was completed during the year.

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

REPORT OF THE COMMITTEE OF MANAGEMENT

Review of the business (continued)

- The Co-ops website was updated and tenants guide section created.
- A tenant satisfaction survey carried through personal visits by PA Housing staff in September 2024 and the results used to formulate improvement.
- Committee member training was discussed regularly, and Confederation of Co-operative Housing and National Housing Federation programmes circulated for members.
- Training, benchmarking and good practice sharing has continued with Acuity.
- The Coops had two new Housing Management Officers join the team following internal transfers.
- Committee member training was discussed regularly and Confederation of Co-operative Housing and National Housing Federation programmes circulated for members.
- The committee has been looking to expand its members following the departure of some long-standing members.
- Training, benchmarking and good practice sharing has continued with Acuity.
- The Area Surveyor role was vacant for a year and filled by the Ross Walk Housing Management Officer as a Trainee Surveyor. His post was subsequently back filled.
- The Coops website updated and refreshed
- An independent tenant satisfaction survey carried out by Acuity and the results used to formulate improvements. A further Tenant Satisfaction Survey conducted in September 2023 through personal visits by the Coops team.

Governance and viability standard

The Co-operative certifies that it has carried out its annual review of the Regulator of Social Housing's Governance and Financial viability standard during the last 12 months and certifies that it complies with the standard. This has been discussed with the committee.

The Co-operative has adopted and aims to comply with the Confederation of Co-operative Housing (CCH) Code of Governance 2021.

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

REPORT OF THE COMMITTEE OF MANAGEMENT

VFM performance: Key metrics

	Peer group Median	ABM Median	Maynard HA 2023-2024	Maynard HA 2024/2025	Maynard HA 2025/2026
Reinvestment as % of asset base	3%	3%	2%	6%	4%
New supply as % of current stock	0%	0%	0%	0%	0%
Gearing	23.50	16.60	N/A	N/A	N/A
Interest cover (EBITDA)	167	208	N/A	N/A	N/A
Social housing cost per unit	6,481	6,481	4,617	7,008	6,597
Operating margin – overall	17%	16%	12%	8%	4.2%
Operating margin – social housing	20%	19%	10%	6%	1.3%
Return on capital employed	2.25	2.59	1.40	0.87	0.21

Reinvestment as % of asset base

This metric assesses investments made in both new and existing housing assets to improve homes.

The Co-operative metric is higher than last year and Benchmarking groups. Investment in residents homes, relates

New supply as % of current stock

This metric looks at the rate at which we acquire new social and non-social homes.

Similar to the Peer Group and APM which show no investment. For the next financial, the Co-operative has no plans to add to its stock. It has decided to focus on driving improvements for its residents.

Gearing

This metric assesses what proportion of asset base is offset by debt. This is not applicable to the Co-operative as there was no debt during 2024-2025 and there are no plans in place to acquire any loans.

Interest cover (EBITDA)

This metric measures our ability to pay interest on debt, from the money generated out of ongoing business operations. Not applicable to the Co-operative as no borrowing done in 2024-2025 and none is planned for the future.

Social housing cost per unit

This metric looks at spend, on average, to deliver all services to social homes held by the Co-operative.

The Co-operative's score is higher than both benchmarking groups. The Housing sector has been expecting costs to continue on their upward trend of recent years and suppliers passing on of their own higher costs arising from the UK's period of double-digit general inflation. This score is expected to go down slightly next year.

Operating margin – overall

This metric is an indicator of financial efficiency. It takes into account all operating activity, with the exception of sales of existing housing assets. The Co-operative's metric is lower than it's score last year and both the benchmarks. With the Co-operative's focus being raising the standards for it's residents, this has resulted in substantial investment, particularly through our maintenance programme. It expects to continue this in 2025-2026

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

REPORT OF THE COMMITTEE OF MANAGEMENT

Operating margin – social housing

This metric focuses on the margin the Co-operative is making from our core social housing lettings activity

The Co-operative's 2024-2025 result is lower than both the Peer group and ABM. The Housing sector is responding to external challenges like increasing resident expectations on service delivery, heightened risk and costs relating to building safety, asset investment demands into an ageing stock including the transition towards greater energy efficiency. The Co-operative is expecting an even lower score in the next financial year as expecting higher core costs due to the cost increase was driven by contractual changes in a high inflation environment.

Return on capital employed

This metric assesses the efficiency of the Co-operative's investment of capital resources

The Co-operative performed lower than both benchmarking groups and lower than its margin last year. It has had to think strategically about how investment today will pay off further down the line. Its commitment to investment levels over the next year means that we expect ROCE to decline.

Code of governance

The Managing Agents' staff takes internal control seriously. Members of staff are encouraged to discuss ways in which procedures can be improved with their managers in an open way.

The Committee of Management receives confirmation that controls continue to operate from four main sources. These are:

- Control confirmations provided by the Managing Agents and supported by key performance indicators,
- Internal audit reports prepared according to an agreed plan over a three year cycle,
- External auditors' management letters, and
- Compliance reports issued by Homes England and/or other regulatory bodies.

Major instances of the failure of controls to operate are reported to the Committee of Management.

The Committee of Management is aware that neither the external auditors nor Homes England, nor external accrediting bodies have any specific responsibility to identify shortcomings in its systems of internal control. For this reason the Organisation relies on the Managing Agents as the principal sources of reassurance.

Fraud

The Organisation complies with Homes England requirements of fraud.

All cases of actual and attempted fraud are reported to the Committee of Management. All cases of fraud in excess of £1,000 must be reported to Homes England.

There have been no reported cases of fraud in the year.

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

REPORT OF THE COMMITTEE OF MANAGEMENT

Reference to Committee's annual review of internal control

There have been no breakdowns in internal control during the year that has caused significant loss to the organisation.

The organisation's internal auditors have submitted their annual report that includes reference to the standard of control that has been achieved throughout the year. Internal control weaknesses, identified in the report, are addressed by the managing agents. The managing agents regularly report their progress in addressing any issues to the Committee of Management.

Liability insurance

The Co-operative has taken out liability insurance on behalf of the members of the Committee of Management.

Related party transactions

By the nature of the organisation being a Housing Co-operative, members of the Committee of Management are tenants of the Co-operative, with the exception of the co-opted members. All such members of the Committee of Management are charged and required to pay rent on standard terms.

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

REPORT OF THE COMMITTEE OF MANAGEMENT

Responsibilities in respect of the financial statements

The Committee is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Committee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of the income and expenditure of the association for that period.

In preparing these financial statements, the Committee is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it to ensure that the financial statements comply with 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 in England 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

On behalf of the Committee


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A Navsa

Chair

Date 12 September 2025

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE COMMITTEE

FOR THE YEAR ENDED 31 MARCH 2025

Opinion

We have audited the financial statements of Maynard Co-operative Housing Association Limited for the year ended 31 March 2025 which comprise the statement of comprehensive income, statement of financial position, statement of changes in reserves, statement of cash flows and notes to the financial statements, including 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 31 March 2025 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, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing in England 2022.

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 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

In auditing the financial statements, we have concluded that the committee's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the committee with respect to going concern are described in the relevant sections of this report.

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE COMMITTEE

FOR THE YEAR ENDED 31 MARCH 2025

Other information

The other information comprises the information included in the Report of the Committee of Management, other than the financial statements and our auditor's report thereon. The committee are responsible for the other information contained within the Report of the Committee of Management. 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. 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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

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 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; or
- 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

As explained more fully in the committee's responsibilities statement set out on page 9, the committee is 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 committee 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 is 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 either intends to liquidate the association or to cease operations, or have no realistic alternative but to do so.

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE COMMITTEE

FOR THE YEAR ENDED 31 MARCH 2025

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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

The extent to which the audit was considered capable of detecting irregularities including fraud

Our approach to identifying and assessing the risk of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- The engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- We identified the laws and regulations applicable to the association through discussions with the committee, and from our commercial knowledge and experience of the housing sector;
- We focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the association, including the taxation legislation and data protection, Co-operative and Community Benefit Society Act 2014, anti-bribery, employment, environmental and health and safety legislation;
- We assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- Identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

We assessed the susceptibility of the association's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- Making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud;
- Considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations; and
- Understanding the design of the associations remuneration policies.

To address the risk of fraud through management bias and override of controls, we:

- Performed analytical procedures to identify any unusual or unexpected relationships;
- Tested journal entries to identify unusual transactions;
- Assessed whether judgements and assumptions made in determining the accounting estimates set out within note 1 were indicative of potential bias; and
- Investigated the rationale behind significant or unusual transactions.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- Agreeing financial statement disclosures to underlying supporting documentation;
- Reading the minutes of meetings of committee members;
- Enquiring of management as to actual and potential litigation and claims; and
- Reviewing correspondence with HMRC, relevant regulators and the company's legal advisors.

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED
INDEPENDENT AUDITORS' REPORT TO THE COMMITTEE
FOR THE YEAR ENDED 31 MARCH 2025

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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.



Rogers Spencer
Statutory Auditors
Chartered Accountants
Nottingham

Date 12 September 2025

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2025

	<u>Note</u>	<u>2025</u> <u>£</u>	<u>2024</u> <u>£</u>
Turnover	2	668,394	630,064
Operating expenditure	2	<u>(633,098)</u>	<u>(573,643)</u>
Operating surplus	2	35,296	56,421
Interest receivable		<u>20,296</u>	<u>18,356</u>
Surplus on ordinary activities before tax		55,592	74,777
Taxation	5	<u>(3,856)</u>	<u>(3,488)</u>
Surplus for the year after tax		51,736	71,289
Paid shares surrendered	12	<u>6</u>	<u>2</u>
Total comprehensive income for the year		<u><u>51,742</u></u>	<u><u>71,291</u></u>

The results relate wholly to continuing activities and the notes on pages 18 to 26 form an integral part of these accounts.

These financial statements were approved and authorised for issue by the Committee of Management on September 2025.

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Signed on behalf of the Committee


A Navsa - Chair

H Lorgat - Secretary 

T Clarke - Treasurer 

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED
STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2025

	<u>Note</u>	<u>2025</u> <u>£</u>	<u>2024</u> <u>£</u>
Fixed Assets:			
Tangible fixed assets	7,8	3,104,841	2,922,836
Current Assets:			
Debtors	9	32,502	22,686
Cash and cash equivalents		1,076,378	1,203,458
		<u>1,108,880</u>	<u>1,226,144</u>
Less: Creditors (amounts falling due within one year)	10	<u>(179,031)</u>	<u>(124,190))</u>
Net current assets		929,849	1,101,954
Total assets less current liabilities		<u>4,034,690</u>	<u>4,024,790</u>
Creditors: (amounts falling due after more than one year)	11	(1,813,231)	(1,855,071)
Total net assets		<u><u>2,221,459</u></u>	<u><u>2,169,719</u></u>
Reserves			
Called up share capital	12	185	187
Income and Expenditure Reserve		2,221,274	2,169,532
		<u><u>2,221,459</u></u>	<u><u>2,169,719</u></u>

These financial statements were approved and authorised for issue by the Committee of Management on 12 September 2025.

Signed on behalf of the Committee

A Navsa - Chair



H Lorgat - Secretary



T Clarke - Treasurer



The notes on pages 18 to 26 form an integral part of these accounts.

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN RESERVES

	<u>Called Up Share Capital</u> £	<u>Revenue Reserves</u> £	<u>Total</u> £
Balance at 1 April 2023	186	2,098,241	2,098,427
Surplus for the year	-	71,291	71,291
Total comprehensive income	186	2,169,532	2,169,718
Share capital issued / (surrendered)	1	-	1
At 31 March 2024 and 1 April 2024	187	2,169,532	2,169,719
Surplus for the year	-	51,742	51,742
Total comprehensive income	187	2,221,274	2,221,461
Share capital issued / (surrendered)	(2)	-	(2)
At 31 March 2025	185	2,221,274	2,221,459

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS

YEAR ENDED 31 MARCH 2025

	<u>2025</u> <u>£</u>	<u>2024</u> <u>£</u>
Cash flow from operating activities	123,505	91,906
Interest paid		
Taxation paid	(3,857)	(3,508)
Net cash flow from operating activities	119,648	88,398
Cash flow from investing activities		
Purchase of tangible fixed assets	(267,027)	(67,114)
Interest received	20,296	18,356
Net cash flow from investing activities	(246,731)	(48,758)
Cash flow from financing activities		
Proceeds from issue of shares	4	3
Net cash flow from financing activities	4	3
Net increase in cash and cash equivalents	(127,079)	39,643
Cash and cash equivalents at 1 April 2024	1,203,458	1,163,815
Cash and cash equivalents at 31 March 2025	<u>1,076,379</u>	<u>1,203,458</u>
Cash and cash equivalents consist of:		
Cash at bank and in hand	1,076,379	1,203,458
Cash and cash equivalents at 31 March 2025	<u>1,076,379</u>	<u>1,203,458</u>
Cash flow from operating activities		
Surplus for the year	35,296	56,421
Adjustments for non-cash items:		
Depreciation on tangible fixed assets	81,365	82,476
Decrease/(increase) in debtors	(9,815)	(3,316)
Increase/(decrease) in creditors	54,841	(1,835)
Amortisation of grants	(41,840)	(41,840)
Loss on Disposal of tangible fixed assets	3,658	-
Net cash generated from operating activities	<u>123,505</u>	<u>91,906</u>

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

Legal status

Maynard Co-operative Housing Association Limited is incorporated in England under the Co-operative and Community Benefit Societies Act 2014 and is registered with Homes England as a Private Registered Provider of Social Housing. The address of the registered office is given in the information on page 3 of these financial statements.

1. Principal accounting policies

Basis of accounting

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 *The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102)*, the Statement of Recommended Practice for Social Housing Providers 2018, and with the Accounting Direction for private registered providers of social housing in England 2022. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Co-operative and Community Benefit Societies Act 2014. The financial statements have been prepared on a going concern basis under the historical cost convention, modified by the revaluation of investments and certain fixed assets. The financial statements are prepared in sterling £, and rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Turnover

Turnover represents rental and service charge income receivable in the year. Charges for services provided and Supporting People income are recognised as income when the Co-operative has provided the service concerned. Grants made as contributions to revenue expenditure are credited to income in the period in which the related expenditure is incurred.

Property managed by agents

Where the Co-operative carries the financial risk on property managed by agents, all the income and expenditure arising from the property is included in the statement of comprehensive income.

Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned to the Income and Expenditure Account on the basis of the actual expenditure incurred. Finance and administration costs are further apportioned on the basis of charges levied from PA Housing Limited.

Major repairs expenditure

Major repair projects that began before 1 April 1993 have been included in fixed assets. Major repair projects commencing after 1 April 1993 have been written off to the Income and Expenditure Account, together with any corresponding SHG receivable, except where the work is considered to be an improvement, when the cost and SHG are both capitalised. Improvement expenditure is expenditure which "adds value to" or "extends the useful life of" the property concerned.

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1. Principal accounting policies

Tangible fixed assets

Tangible fixed assets (including social housing properties) are stated at cost less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended such as the cost of acquiring land and buildings, developments costs, interest charges on loans during the development period and expenditure on improvements.

Improvements are works to existing properties which result in an increase in the net rental income, including a reduction in maintenance costs or result in a significant extension of the useful economic life of the property

Housing properties in the course of construction are stated at cost and not depreciated.

The Co-operative separately identifies the major components which comprise its housing properties, and charges depreciation to write down the cost of each component to its estimated residual value, on a straight line basis, over its estimated useful economic life.

The major components of its housing properties and their useful economic lives are as follows:

Building structure	80 – 100 years
Roofs	70 years
Kitchens	20 years
Bathrooms	20 years
Windows and doors	25 years
Heating and boilers	15 years

Freehold land is not depreciated.

Social Housing Grant (SHG)

Where developments have been financed wholly or partly by social housing and other grants, the amount of the grant received has been included as deferred income and recognised in Turnover over the estimated useful life of the associated asset structure (not land), under the accruals model. SHG received for items of cost written off in the Statement of Comprehensive Income Account is included as part of Turnover.

When Social Housing Grant (SHG) in respect of housing properties in the course of construction exceeds the total cost to date of those housing properties, the excess is shown as a current liability.

SHG must be recycled by the Group under certain conditions, if a property is sold, or if another relevant event takes place. In these cases, the SHG can be used for projects approved by Homes England and Greater London Authority. However, SHG may have to be repaid if certain conditions are not met. If grant is not required to be recycled or repaid, any unamortised grant is recognised as Turnover. In certain circumstances, SHG may be repayable, and, in that event, is a subordinated unsecured repayable debt.

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1. Principal accounting policies

Debtors and creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other operating expenses.

Current asset investments

Current asset deposits are bank deposits that can only be withdrawn by giving more than twenty-four hours' notice.

Provisions

The Association only provides for contractual liabilities.

Taxation

Current tax represents the amount of tax payable or receivable in respect of taxable income for the current or past reporting periods. It is measured at the amount expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

The Association is not registered for VAT. All amounts disclosed in the accounts are inclusive of VAT.

Capitalisation of development overheads

The management agents charge development costs to the development of projects as follows. These development costs are apportioned between capital and revenue in the same proportion as capitalisation of works costs to ensure that FRS 102 is followed:

- (i) In relation to works to existing properties, a charge of 5% of the sum of the acquisition cost and the contract works cost
- (ii) In relation to the provision of accommodation by new build, a charge of 4% of the sum of the land acquisition cost and the contract works costs. Where land is obtained at discounted or nil value, an independent valuer's open market valuation will be sought to obtain a land valuation.
- (iii) If a Clerk of Works is appointed, development costs shall be calculated as 1.15% of the contracts works cost.

Judgements and key sources of estimation uncertainty

In the application of the Association's accounting policies, the committee members are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

2(a) Turnover, operating expenditure and operating surplus

	<u>Turnover</u>	<u>2025 Operating Expenditure</u>	<u>Operating Surplus</u>
Social housing lettings	668,394	633,098	35,296
Total	<u>668,394</u>	<u>633,098</u>	<u>35,296</u>
		<u>2024 Operating Expenditure</u>	<u>Operating Surplus</u>
Social housing lettings	630,064	573,643	56,421
Total	<u>630,064</u>	<u>573,643</u>	<u>56,421</u>

2(b) Turnover and operating expenditure

	<u>Note</u>	<u>2025</u>	<u>2024</u>
Income from social housing lettings:			
Rents receivable		626,279	584,819
Service charge income		6,716	4,584
Amortisation of other grant income		12,395	12,395
Amortisation of Social Housing Grant		<u>29,445</u>	<u>29,445</u>
Gross rents receivable		674,835	631,243
Less: rent losses from voids		<u>(6,441)</u>	<u>(1,179)</u>
Total income from lettings	2A	<u>668,394</u>	<u>630,064</u>
Expenditure on social housing lettings:			
Services	6	15,429	12,886
Management	6	260,431	239,787
Routine maintenance	6	172,252	119,432
Rent losses from bad debts		1,434	7,447
Major repair expenditure - housing properties		76,061	86,297
Disposal of components		3,658	-
Depreciation on SHG properties	7	80,144	81,255
Planned maintenance expenditure		<u>23,689</u>	<u>26,539</u>
Total expenditure on lettings	2A	<u>633,098</u>	<u>573,643</u>
Operating surplus on letting activities	2A	<u>35,296</u>	<u>56,421</u>

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

3. Directors' remuneration

The total remuneration paid to the directors of the Association (the Committee of Management) was:

	<u>2025</u> £	<u>2024</u> £
Emoluments (including pension contributions and benefits-in-kind)	Nil	Nil

The number of directors, including the highest paid director, who received emoluments (excluding pension contributions) in the following ranges was:

£ Nil	-	-
Total expenses reimbursed to the Directors not chargeable to United Kingdom income tax	-	-

4. Surplus on ordinary activities

The operating surplus is stated after charging / (crediting):	<u>2025</u> £	<u>2024</u> £
Rent losses from bad debts	1,434	7,447
Depreciation of tangible fixed assets	81,364	82,475
Auditors remuneration:		
-In their capacity as auditors	6,300	6,120
-Other services	-	-

5. Tax on surplus on ordinary activities

The charge for the year relating to United Kingdom Corporation Tax is made up as follows:	<u>2025</u> £	<u>2024</u> £
Current year at current rates	3,856	3,488

The taxation charge is calculated on interest receivable only.

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

6. Management expenses

	<u>Housing Management</u>	<u>Services</u>	<u>Maintenance</u>	<u>Finance & Admin</u>	<u>2025 Total</u>	<u>2024 Total</u>
Management Agents Fees	167,774	1,383	-	-	169,157	158,680
Estate Costs:						
Insurance	24,556	-	-	-	24,556	18,964
Repairs & maintenance	-	-	172,252	-	172,252	119,432
Service expenditure	-	13,485	-	-	13,485	10,866
Overheads:						
Training & conference fees	-	-	-	5,450	5,450	5,780
Annual report & newsletters	-	-	-	7,835	7,835	8,456
Travelling expenses	-	-	-	-	-	76
Social activities	-	-	-	2,874	2,874	2,189
Investors in Communities	-	-	-	430	430	433
Publicity	-	-	-	4,983	4,983	4,954
Website	-	-	-	627	627	280
AGM expenses	-	-	-	15,303	15,303	13,975
Printing & stationery	-	-	-	513	513	962
Audit fees	-	-	-	6,300	6,300	6,120
Bank charges & interest	-	-	-	2,236	2,236	2,673
Legal & professional fees	-	-	-	1,530	1,530	9,765
Subscriptions	-	-	-	5,277	5,277	4,236
Committee expenses	-	-	-	2,588	2,588	4,211
Office running costs	-	-	-	6,896	6,896	4,761
Depreciation	-	-	-	1,220	1,220	1,220
Internal audit	-	-	-	3,587	3,587	2,280
Hardship fund	-	-	-	-	-	104
Insurance D&O	-	-	-	808	808	737
Debt collection fees	-	-	-	-	-	(9,097)
Tenant survey	-	-	-	205	205	50
	192,330	14,868	172,252	68,662	448,112	372,107
Finance & admin apportionment	68,101	561	-	(68,662)	-	-
	<u>260,431</u>	<u>15,429</u>	<u>172,252</u>	<u>-</u>	<u>448,112</u>	<u>372,107</u>

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

7. Housing properties

	Housing Properties Held For Letting
Cost:	
At 1 April 2024	4,327,211
Additions:	
Works to existing properties	267,027
Disposal of components	<u>(45,550)</u>
At 31 March 2025	<u>4,548,688</u>
Depreciation:	
At 1 April 2024	1,439,834
Charge for the year	80,144
Disposal of components	<u>(41,892)</u>
At 31 March 2025	<u>1,478,086</u>
Net Book Value:	
At 31 March 2025	<u>3,070,602</u>
At 31 March 2024	<u>2,887,376</u>

All of the housing properties are freehold properties.

8. Other Fixed assets

	Office at 34 Cecil Road
Cost:	
At 1 April 2024	60,988
Additions:	-
Disposal of components	<u>-</u>
At 31 March 2025	<u>60,988</u>
Depreciation:	
At 1 April 2024	25,528
Charge for the year	1,220
Disposal of components	<u>-</u>
At 31 March 2025	<u>26,748</u>
Net Book Value:	
At 31 March 2025	<u>34,239</u>
At 31 March 2024	<u>35,460</u>

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

9. Debtors

	<u>2025</u> <u>£</u>	<u>2024</u> <u>£</u>
Rent arrears	21,480	13,358
Less: bad and doubtful debt provision	(11,926)	(9,400)
Net rent arrears	<u>9,554</u>	<u>3,958</u>
Prepayments and accrued income	<u>22,948</u>	<u>18,728</u>
	<u><u>32,502</u></u>	<u><u>22,686</u></u>

All debtors fall due within one year.

10. Creditors: (amounts falling due within one year)

	<u>2025</u> <u>£</u>	<u>2024</u> <u>£</u>
Deferred social housing grant	29,445	29,445
Deferred capital grant	12,395	12,395
Trade Creditors	47,557	42,011
Rent paid in advance	22,610	17,394
Corporation tax	3,856	3,488
Accruals and deferred income	63,168	19,457
	<u>179,031</u>	<u>124,190</u>

11. Creditors: (amounts falling due after more than one year)

	<u>2025</u> <u>£</u>	<u>2024</u> <u>£</u>
Deferred social housing grant	1,659,310	1,688,755
Deferred capital grant	153,921	166,316
	<u>1,813,231</u>	<u>1,855,071</u>

12. Share capital

	<u>2025</u> <u>£</u>	<u>2024</u> <u>£</u>
Shares of £1 each in issue at beginning of year	187	186
Shares cancelled during year	(6)	(2)
Shares issued during year	4	3
Shares in issue at end of year	<u>185</u>	<u>187</u>

The shares have no rights to dividends nor to any share of the assets of the Association in the event of it ceasing to operate.

MAYNARD CO-OPERATIVE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

13. Property numbers

	<u>2025</u> <u>No.</u>	<u>2024</u> <u>No.</u>
Units in management at year end	<u>117</u>	<u>117</u>

All units currently in management are for general needs.

14. Control

The control of the Association lies with the Committee of Management.

15. Management of the Association

The Association has employed Paragon Asra Housing Limited as managing agents. This organisation trades under the name PA Housing.

16. Deferred grants

	<u>2025</u> <u>£</u>	<u>2024</u> <u>£</u>
At 1 April 2024	1,896,911	1,938,751
Grant received in the year		
Released to income in the year	(41,840)	(41,840)
At 31 March 2025	<u>1,855,071</u>	<u>1,896,911</u>
Amount due to be released < 1 year	41,840	41,840
Amount due to be released > 1 year	1,813,231	1,855,071
	<u>1,855,071</u>	<u>1,896,911</u>

17. Related party transactions

At the date of these financial statements 7 Board and Committee members were tenants of Co-operative properties. The total rent balances received in advance in respect of committee members as at 31 March 2025 was £1,160 (2024: £1,404) and rent balances in arrears in respect of the committee members at 31 March 2025 was nil (2024: £149). Total Committee expenses were £2,588 (2024 £4,211)