

BROADWAY PARK HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS

31 MARCH 2009

BROADWAY PARK HOUSING ASSOCIATION LIMITED

INDEX

31 MARCH 2009

	Page
INFORMATION	2 to 3
BOARD REPORT	4 to 6
INDEPENDENT AUDITORS' REPORT TO THE MEMBERS	7 to 8
INCOME AND EXPENDITURE ACCOUNT	9
BALANCE SHEET	10
CASH FLOW STATEMENT	11
NOTES TO THE FINANCIAL STATEMENTS	12 to 25

BROADWAY PARK HOUSING ASSOCIATION LIMITED

INFORMATION

31 MARCH 2009

BOARD OF MANAGEMENT:

Board Members:

Ann Schofield – Chairman

Mark Bailey

Robin James

Peter Davy

Colette Robson

Trevor Luff

Sheila Way

Michael Ganderton

Helen Garner

Angela Newnham

Finance and Audit Committee:

Sheila Way – Chairman

Mark Bailey

Remuneration Committee:

Robin James - Chairman

Mark Bailey

Ann Schofield

Peter Davy

Sheila Way

Colette Robson

Development Lead Member

Peter Davy

Housing Management Lead Member

Colette Robson

BROADWAY PARK HOUSING ASSOCIATION LIMITED

INFORMATION

31 MARCH 2009 (continued)

CHIEF EXECUTIVE OFFICER:

Fiona Ferenczy ACA MCIH

SECRETARY:

Fiona Ferenczy ACA MCIH

REGISTERED OFFICE:

423 – 425 Ashley Road
Parkstone
Poole
Dorset
BH14 0AX

Telephone

01202 735422

Fax

01202 733397

Email

office@bpha.co.uk

REGISTERED NUMBERS:

Industrial and Provident Society:

20293R

Housing Corporation:

L0711

AUDITORS:

Princecroft Willis LLP
Towngate House
2-8 Parkstone Road
Poole
Dorset
BH15 2PW

SOLICITORS:

Humphries Kirk incorporating
Trevanions
15 Church Road
Parkstone
Poole
Dorset
BH14 8UF

BANKERS/BUILDING SOCIETIES:

Nationwide Building Society
National Westminster Bank Plc

BROADWAY PARK HOUSING ASSOCIATION LIMITED BOARD REPORT

The Board Members present their report and the financial statements for the year ended 31 March 2009.

REVIEW OF OPERATIONS OF THE ASSOCIATION

Broadway Park Housing Association Limited (the Association) is a not for profit organisation governed by a voluntary Board. The Association adopted charitable Rules in September 2005 and has charitable status with HM Revenue and Customs.

The principal activity of the Association continues to be the provision of affordable homes for rent in Poole and the surrounding area.

During the year there were additions to housing properties for rent of £6,479 (2008: £79,620) of which £0 (2008: £46,000) was funded with Social Housing Grant.

The movements in reserves in the year are shown in note 14 to these accounts.

FUTURE DEVELOPMENTS AND FINANCING

The Association continues to have an active development programme.

RENT

The Association sets rents so as to achieve the government's target restructured rent levels by 2012.

REPAIRS

The Association carries out planned and responsive repairs to enable its properties to be maintained to a high standard and to achieve the requirements of the Decent Homes Standard by 2010 as a minimum.

RESERVES

The Association maintains two designated reserves to cover expenditure on major repairs for all properties and cyclical repairs for shared ownership properties. All other reserves are classified as free and are used for the general running of the business.

TREASURY MATTERS

The objective of the Board is to ensure that the provision of the financial resources necessary to run the Association's business effectively is adequately maintained. Surplus funds will be invested in interest-bearing cash accounts; loans will be entered into, after due financial appraisal, where additional funds are required for new development and the smooth running of the business.

BROADWAY PARK HOUSING ASSOCIATION LIMITED BOARD REPORT (CONTINUED)

EMPLOYMENT OF DISABLED PERSONS

The Association has continued the policy regarding the employment of disabled persons. Full and fair consideration is given to applications for employment made by disabled persons having regard to their particular aptitudes and abilities.

BOARD MEMBERS

The members set out below have held office during the whole of the period from 1 April 2008 to the date of this report unless otherwise stated.

Ann Schofield - Chairman
Mark Bailey
Robin James
Peter Davy
Colette Robson
Tudor John (resigned September 17th 2008)
Claire Dickinson (resigned September 17th 2008)
Trevor Luff
Sheila Way
Michael Ganderton (appointed January 28th 2009)
Helen Garner (appointed January 28th 2009)
Angela Newnham (appointed January 28th 2009)

INTERNAL CONTROLS ASSURANCE

The Board has overall responsibility for establishing and maintaining the whole system of internal control and for reviewing its effectiveness.

The Board recognises that no system of internal control can provide absolute assurance or eliminate all risk. The system of internal control is designed to manage risk and to provide reasonable assurance that key business objectives and expected outcomes will be achieved. It also exists to give reasonable assurance about the preparation and reliability of financial and operational information and the safeguarding of the Association's assets and interests.

In meeting its responsibilities, the Board has adopted a risk-based approach to internal controls which are embedded within the normal management and governance process. This approach includes the regular evaluation of the nature and extent of risks to which the Association is exposed and is consistent with Turnbull principles as incorporated in the Tenant Services Authority's circular 07/07 Internal controls assurance.

The process adopted by the Board in reviewing the effectiveness of the system of internal control, together with some of the key elements of the control framework includes:

- Identification and evaluation of key risks;
- Regular monitoring by the Board and taking corrective action;
- Maintaining a control environment and written procedures; and
- Financial and other information reported to and reviewed by the Board

BROADWAY PARK HOUSING ASSOCIATION LIMITED

BOARD REPORT (CONTINUED)

INTERNAL CONTROLS ASSURANCE (Continued)

The internal control framework and the risk management process are subject to regular review by Internal Auditors who are responsible for providing independent assurance to the Board via its Finance and Audit Committee. The Finance and Audit Committee considers internal control and risk at each of its meetings during the year.

The Board has received the Chief Executive's annual report, has conducted its annual review of the effectiveness of the system of internal control and has taken account of any changes needed to maintain the effectiveness of the risk management and control process.

The Board confirms that there is an ongoing process for identifying, evaluating and managing significant risks faced by the Association. This process has been in place throughout the year under review, up to date of the annual report, and is regularly reviewed by the Board.

STATEMENT OF THE BOARD'S RESPONSIBILITIES

The Industrial and Provident Societies Acts and registered housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the RSL and of the surplus or deficit for that period. In preparing these financial statements, the Board 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 RSL will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RSL and to enable it to ensure that the financial statements comply with the Industrial and Provident Societies Acts 1965 to 2002, Schedule 1 to the Housing Act 1996 and the Statement of Recommended Practice – Accounting by registered social landlords 2008. It has general responsibility for taking reasonable steps to safeguard the assets of the RSL and to prevent and detect fraud and other irregularities.

Approved by the Board on
and signed on its behalf by

2009

Fiona Ferenczy
Secretary

BROADWAY PARK HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BROADWAY PARK HOUSING ASSOCIATION

We have audited the financial statements of Broadway Park Housing Association for the year ended 31 March 2009 which comprise the Income and Expenditure Account, the Balance Sheet, the Cash Flow Statement and the related notes. These accounts have been prepared under the accounting policies set out therein.

This report is made solely to the Association's members, as a body, in accordance with the requirements of statute. 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 auditors' 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 auditors

The Board's responsibilities for preparing the financial statements in accordance with applicable law are set out in the Statement of the Board's Responsibilities on page 6.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Industrial and Provident Societies Acts 1965 to 2002, the Housing Act 1996 and the Statement of Recommended Practice – Accounting for registered social landlords 2008. We also report to you if, in our opinion, a satisfactory system of control over transactions has not been maintained, the Association has not kept proper accounting records, or if we have not received all the information and explanations we require for our audit.

We read other information contained in the Board Report and consider whether it is consistent with the audited financial statements. We consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements. Our responsibilities do not extend to any other information.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the Board in the preparation of the accounts, and of whether the accounting policies are appropriate to the Association's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the accounts.

BROADWAY PARK HOUSING ASSOCIATION LIMITED

Opinion

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2009 and of its surplus for the year then ended; and
- have been properly prepared in accordance with the Industrial and Provident Societies Acts 1965 to 2002, Schedule 1 of the Housing Act 1996 and the Statement of Recommended Practice – Accounting for registered social landlords 2008.

Princecroft Willis LLP
Chartered Accountants and Registered Auditors
Towngate House
2-8 Parkstone Road
Poole
Dorset
BH15 2PW

Date:

BROADWAY PARK HOUSING ASSOCIATION LIMITED

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31 MARCH 2009

	Notes	2009 £	2008 Restated £
TURNOVER	2	719,761	888,296
Operating costs	2	(422,484)	(579,301)
		<hr/>	<hr/>
OPERATING SURPLUS	2	297,277	308,995
Interest receivable and similar income		15,323	17,401
Interest payable and similar charges	4	(222,234)	(218,016)
		<hr/>	<hr/>
SURPLUS ON ORDINARY ACTIVITIES FOR THE YEAR	5	90,366	108,380
		<hr/> <hr/>	<hr/> <hr/>

The Association's results all relate to continuing activities. The Association has no recognised surpluses and deficits other than the surplus for the year. The surplus for the year has been calculated on the historical cost basis.

The Income and Expenditure Account for 2008 has been amended to account for the change in presentation of housing property sales. The net Loss on Sale of Housing Properties figure of £1,314 has been removed from the face of the Income and Expenditure Account and the gross sales figures and associated costs have been included in Turnover and Operating Costs respectively. The details of these figures are shown in note 2.

The notes on pages 12 to 25 form part of these financial statements.

BROADWAY PARK HOUSING ASSOCIATION LIMITED**BALANCE SHEET AT 31 MARCH 2009**

	Notes	2009 £	2008 £
FIXED ASSETS			
Tangible assets			
Housing properties - Cost	8	9,740,933	9,735,737
Social Housing Grant	8	(4,012,401)	(4,012,401)
Depreciation	8	(258,219)	(225,139)
		<hr/>	<hr/>
Other fixed assets	9	5,470,313 109,282	5,498,197 105,609
		<hr/>	<hr/>
		5,579,595	5,603,806
CURRENT ASSETS			
Stock		692	0
Debtors	10	45,195	43,177
Cash at bank and in hand		477,461	445,868
		<hr/>	<hr/>
		523,348	489,045
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR			
	11	(99,836)	(109,033)
		<hr/>	<hr/>
NET CURRENT ASSETS			
		423,512	380,012
TOTAL ASSETS LESS CURRENT LIABILITIES			
		<hr/>	<hr/>
		6,003,107	5,983,818
CREDITORS – AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR			
	12	3,819,386	3,890,466
CAPITAL AND RESERVES			
Share capital	13	19	16
Designated reserves	14	427,581	416,362
Revenue reserve	14	1,756,121	1,676,974
		<hr/>	<hr/>
ASSOCIATION'S FUNDS			
		2,183,721	2,093,352
		<hr/>	<hr/>
		6,003,107	5,983,818
		<hr/>	<hr/>

The financial statements on pages 9 to 25 were approved by the Board of Management on 2009 and were signed on its behalf by:

Ann Schofield

Sheila Way

Fiona Ferenczy

BROADWAY PARK HOUSING ASSOCIATION LIMITED

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2009**

	Notes	2009		2008	
		£	£	£	£
Net cash inflow from operating activities	15		310,500		358,077
Returns on investments and servicing of finance					
Interest received		15,323		17,401	
Interest paid		(214,873)		(210,656)	
			(199,550)		(193,255)
			110,950		164,822
Capital expenditure and financial investment					
Acquisition and construction of housing properties		(6,479)		(33,620)	
Purchase of other fixed assets		(11,676)		(8,556)	
Receipt on sale of housing properties		-		156,059	
			(18,155)		113,883
Net cash (outflow) before financing			92,795		278,705
Financing					
Share Capital		3		-	
Loan repayments		(59,485)		(54,501)	
Hire purchase loan received		-		6,674	
Capital element of hire purchase		(1,720)		(1,453)	
			(61,202)		(49,280)
Increase in cash	16		<u>31,593</u>		<u>229,425</u>

BROADWAY PARK HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2009

1 ACCOUNTING POLICIES

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Association's financial statements.

(a) Basis of preparation

The financial statements have been prepared in accordance with applicable financial reporting standards and comply with the Statement of Recommended Practice "Accounting by Registered Social Landlords" 2008 and the Accounting requirements for Registered Social Landlords General Determination 2006.

The Board confirms that as a result of its ongoing review it has reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. Accordingly it continues to adopt the going concern basis in preparing the financial statements.

(b) Accounting convention

The financial statements are prepared under the historical cost convention.

(c) VAT

The Association is not VAT-registered, so all expenditure is shown inclusive of VAT.

(d) Turnover

Turnover represents rents and revenue grants receivable in the year in respect of tenanted properties and amounts receivable in respect of the provision of services.

Where new shared ownership properties are sold in the year, the sale proceeds will be included in Turnover and all associated costs will be included in Operating Costs.

(e) Housing Properties

Housing properties are stated at cost. This includes the purchase price of land and construction costs, together with incidental costs of acquisition and improvements, including related management charges. Housing properties in the course of construction are stated at cost.

(f) Stock

Stock relates to items bought to be used in the repair and maintenance of properties. It is held at cost and will be written down to net realisable value in the case of any impairment.

BROADWAY PARK HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2009

(g) **Depreciation**

Depreciation is calculated to write off the cost less estimated residual value of fixed assets on a straight line basis over their estimated useful lives.

Freehold land is not depreciated. Depreciation is charged so as to write down the cost (net of social housing grant) of freehold housing properties other than freehold land to their estimated residual value on a straight line basis over their expected useful economic lives as follows:

Housing Properties:

General needs – houses	125	Years
General needs – flats	125	Years

Properties held on long leases are depreciated over their estimated useful economic lives or the lives of the leases if shorter. For properties with an estimated useful life of more than 50 years, impairment reviews are carried out on an annual basis in accordance with Financial Reporting Standard No 11.

Housing properties in the course of construction are stated at cost less social housing grant received against expenditure and are not depreciated.

Other Assets:

Office furniture and equipment	5	Years
--------------------------------	---	-------

(h) **Works to existing properties**

Expenditure on housing properties, which results in an enhancement of the economic benefits of the property, is capitalised.

(i) **Social Housing Grant (SHG) and other grants**

Grants for capital expenditure are deducted from the cost of the fixed assets to which they relate as they become receivable. Grants received in advance of the relevant expenditure are included in short-term creditors and represent amounts to be utilised in the next accounting period.

Grants for revenue expenditure are credited to the income and expenditure account in the period in which the related expenditure is incurred.

(j) **Sales of Housing Properties**

Sales of housing properties are accounted for in the Income and Expenditure Account in the period in which they take place. Proceeds from the first tranche disposals of shared ownership properties are included in turnover and the costs of sale are included in operating costs. Second and subsequent tranches of shared ownership properties are accounted for in the Income and Expenditure Account of the period in which disposal occurs as the difference between the corresponding tranche proportion of the net sale proceeds and the net carrying value of the asset. The net figure will be shown as a separate line on the face of the Income and Expenditure Account with further details given in the notes as required.

(k) **Social Housing Grant and other Grants on Property Disposals**

SHG is repayable or recyclable under certain circumstances, primarily following sale of a property but will normally be restricted to net proceeds of sale.

(l) **Capitalisation of development overheads**

Expenses which relate directly to developments are capitalised in the year in which they occur.

BROADWAY PARK HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2009

(m) **Investments**

Investments are stated at market value.

(n) **Finance leases**

Assets held under finance leases and the related lease obligations are included at the fair value of the leased assets at the inception of the lease. Depreciation on leased assets is calculated to write off this amount on a straight line basis over the shorter of the lease term and the useful life of the asset.

Rentals payable are apportioned between the finance charge and a reduction of the outstanding obligation for future amounts payable so that the charge for each accounting period is a constant percentage of the remaining balance of the capital sum outstanding.

Operating leases

Rentals payable under operating leases are charged on a straight line basis over the term of the lease.

(o) **Interest and finance costs**

Development and capitalised interest

Interest on borrowings of the Association as a whole, after deduction of interest on SHG in advance, to the extent that they are deemed to be financing the development programme, is capitalised. All other interest is charged to the Income and Expenditure Account in the year in which it is incurred.

(p) **Designated reserves**

The Association designates those reserves which have been marked for particular uses which prevent them, in the judgement of the Board, from being regarded as part of the free reserves of the Association.

Major repairs

A designated reserve has been established to provide for future major repairs to all developments. Annual contributions are made at 0.8% of current insurance value of these schemes. The overall adequacy of the provision is reviewed periodically and adjusted where the Board considers necessary.

Future cyclical repairs and maintenance

This designated reserve is to meet the Association's requirement to maintain the communal areas of the shared ownership properties in the coming year in accordance with a planned programme of works.

(q) **Pensions**

The company operates a stakeholder pension scheme for all employees. Contributions are charged to the Income and Expenditure Account in the period in which they become payable.

BROADWAY PARK HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2009

2 TURNOVER, COST OF SALES, OPERATING COSTS AND OPERATING SURPLUS

	2009 Turnover	Operating costs	Operating surplus/(deficit)	2008 Turnover	Operating costs	Operating surplus/(deficit)
	£	£	£	£	£	£
Income and expenditure from social housing lettings						
Housing accommodation	637,820	(351,873)	285,947	625,717	(325,646)	300,071
Shared ownership accommodation	81,941	(59,579)	22,362	76,579	(64,061)	12,518
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	719,761	(411,452)	308,309	702,296	(389,707)	312,589
Other income and expenditure from social housing activities						
Sale of shared ownership properties	-	-	-	186,000	(187,314)	(1,314)
Development services	-	(10,650)	(10,650)	-	-	-
Profit/(Loss) on disposal of fixed assets	-	(382)	(382)	-	(2,280)	(2,280)
Total	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	719,761	(422,484)	297,277	888,296	(579,301)	308,995

The turnover and operating costs for 2008 include the sale proceeds and associated costs respectively of two shared ownership properties.

BROADWAY PARK HOUSING ASSOCIATION LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2009****3 INCOME AND EXPENDITURE
FROM SOCIAL HOUSING LETTINGS**

	Housing Accommodation £	Shared Ownership £	2009 Total £	2008 Total £
Income from lettings				
Rent receivable	610,386	63,714	674,100	658,543
Service charges receivable	27,434	18,227	45,661	43,753
Turnover from lettings	<u>637,820</u>	<u>81,941</u>	<u>719,761</u>	<u>702,296</u>
Expenditure on letting activities				
Services	22,395	15,805	38,200	35,933
Management	104,394	32,894	137,288	119,700
Routine maintenance	82,729	12,247	94,976	81,736
Bad debts	253	-	253	1,778
Major repairs expenditure	109,894	(2,993)	106,901	116,990
Depreciation of properties	32,208	1,626	33,834	33,570
Operating costs on lettings	<u>351,873</u>	<u>59,579</u>	<u>411,452</u>	<u>389,707</u>
Operating surplus on lettings	<u>285,947</u>	<u>22,362</u>	<u>308,309</u>	<u>312,589</u>

Turnover from lettings is shown net of rent lost on void properties. These losses amounted to £3,622 (2008:£4,544).

BROADWAY PARK HOUSING ASSOCIATION LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2009**

	2009	2008
	£	£
4 INTEREST PAYABLE AND SIMILAR CHARGES		
Bank loans, overdrafts and other loans repayable wholly or partly in less than five years	214,139	209,718
Hire purchase and finance leases	735	938
Amortisation of Loan Arrangement Fees	7,360	7,360
	<hr/> 222,234	<hr/> 218,016
	<hr/>	<hr/>
5 SURPLUS ON ORDINARY ACTIVITIES		
Surplus on ordinary activities for the year is stated after charging:		
Depreciation on tangible fixed assets – owned assets	5,532	4,318
Depreciation on tangible fixed assets – leased assets	1,335	1,335
Amortisation on housing properties	33,080	32,816
Amortisation of offices	754	754
Auditors' remuneration (inclusive of VAT:- In their capacity as external auditors	5,135	5,786
	<hr/>	<hr/>
6 LOSS ON DISPOSAL OF HOUSING PROPERTIES		
Sale proceeds	-	186,000
Less: Build costs and fees	-	(187,314)
	<hr/> -	<hr/> (1,314)
	<hr/>	<hr/>

BROADWAY PARK HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2009

	2009 £	2008 £
7 STAFF COSTS		
Wages and salaries	118,064	112,763
Social security costs	11,490	11,109
Other pension costs	4,398	4,395
Health scheme costs	404	312
	<u>134,356</u>	<u>128,579</u>

The average number of full time equivalent persons (including the Chief Executive) employed during the year amounted to 4 (2008 : 4).

The directors of the Association are defined as the Chief Executive and all Board members.

The highest paid director received total remuneration including benefits in kind and pension contributions, but excluding employer's National Insurance contributions amounting to £50,678 (2008: £47,863)

Total expenses reimbursed to the Board members not chargeable to United Kingdom income tax	403	349
--	-----	-----

None of the members of the Board of Management received any emoluments.

Payments are made to the personal pension scheme of the Chief Executive.

BROADWAY PARK HOUSING ASSOCIATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2009**

8 TANGIBLE FIXED ASSETS - HOUSING PROPERTIES

	Completed Schemes £	Shared Ownership £	Under Construction £	Total £
COST				
At 1 April 2008	8,894,509	839,945	1,283	9,735,737
Additions	1,630	4,849	-	6,479
Disposals	-	-	(1,283)	(1,283)
Transfers	-	-	-	-
At 31 March 2009	8,900,988	839,945	-	9,740,933
SOCIAL HOUSING AND OTHER GRANTS				
At 1 April 2008	3,408,763	603,638	-	4,012,401
Additions	-	-	-	-
Disposals	-	-	-	-
Transfers	-	-	-	-
At 31 March 2009	3,408,763	603,638	-	4,012,401
DEPRECIATION				
At 1 April 2008	215,762	9,377	-	225,139
Charge for the year	31,454	1,626	-	33,080
Transfers	-	-	-	-
At 31 March 2009	247,216	11,003	-	258,219
NET BOOK VALUE				
At 31 March 2009	5,245,009	225,304	-	5,470,313
At 31 March 2008	5,269,984	226,930	1,283	5,498,197

	2009 £	2008 £
The cost of housing properties comprises:-		
Freeholds	9,623,452	9,618,256
Long leaseholds	117,481	117,481
	9,740,933	9,735,737

The total Social Housing Grant received to 31 March 2009 was £4,012,401.

BROADWAY PARK HOUSING ASSOCIATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2009**

9 TANGIBLE FIXED ASSETS - OTHER

	Freehold offices	Office furniture and equipment	Total
	£	£	£
COST			
At 1 April 2008	94,365	52,149	146,514
Additions	-	11,676	11,676
Disposals	-	(14,506)	(14,506)
At 31 March 2009	94,365	49,319	143,684
DEPRECIATION			
At 1 April 2008	3,016	37,889	40,905
Charge for year	754	6,867	7,621
Eliminated on disposal	-	(14,124)	(14,124)
At 31 March 2009	3,770	30,632	34,402
Net Book Value at 31 March 2009	90,595	18,687	109,282
Net Book Value at 31 March 2008	91,349	14,260	105,609

Included in the above fixed assets is one hire purchase asset. The net book value of this asset is as follows:

Cost	£ 6,674
Accumulated depreciation	(2,670)
Net book value of hire purchase asset at 31 March 2009	4,004
Net book value of hire purchase asset at 31 March 2008	5,339

BROADWAY PARK HOUSING ASSOCIATION LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2009**

	2009	2008
	£	£
10 DEBTORS		
Amounts falling due within one year:		
Rental debtors – general housing	24,058	20,736
Less: Provision for doubtful debts	(3,500)	(3,500)
	<hr/>	<hr/>
	20,558	17,236
Other debtors and prepayments	24,637	25,941
	<hr/>	<hr/>
	45,195	43,177
	<hr/> <hr/>	<hr/> <hr/>
	£	£
11 CREDITORS (AMOUNTS FALLING DUE WITHIN ONE YEAR)		
Trade creditors	6,287	34,676
Housing loans	75,063	57,827
Taxation and Social Security	3,487	3,230
Obligations under Hire Purchase and finance leases	1,730	1,576
Accruals and deferred income	13,269	11,724
	<hr/>	<hr/>
	99,836	109,033
	<hr/> <hr/>	<hr/> <hr/>

At the year end, there were unpaid employer pension contributions of £0 (2008: £164) which are included in creditors.

BROADWAY PARK HOUSING ASSOCIATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2009**

	2009	2008
	£	£
12 CREDITORS (AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR)		
Housing loans	3,824,447	3,901,167
Less: Loan arrangement fees	(9,204)	(16,564)
	<hr/>	<hr/>
	3,815,243	3,884,603
Recycled Capital Grant Fund	-	-
Obligations under Hire Purchase and finance leases	4,143	5,863
	<hr/>	<hr/>
	3,819,386	3,890,466
	<hr/>	<hr/>
Housing loans repayable by instalments:		
Not wholly repayable within five years:		
Within one year	75,063	57,827
Between two and five years	450,376	176,175
After five years	3,374,071	3,724,992
	<hr/>	<hr/>
	3,899,510	3,958,994
	<hr/>	<hr/>
<p>Housing loans from lending institutions are secured by specific charges on the Association's housing properties and are repayable at rates of interest between 2.22% and 6.55% over a term of 30 years (2008: 30 years).</p>		
Net obligations under finance leases and hire purchase contracts:		
Repayable within one year	2,262	2,311
Repayable in one to two years	2,262	2,311
Repayable in two to five years	2,262	4,623
	<hr/>	<hr/>
	6,786	9,245
Less: finance charges and interest allocated to future accounting periods	(913)	(1,806)
	<hr/>	<hr/>
	5,873	7,439
Less: Included in current liabilities	(1,730)	(1,576)
	<hr/>	<hr/>
	4,143	5,863
	<hr/>	<hr/>

BROADWAY PARK HOUSING ASSOCIATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2009**

	2009 £	2008 £
13 SHARE CAPITAL		
At 1 April 2008	16	19
Issued during the year	3	-
Cancelled during the year	-	(3)
	19	16
	19	16

The shares have no rights to any interest or share of surpluses. If the company is dissolved then the assets can be distributed as decided by a Special General Meeting, but the shareholders are not entitled to anything other than the return of the £1 face value of the share.

14 RESERVES

	<u>Designated</u> <u>Reserve</u> Major Repairs £	<u>Designated</u> <u>Reserve</u> Other £	Income & Expenditure £	Total £
At 1 April 2008	405,606	10,756	1,676,974	2,093,336
Surplus for the year	-	-	90,366	90,366
Transfer from Income & Expenditure account	104,525	4,750	(109,275)	-
Transfer to Income & Expenditure account	(96,299)	(1,757)	98,056	-
At 31 March 2009	413,832	13,749	1,756,121	2,183,702
	413,832	13,749	1,756,121	2,183,702

**15 RECONCILIATION OF OPERATING SURPLUS
TO NET CASH INFLOW FROM
OPERATING ACTIVITIES**

	£ 2009	£ 2008 Restated
Operating surplus for the year	297,277	308,995
Depreciation charges	40,701	39,223
Increase in stock	(692)	-
Increase in debtors	(2,018)	(10,260)
(Decrease)/increase in creditors	(26,433)	16,525
Loss on disposal of fixed asset	382	3,594
Write off capital expenditure	1,283	-
Net cash inflow from operating activities	310,500	358,077
	310,500	358,077

BROADWAY PARK HOUSING ASSOCIATION LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2009****16 ANALYSIS OF CHANGES IN NET DEBT**

	At 1 April 2008 £	Cashflow £	Other changes £	At 31 March 2009 £
Cash in hand	445,868	31,593		477,461
Debt due within 1 year	(57,827)	59,484	(76,720)	(75,063)
Debt due over 1 year	(3,901,167)	-	76,720	(3,824,447)
Hire purchase	(7,439)	1,566		(5,873)
	<hr/> (3,520,565)	92,643	-	<hr/> (3,427,922) <hr/>

**17 RECONCILIATION OF NET CASH FLOW
TO MOVEMENT IN NET DEBT**

	£
Increase in cash in the year	31,593
Cash outflow from decrease in debt	61,050
	<hr/>
Movement in net debt resulting from cash flows	92,643
Net debt at 1 April 2008	(3,520,565)
	<hr/>
Net debt at 31 March 2009	(3,427,922) <hr/>

**18 UNITS IN MANAGEMENT AND
DEVELOPMENT**

Under management at end of year	2009 Number	2008 Number
Rented units	139	139
Managed units	37	37
Shared ownership units	28	28
Units in development	-	-
	<hr/> 204	<hr/> 204 <hr/>

BROADWAY PARK HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2009

19 INCORPORATION

The company is incorporated under the Industrial and Provident Societies Act 1965

20 CAPITAL COMMITMENTS

At March 31st 2009 the Association was committed to pay £Nil (2008: £Nil).

21 RELATED PARTY TRANSACTIONS

Three tenants were members of the Board of Management of the Association in the year. They did not receive any benefits or preferential treatment from their membership.

Development services totalling £Nil (2008: £9,139), maintenance services totalling £Nil (2008: £1,599) and other services totalling £2,039 (2008: £1,437) were received in the year to March 31st 2009 from Synergy Housing Group Ltd or one of its subsidiary companies. At 31 March 2009 £478 (2008 - £1,499) was due to the Group. The following Board members were employed by Synergy Housing Group Ltd or one of its subsidiaries for the dates indicated:-

Robin James (until October 2008)

Colette Robson

All transactions were at arms length.