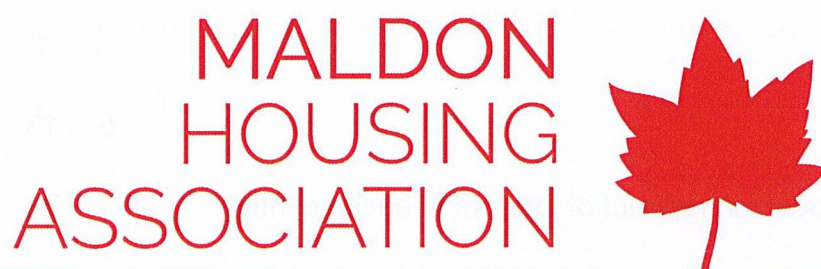


Company Registration Number 05972159
Charity Registration Number 1120475
Almshouse Association Registration Number M1922
Regulator for Social Housing Registration Number L1551



Your home in later life

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

FINANCIAL STATEMENTS

31 MARCH 2023

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

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YEAR ENDED 31 MARCH 2023

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MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISORS YEAR ENDED 31 MARCH 2023

Charity Registration Number	1120475
Company Registration Number	05972159
Almshouse Association Registration Number	M1922
Regulator for Social Housing Registration Number	L1 551

Board of Directors/Trustees

The Trustees who served on the Board of Trustees from 1 April 2022 to the date of approval of these financial statements are:

M Gallagher FRICS
J M Toffel BA (Hons) PGCE
J Wheeldon BSc FCIH
J Williams FCA
N Cornmell
R Perry
F Shaughnessy

President	M McLeod BA (Hons) PGCE ADVDIP (Law) ADVDIP (Education)
Chair	J M Toffel BA (Hons) PGCE
Vice Chairman	M Gallagher FRICS (resigned 31 August 2022) N Cornmell (appointed 31 August 2022)
Company Secretary	J M Toffel BA (Hons) PGCE
Senior Officers	Mrs T Nash Facilities Manager Mr R Keeble Supported Housing Manager Mrs C Cope Finance Manager

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISORS YEAR ENDED 31 MARCH 2023 (continued)

Registered Office

Fairfield House
33 Farnbridge Road
Maldon
Essex
CM9 6AD

Bankers and Similar Institutions

National Westminster Bank plc
4-5 High Street
Chelmsford
Essex
CM1 1FZ

Santander Plc
BBAM
Bridle Road
Bootle
Merseyside
GIR 0AA

Nationwide Building Society
Housing Department
Kings Park Road
Moulton Park
Northampton
NN3 6NW

Orchardbrook
Crown House
Crown Street
Ipswich
Suffolk
IP1 3HS

Aldermore Bank plc
1st Floor, Block B
Western House
Lynch Wood
Peterborough
PE2 6FZ

Shawbrook
Lutea House
Warley Hill Business Park
The Drive
Great Warley
Brentwood
CM13 3BE

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISORS

YEAR ENDED 31 MARCH 2023 (continued)

Bankers and Similar Institutions (Continued)

Redwood Bank
The Nexus Building
Broadway
Letchworth Garden City
SG6 3TA

Hampshire Trust Bank
6 E Parade
Leeds
LS1 2AD

United Trust Bank
1 Ropemaker Street
London
EC2Y 9AW

Solicitors

MPP Solicitors
22 High Street
Maldon
Essex
CM9 5PJ

External Auditor

Beever and Struthers
Chartered Accountants and Statutory Auditors
Suite 9b
The Beehive Lions Drive
Shadsworth Business Park
Blackburn
BB1 2QS

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

CHAIR'S REPORT

YEAR ENDED 31 MARCH 2023

The financial year 2022 – 2023 has been beset by rising costs in terms of fuel, energy and food. Staff and trustees have recognized the potential impact of the cost of living crisis upon our residents and our concern has been to alleviate potential financial difficulty of individuals as far as the Association can do so. However, we have been mindful that we must balance the needs of our residents against the essential requirement to preserve Maldon Housing Association Ltd as a resilient, sustainable business that is viable, therefore providing homes not only for current residents but for those in the future.

Our model of supported housing is unique in the Maldon area; as Chair of the Board of Trustees, my concern remains to preserve and promote this as a foundation for future development when such an opportunity arises. Despite current challenges, we have continued to look ahead to the expectations of future residents. Hence, having completed the installation of a number of new windows at Deed House, in 2022 – 2023 we have undertaken the redecoration of that property throughout the communal areas in order to improve the whole environment for those who have made their home there.

During 2022 – 2023 residents have experienced a period of stability provided through the continuity of our managers and their teams. Indeed, I am delighted by an opportunity for staff development that was afforded in the latter months of the financial year. During her role as Administrative Assistant, Mrs Chisholm became interested in the work of the support team. Having been encouraged by the Supported Housing Manager and given appropriate training together with opportunities to shadow and cover members of support staff, in March 2023 Mrs Chisholm became a member of the support team.

During the final weeks of the financial year, Mrs Chisholm was able to hand over her administrative work to her successor. I am pleased to welcome Phillipa Harrington to Maldon Housing Association Ltd as Office Manager.

Twice during 2022 – 2023, an advertisement was placed on specific employment websites seeking to fill the vacant post of CEO. In response to this there were several well qualified applicants for the position. Together with fellow trustees, I interviewed selected candidates who had the ability and experience to undertake the role. However, of paramount importance is the need to appoint as CEO someone who fully embraces the ethos of Maldon Housing Association Ltd, who recognizes the skills of our managers and their teams, placing our residents at the centre of their work, as well as someone with the business acumen to take the organization forward in a challenging future. I thank our three managers for their reliability and loyalty in taking responsibility for the efficient running of the organization during the last year, enabling trustees to take the time to consider carefully the appointment of a CEO.

Maldon Housing Association Ltd is a community of residents, staff and trustees, working together with the well-being of residents at the core. As my sixth year of tenure as Chair of the Board will end at the next AGM, I thank my fellow trustees for their commitment to the Association and their assistance during the years since August 2017 when I was elected as Chair. As staff and trustees continue to seek the best for them in all areas, our residents can continue to be assured of the security of life within Maldon Housing Association Ltd.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2023

References and administrative details

Reference and administrative details of the charity, its trustees and advisors are set out on pages 1 – 3 as part of this report.

Trustees' responsibilities for financial reporting

The trustees, being the Executive Committee and the directors as required by s417 of the Companies Act 2006, are pleased to present their report and the audited financial statements of Maldon Housing Association for the year ending 31 March 2023. The financial statements have been prepared in accordance with Financial Reporting Standard 102, effective January 2015, as required in the UK and Republic of Ireland. The financial statements comply with the current statutory requirements and the Memorandum and Articles of Association under which Maldon Housing Association Ltd was established.

In accordance with Company Law, the trustees are responsible for the annual preparation of financial statements, complying with applicable law and United Kingdom Generally Accepted Accounting Standards, to give a true and fair view of the affairs of the Association, showing the incoming resources and application of resources, including income and expenditure, for the specified financial year.

In preparing the requisite financial statements, the trustees must undertake the following: Select suitable accounting policies, applying these consistently;

- Select suitable accounting policies, applying these consistently;
- Observe the methods and principles set in the Housing SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the basis of the Association being a going concern unless it is inappropriate to presume that the Association will continue in operation.

The trustees are responsible for maintaining proper accounting records that disclose with reasonable accuracy the financial position of the Association and that enable the trustees to ensure that the financial statements comply with the Companies Act 2006, Schedule 1 to the Housing and Regeneration Act 2006, the Accounting Direction for Private Registered Providers of Social Housing 2022 and the provisions of the trust deed.

The trustees are responsible for safeguarding the financial assets of the Association and hence for taking reasonable steps to prevent and detect fraud and other irregularities. Furthermore, the trustees are responsible for the maintenance and integrity of the Association, including any financial information given on the Association's website, if applicable.

Structure, Governance and Management

The Board of Trustees comprises volunteers, encompassing a variety of skills, expertise and experience, ensuring wide-ranging perspectives. The composition of the Board of Trustees is reviewed regularly to ensure that a balance of essential skills is maintained. Recruitment of new trustees is undertaken in the light of identification of further skills or areas of expertise that would be an asset to the Board and the Association.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2023 (continued)

Structure, Governance and Management (continued)

New trustees are nominated by existing trustees or are sought through open advertisement. After meeting the CEO or the Chair to discuss the work of the Association, a prospective trustee is invited to observe a Board meeting before signing a declaration of eligibility and formally joining the organisation.

Information given to a new trustee includes a document explaining the responsibilities of the role and the Association's expectations of its trustees. The induction process comprises a briefing on the finances of the organisation and on the Memorandum and Articles of Association together with the statutory and legal responsibilities, including the requirements of the Charity Commission and the Regulator of Social Housing, as well as a tour of the Association's properties.

All trustees have access to training courses, being informed of opportunities as appropriate.

At the AGM the Board of Trustees elects a chair and vice chair as well as accepting the retirement of any trustee who so wishes or has completed the requisite terms of office. A trustee may serve three consecutive terms of office. However, the Board has the discretion to re-appoint a trustee for a further period not exceeding one term. The chair and vice chair should hold office for a period not exceeding six years.

The Association adheres to the National Housing Federation Code of Governance, issued in 2015. The Board recognises that there is non-compliance for the year ended 31 March 2023 in respect of two issues only:

- i. The National Housing Federation Code of Governance states: *"To support board renewal, maximum terms of office must be two to three terms, with an overall maximum period of board service for non-executive board members of no more than nine years."*
The trustees acknowledge the importance of Board renewal. Due to the size of the organisation and on-going development of the business, the Board of Trustees wishes to retain the option to allow experienced trustees to continue in office for a further term if that is considered to be beneficial to the Association.
Therefore Maldon Housing Association's Articles of Association, established in 1966, state:
"A retiring trustee who remains qualified may normally be reappointed for a maximum of three consecutive terms of office. However, the trustees have the discretion to reappoint a trustee beyond three consecutive terms of office, for a period to be determined by the trustees, but not exceeding one further term."
- ii. The National Housing Federation Code of Governance states: *"Boards should have at least 5 members and no more than 12 including co-optees."*
Maldon Housing Association's Articles of Association, established in 1966, state:
"The trustees when complete consist of at least 7 and no more than 15 individuals."

The Board of Trustees is currently discussing the stipulations of the more recent NHF Code of Governance, issued in 2020, before taking a decision of adopting this specification.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2023 (continued)

Structure, Governance and Management (continued)

The Board of Trustees meets four times a year and holds further meetings should that be deemed beneficial in order to conduct the affairs of the Association effectively. Certain functions are delegated to specific committees that comprise two or more trustees appointed to carry out those particular functions. Each committee has agreed terms of reference which indicate clearly the extent of delegated powers; all proceedings in committee meetings are minuted and recommendations are set before the Board for consideration and ratification. Committee chairs are elected annually immediately following the AGM, no trustee serving as chair of any one committee beyond a period of six years consecutively. A meeting of residents, chaired by and attended by trustees, is held regularly in each house in turn, enabling residents to discuss any matters that concern them; such meetings resumed for 2022-2023, having been restricted in preceding years.

In order to carry out its prime responsibility of safeguarding the Association, a process of risk management is followed to identify, control and monitor strategic and operational risks. Key areas of risk, as set out in the current Risk Register, are specified under the headings of 'governance and management,' 'operational,' 'financial,' 'environmental and external,' and 'compliance with law and regulation.' The Finance Committee delegates to specific individuals responsibility for internal audit controls, ensuring that procedures are rigorously applied.

The Board of Trustees has overall control of the charity, its property and funds. It has the authority to employ paid staff, who have responsibility for the daily operation of the Association.

All trustees are volunteers; if applicable, any expenses reclaimed from the charity and any related party transactions requiring disclosure are set out in note 20 to the accounts.

Objectives and Activities

Maldon Housing Association Limited joined the Almshouse Association on 1 April 2008. The Association has charitable objects and is registered with the Charity Commission.

The Objects of the charity are "*To provide and maintain Almshouses and associated services and amenities for persons who are in need of accommodation through old age, chronic sickness, disability (whether physical or mental) or necessitous circumstance.*"

Maldon Housing Association Limited has three properties in Maldon, comprising 57 flats, providing high quality supported housing accommodation for people aged 60 or over who have connections with Maldon and are able to live independently. The Association shares with Maldon District Council a 50/50 right to nominate residents for a vacant flat; the Royal British Legion has nomination rights on those flats for which that organisation has funded bathroom adaptations. A list of applicants seeking flat is maintained by the Association and updated regularly.

Accommodation is offered according to the criteria specified in the Objects, "*necessitous circumstances*" being assessed in terms of age and health needs, isolated circumstances or current unsuitable accommodation. Where housing need is deemed to be equal between two or more applicants, preference is given to those who are local, then by reference to length of time on the waiting list. The Association adheres to a policy of equal opportunity; equal access to accommodation by gender, race or disability is monitored regularly.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2023 (continued)

Objectives and Activities (continued)

Maldon Housing Association Limited is committed to promoting independent living and empowering residents to maintain control of their own lives. The aim is to offer a 'home for life.' Support staff are on duty between 08.00 and 15.00 Monday to Friday; a welfare check is made at weekends. Outside these hours an emergency alarm system is activated. The Association works with a range of professional bodies, such as Social Services and care agencies, to ensure that care is provided, according to individual needs, enabling residents to maintain independence for as long as possible.

Regular team meetings are held to ensure a cohesive approach and that best practice is followed as the Association constantly seeks to evaluate and improve the quality of both the accommodation offered and service provided. To this end, residents are encouraged to participate in discussion. Under normal circumstances, weekly coffee mornings in the communal lounge of each house afford an opportunity for residents to meet together, considering any matters pertaining to their well-being or way of life within the organisation.

The Chair of the Board of Trustees is accessible to all residents by telephone or email, all having these contact details. The Chair responds to all communications, meeting with an individual resident if requested, and discussing any concerns with appropriate staff if necessary.

In accordance with the Objects and with the status of Maldon Housing Association under both the Almshouse Association and the Charity Commission, the trustees have continued to ensure that all activities are undertaken with focus on the welfare of current residents and with a view to further the charity's purpose. The trustees have had regard to the Charity Commission's guidance on public benefit in reviewing the aims and objectives of the Association and in planning future activities; they have complied with their duties as set out in Section 17 of the Charities Act 2011.

The Board is mindful of the need to plan for providing accommodation for future residents in accordance with the Decent Homes Standard. During 2022-23, work continued to improve the Association's IT provision, trustees being aware that future residents will have expectations of reliable access to advances in technology.

On 31 March 2023, 53% of the residents of Maldon Housing Association were aged 80 or over. Clearly there is a benefit to the wider community as the supported housing service that the Association has continued to provide has enabled residents in their later years to live in a 'home for life' rather than having recourse to increasingly pressurised NHS facilities.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2023 (continued)

Achievements and Performance

During 2022 – 2023, the installation of several replacement windows at Deed House having been completed, work could be undertaken to improve the internal environment for residents at that property. Major redecoration programme was instituted, the corridors and front doors to the flats being repainted in distinctive colours. The communal lounge was considerably improved: a new kitchen area, with appliances, was installed; the ceiling was levelled and renewed; unsightly pipework and channelling was covered; walls were painted; a new carpet was laid. Residents were delighted with the ambience, reflected in the significant daily social interaction in the lounge. Trustees have been gratified by the social activities instigated by residents in Deed House, creating a strong sense of community that mitigates against isolation.

Trustees are aware that the communal areas of Fairfield House now need attention, planning for this in the course of the next 5 years.

During 2022 – 2023, trustees were particularly mindful of increasing energy costs and the financial anxieties of residents as a result of the significant rise in the cost of living. Maldon Housing Association Ltd has a contract with energy suppliers, fixing cost until 2025. However, the Board has been discussing the need to plan for a new energy contract in the light of the radical changes in the financial environment becoming evident in 2022 – 2023.

The Property Committee was aware of forthcoming changes in energy provision and legislation that will affect the Association in coming years. In particular, a new boiler will be needed at Fairfield House. Under the guidance of the Facilities Manager, the Board began to discuss and investigate emerging developments in methods of fuelling boilers. Such changes and consequent legislation will continue to be monitored closely by the Facilities Manager and Property Committee.

Thus, during 2022 – 2023 planning for future changes began as the Board focused on the need to keep costs as low as possible, while maintaining a high standard in provision of accommodation. At the core of all discussion is the well-being of residents at a challenging time financially and the need to maintain the sustainability of the business.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2023 (continued)

Financial review

Maldon Housing Association Ltd, as part of its prudent financial planning, maintains cash reserves primarily to ensure that the organisation can continue to provide services to residents for a period of six months in the unlikely event that income is not received. In addition, the Association holds a number of financial bequests that are used to fund specific matters detailed in each individual bequest.

The Board of Trustees has agreed the following allocation of ring-fenced reserves:

Designated reserves

6 month operational reserve	£210,000
Miss B. J. Abberley bequest to be used in respect of residents' welfare	£13,325
Mrs E. Mott bequest to be used for the welfare of residents in Fairfield House	£2,802
Miss J. Barwell bequest to be used for the welfare of residents in Fairfield House	£1,505
Miss B. Weaver bequest to be used for the welfare of residents in Fairfield House	£2,178
Miss J. Jelbart donation to be used for personal items required by a resident on emergence admission to hospital	£60

Cash reserves, together with day-to-day income, are invested with a number of financial institutions under the following criteria:

- The investment level in any one institution is covered by the Financial Services Compensation Act.
- Cash is available to be drawn down to meet cash flow requirements.
- The investment achieves the best financial return with a minimum level of risk.

While the Board of Trustees reviews the investment policy annually, investment performance is reviewed at both Board and Finance Committee meetings.

The surplus for the financial year ending 31 March 2023 was £52 (2022: £103,534).

The income for the year 2022-23, totalling £542,614 (2022: 547,505), primarily comprises rents/weekly maintenance contributions, service charges and the release of social housing grant. The percentage decrease in income (excluding grant income) compared to the previous year is 0.9% (2022: increase of 1.7%).

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2023 (continued)

Financial Review (continued)

The expenditure during 2022-23 mainly comprises costs associated with provision of the support and alarm service, maintenance costs associated with the upkeep of the Association's properties and administrative costs.

The trustees confirm that, as far as they are aware, there is no relevant audit information of which the Association's auditor is unaware. They have taken all steps that they should have taken, as trustees, in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

Value for money

The trustees recognise the importance of providing value for money and are committed to ensuring that this is achieved on behalf of both residents and the charity. They are vigilant in regular review of processes to identify and implement improvement in services.

In April 2018, the Regulator of Social Housing introduced seven metrics against which providers may be measured.

	Metric	2022-23 Peer group median*	2022-23 Actual	2021-22 Actual	2022-23 Target
1.	Reinvestment %	4.5%	4.9%	6.3%	4.2%
2a.	New supply social housing units %	1.0%	0.0%	0.0%	0.0%
2b.	New supply non-social housing units%	0.0%	0.0%	0.0%	0.0%
3.	Gearing %	43.2%	-7.4%	-13.4%	-9.9%
4.	EBITDA MRI interest cover %	146.0%	-142.7%	1607.9%	-267.1%
5.	Headline social housing cost per unit	£5,770	£9,112	£7,400	£9,774
6a.	Operating margin per unit % (social housing lettings only)	16.1%	0.5%	19.7%	-3.2%
6b.	Operating margin % (overall)	13.4%	0.5%	19.8%	-3.2%
7.	ROCE	2.6%	0.1%	5.4%	-0.9%

*From 'Value for money metrics and reporting 2022: Annex to 2020 Global Accounts' published March 2023.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2023 (continued)

Commentary on metrics

1. **Reinvestment %:** This looks at the investment in properties, both existing stock and new supply, as a percentage of the value of total properties held.
In 2022-23 Maldon Housing Association has not invested in new stock and has received no grants for development of existing properties. However the Association has spent £73k on component replacements during the year.
2. **New supply:** This records the number of new social housing units that have been acquired during the year as a proportion of total social housing units owned at the end of the period.
Maldon Housing Association has not acquired any new social housing units during 2022-23.
3. **Gearing:** This assesses how much of the adjusted assets comprise debt and the degree of dependence on debt finance.
The gearing for Maldon Housing Association remains low, illustrating low dependency on debt finance.
4. **Earnings before ITDA MRI interest cover:** This measures the level of surplus that is generated by a registered social provider compared to interest payable, avoiding distortions arising from depreciation.
Maldon Housing Association, as supported housing, has higher costs than most housing associations but this is covered by increased turnover. The Association generates high turnover against interest payable, thus generating a high cover.
5. **Headline social housing cost per unit:** This assesses the headline social housing cost per unit as defined by the Regulator. The medium for all housing associations in 2022-23 is £4,150 per unit and for the South East £4,130 per unit.
The social housing cost per unit for Maldon Housing Association is higher due to the supported element.
6. **Operating margin:** This demonstrates the profitability of operating assets before exceptional expenses are taken into account.
As a specialist provider, Maldon Housing Association tends to have lower margins than other housing associations. All surpluses are reinvested in maintaining the Association's property assets, fluctuating from one year to another depending upon timing of repairs and maintenance work.
7. **Return on Capital Employed:** This compares the operating surplus to total assets less current liabilities, thus assessing the efficient investment of capital resources.
The increased spend on assets at Maldon Housing Association's properties has resulted in a lower than average return on assets.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2023 (continued)

Governance and Financial Viability

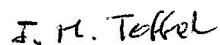
The trustees confirm that Maldon Housing Association Limited has met the Regulator of Social Housing's regulatory expectations in the governance and financial viability standard.

Auditors

Beever and Struthers were appointed as auditors during the period under review. A resolution proposing auditor appointment is put to the AGM.

Registered office: Fairfield House, 33 Fambridge Road, Maldon, Essex, CM9 6AD

Signed by order of the trustees on 11 September 2023



Mrs J Toffel

Chair

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

STATEMENT BY THE BOARD IN RESPECT OF INTERNAL FINANCIAL CONTROL YEAR ENDED 31 MARCH 2023

The Board of Trustees is responsible for maintaining a system of internal financial control, for safeguarding the financial assets of the Association, for taking reasonable steps for the detection of fraud and other irregularities and for ensuring the Association's efficient operation. It is acknowledged that the system in place can provide only reasonable and not absolute assurance against material misstatement or loss. This system is reviewed regularly by the Board.

The Association applies a risk management cycle to identify, analyse, control and monitor strategic and operational risks, including fraud. A Risk Register sets out how this will be done.

Key areas of risk are

- Governance and Management / Operational / Financial;
- Environmental and External / Compliance with Law and Regulation.

Internal control audits ensure that the risk management cycle is applied. Such audits are carried out regularly, normally by two trustees or appropriate ex-trustees, a report then being submitted to the Board, aiming to ensure adequate and effective implementation of

- (i) The formal policies and procedures put in place by the Board for setting clear lines of responsibility and effective financial control over the various areas of the Association's activities;
- (ii) The procedures for the identification, preparation and adoption of an internal audit programme covering the Association's activities;
- (iii) The provision of accurate management accounts, preparation of budgets including projected balance sheets, cash flow forecasts and regular comparison of management accounts against budgets and reports on variances and the need to consider budget changes;
- (iv) The periodic review by the Board of the overall effectiveness of the system.

The Board of Trustees is pleased to report that no significant failings or weaknesses have been found during the year under review which have resulted, or are considered likely to result, in any material loss, contingency or uncertainty. Any minor suggestions for improvement have been absorbed as part of the Association's procedures.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MALDON HOUSING ASSOCIATION LIMITED YEAR ENDED 31 MARCH 2023

Opinion

We have audited the financial statements of Maldon Housing Association Limited (the 'company') for the year ended 31 March 2023 which comprise the Statement of Comprehensive Income (including income and expenditure account), the Statement of Financial Position, the Statement of Changes in Reserves, the Statement of Cash Flows, and the notes to the financial statements, including a summary of significant accounting policies in note 1. 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).

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2023 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 Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 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 Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, 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 Board'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 Company'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 Board with respect to going concern are described in the relevant sections of this report.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MALDON HOUSING ASSOCIATION LIMITED (continued) YEAR ENDED 31 MARCH 2023

Other information

The other information comprises the information included in the Chair's Report and Trustees' Report, other than the financial statements and our auditor's report thereon. The Board is responsible for the other information contained within the annual report. 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.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MALDON HOUSING ASSOCIATION LIMITED (continued) YEAR ENDED 31 MARCH 2023

Matters on which we are required to report by exception (continued)

In addition, we have nothing to report in respect of the following matter where the Housing and Regeneration Act 2008 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page 5, the Board 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 Board determines 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 is responsible for assessing the Company'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 either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Extent to which the audit was considered capable of detecting irregularities, including fraud

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and addressing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

- We obtained an understanding of laws, regulations and guidance that affect the company, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws, regulations and guidance that we identified included the Companies Act 2006, the Statement of Recommended Practice for registered housing providers: Housing SORP 2018, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2022, tax legislation, health and safety legislation, and employment legislation.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MALDON HOUSING ASSOCIATION LIMITED (continued) YEAR ENDED 31 MARCH 2023

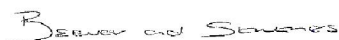
Extent to which the audit was considered capable of detecting irregularities, including fraud (continued)

- We enquired of the Board and reviewed correspondence and Board meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the Board have in place, where necessary, to ensure compliance.
- We gained an understanding of the controls that the Board have in place to prevent and detect fraud. We enquired of the Board about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations was discussed within the audit team and tests were planned and performed to address these risks. We identified the potential for fraud in the following areas: laws related to the construction and provision of social housing recognising the regulated nature of the Company's activities.
- We reviewed financial statements disclosures and supporting documentation to assess compliance with relevant laws and regulations discussed above.
- We enquired of the Board about actual and potential litigation and claims.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

Due to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company'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 Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Suzanne Lomax FCA (Senior Statutory Auditor)

For and on behalf of
Beever and Struthers
Statutory Auditor
Suite 9b
The Beehive Lions Drive
Shadsworth Business Park
Blackburn
BB1 2QS
Date: 19 September 2023

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

STATEMENT OF COMPREHENSIVE INCOME (INCLUDING INCOME AND EXPENDITURE ACCOUNT)
YEAR ENDED 31 MARCH 2023

	Notes	Year ended 31 March 2023 £	Year ended 31 March 2022 £
Turnover	2	542,614	547,505
Operating expenditure	2	(539,876)	(439,327)
Operating Surplus / (Deficit)		2,738	108,178
Other interest receivable and similar income	4	4,309	2,167
Interest payable and similar charges	5	(6,995)	(6,811)
Surplus / (Deficit) for the year and total comprehensive income	6	52	103,534

The financial statements on pages 19 to 38 were approved by the Board of Trustees on 11 September 2023 and were signed on its behalf by:

J. M. Toffel

Mrs J Toffel
Chair

[Signature]

Mr J Williams
Chair of Finance Committee

The Statement of Comprehensive Income relates wholly to continuing activities and the notes on pages 23 to 38 form an integral part of these financial statements.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

Company Registration Number: 05972159

STATEMENT OF FINANCIAL POSITION AT 31 MARCH 2023

	Notes	Year ended 31 March 2023 £	Year ended 31 March 2022 £
Fixed assets			
Housing properties	7	1,496,085	1,444,009
Other fixed assets	8	5,338	7,497
		1,501,423	1,451,506
Current assets			
Investments	9	342,274	339,804
Debtors	10	23,695	23,843
Cash and cash equivalents		181,997	269,774
		547,966	633,421
Creditors: amounts falling due within one year	11	(68,974)	(79,493)
Net current assets		478,992	553,928
Creditors: amounts falling due after more than one year	12	(620,656)	(645,727)
Net assets		1,359,759	1,359,707
Capital and reserves			
Income and expenditure account		1,359,759	1,359,707
Total Reserves		1,359,759	1,359,707

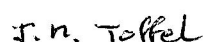
For the year ending 31 March 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

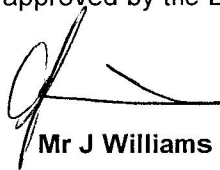
- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

The charitable company however has been audited under the Charities Act 2011.

The financial statements on pages 19 to 38 were approved by the Board of Trustees on 11 September 2023 and were signed on its behalf by:



Mrs J Toffel - Chair



Mr J Williams – Chair of Finance Committee

The notes on pages 23 to 38 form an integral part of these financial statements.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

STATEMENT OF CHANGES IN RESERVES
YEAR ENDED 31 MARCH 2023

	Income and Expenditure Reserve £	Total £
Balance as at 1 April 2021	1,256,173	1,256,173
Surplus / (deficit) from Statement of Comprehensive Income	103,534	103,534
	<hr/>	<hr/>
Balance as at 31 March 2022	1,359,707	1,359,707
Surplus / (deficit) from Statement of Comprehensive Income	52	52
	<hr/>	<hr/>
Balance as at 31 March 2023	1,359,759	1,359,759
	<hr/> <hr/>	<hr/> <hr/>

The notes on pages 23 to 38 form an integral part of these financial statements.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2023

	Notes	Year ended 31 March 2023 £	Year ended 31 March 2022 £
Net cash generated from operating activities (see Note i)	i	(4,726)	100,216
Cash flow from investing activities			
Payments to acquire investments		-	-
Payments to acquire tangible fixed assets		(74,108)	(94,567)
Proceeds from sale of tangible fixed assets		-	-
Interest received		1,839	2,167
		(72,269)	(92,400)
Cash flow from financing activities			
Interest paid		(6,995)	(6,811)
Repayment of borrowings		(3,787)	(3,688)
		(10,782)	(10,499)
Net change in cash and cash equivalents		(87,777)	(2,683)
Cash and cash equivalents at beginning of the year		269,774	272,457
Cash and cash equivalents at end of the year		181,997	269,774
Components of cash:			
Cash at bank and at hand		181,997	269,774
Note i:			
Cash flow from operating activities			
Surplus / (deficit) for the year		52	103,534
Adjustments for non-cash items:			
Depreciation of tangible fixed assets		24,191	20,639
Decrease / (increase) in trade and other debtors		148	(9,249)
Increase / (decrease) in trade and other creditors		(10,548)	1,903
Adjustments for investing or financing activities:			
Government grants amortised in the year		(21,255)	(21,255)
Interest payable		6,995	6,811
Interest receivable		(4,309)	(2,167)
Net cash generated from operating activities		(4,726)	100,216

The notes on pages 23 to 38 form an integral part of these financial statements.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

Legal Status

The Association is registered in England and Wales under the Companies Act 2006, registered number 05972159 as a company limited by guarantee and was incorporated in England on 19 October 2006. It is also registered as a Registered Provider of Social Housing under Section 13 of the Housing Act 1974 for the purpose of receiving grants and other forms of assistance. The Association registered with the Charity Commission on 7 August 2007. Its registered office is Fairfield House, 33 Farnbridge Road, Maldon, Essex, CM9 6AD.

1 Principal Accounting Policies

(a) Basis of accounting

The principal accounting policies of the Association are set out in the following paragraphs. These financial statements are prepared under the historical cost convention and in accordance with applicable United Kingdom Accounting Generally Accepted Accounting Practice (UK GAAP), FRS 102 and the Statement of Recommended Practice for registered housing providers: Housing SORP 2018.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022. The financial statements are prepared on the historical cost basis of accounting except for investments which are held at fair value, and are presented in sterling £.

The Association's financial statements have been prepared in compliance with FRS 102. The Association transitioned from previous UK GAAP to FRS 102 as at 1 January 2014 and subsequently adopted the Housing SORP: 2018 update – Statement of Recommended Practice for registered social housing providers as at 1 January 2019.

As a public benefit entity, Maldon Housing Association Limited has applied the public benefit entity 'PBE' prefixed paragraphs of FRS 102.

(b) Going Concern

After reviewing the entity's forecasts, projections and COVID-19, the Trustees have a reasonable expectation that the entity has adequate resources to continue in operational existence for the foreseeable future. The entity therefore continues to adopt the going concern basis in preparing its financial statements.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023 (continued)

1 Principal Accounting Policies (continued)

(c) Judgements and key sources of uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the Statement of Financial Position date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

- a) Categorisation of housing properties. The Association has undertaken a detailed review of the intended use of all housing properties. In determining the intended use, the Association has considered if the asset is held for social benefit or to earn commercial rentals.
- b) Impairment. The Association has identified a cash generating unit for impairment assessment purposes at a property scheme level.

Other key sources of estimation and assumptions:

- a) Tangible fixed assets. Tangible fixed assets are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.
- b) Fair value of Financial Instruments. Changes in the fair value of financial instruments are recognised in profit or loss for the period.

(d) Turnover

As the Association is registered as an Almshouse, it does not receive rent, but WMC (weekly maintenance contributions). Turnover represents weekly maintenance contributions, service charges and support services and income receivable net of voids. It also includes the release of deferred Social Housing Grant income [see 1(e)]. Maintenance contribution income is recognised when the property is available for let, net of voids.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023 (continued)

1 Principal Accounting Policies (continued)

(e) Social Housing and other Government grants

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.

SHG must be recycled by the Association 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.

(f) Finance costs

Loan interest costs are calculated using the effective interest method of the difference between the loan amount at initial recognition and amount of maturity of the related loan.

(g) Taxation

Maldon Housing Association Limited is a charity within the meaning of the Charities Act 2011 and as such is a charity within the meaning of Part 11, Corporation Tax Act 2010. Accordingly Maldon Housing Association Limited is potentially exempt from taxation in respect of income or gains received within categories covered by Part 11, s.478 Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that such income or gains are applied exclusively to its charitable purposes.

(h) VAT

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

(i) Tangible fixed assets and depreciation

Housing Properties

Tangible fixed assets are stated at cost, less accumulated depreciation. Freehold housing properties are stated at cost together with incidental costs of acquisition, administration costs and interest up to the date of completion.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023 (continued)

1 Principal Accounting Policies (continued)

Housing Properties (continued)

Freehold land is not depreciated. Depreciation is charged so as to write down the cost 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 below:

Structure	100 years
Roof	70 years
Windows	30 years
Bathroom	15 years
Kitchen	10 years
Boiler	15 years
Electrical	40 years

Amounts are capitalised where required by the Statement of Recommended Practice. In doing so their useful economic lives are considered for the purposes of depreciation. Amounts capitalised are included within the fixed asset note whilst items of a revenue nature are charged to the Statement of Financial Activities. Historically, component additions purchased by the Association have been offset against grants received for these purposes.

Other fixed assets

Office furniture, fittings and equipment are stated at cost and depreciated over their expected economic useful lives at the following annual rates:

Furniture, fittings and equipment	- 20% straight line
Computer equipment	- 25% straight line

Equipment with a short life such as washing machines, televisions, fridges and cookers are accounted for on a replacement basis.

(j) *Current asset investments*

Current asset investments include cash and cash equivalents invested for periods of more than 24 hours. They are recognised initially at cost and subsequently remeasured to market value at the reporting date. Any change in valuation between reporting dates is recognised in the statement of comprehensive income.

(k) *Short-term debtors and creditors*

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 income statement in other operating expenses.

MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023 (continued)

1 Principal Accounting Policies (continued)

(l) Financial instruments

Financial instruments such as loans, accounts payables, accounts receivables and cash are classified either as basic or complex. All financial instruments are initially measured at their fair values at the time the transactions occur. Subsequently all basic instruments are measured at amortised cost and all complex financial instruments are measured at a fair value through the comprehensive income.

Financial instruments held by the Association are classified as follows:

- a. Cash is held at cost.
- b. Financial assets such as current asset investments and receivables are classified as loans and receivables and held at amortised cost using the effective interest method
- c. Financial liabilities such as creditors and loans are held at amortised cost using the effective interest method.

(m) Reserves

The Association transitioned from preparing financial statements in accordance with the Charities SORP, to the SORP for social housing providers 2014, as at 1 April 2017. The Housing SORP 2018 has subsequently been adopted. The Housing SORP 2018 does not permit the use of designated funds, for the purpose of this SORP such designations are considered to be an internal matter and do not require disclosure in the primary statements. The financial statements ongoing will show one income and expenditure reserve for all activities of the Association.

(n) Loans

Loans are stated in the Statement of Financial Position at the amount of the net proceeds after issue, plus increases to account for any subsequent amounts amortised.

(o) Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned within the Statement of Comprehensive Income on the basis of the costs of the staff directly engaged on the operations dealt with in these financial statements.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023 (continued)

1 Principal Accounting Policies (continued)

(p) Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

(q) Cash and cash equivalents

Cash equivalents are recognised as such and included with other cash balances where they represent short term, highly liquid investments that are readily convertible to known amounts of cash without being subject to a significant change in value.

(r) Impairment of financial assets

Financial assets are assessed at each reporting date to determine whether there is any objective evidence that a financial asset or group of financial assets is impaired. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023 (continued)

2 TURNOVER, OPERATING EXPENDITURE AND OPERATING SURPLUS

	2023		
	Turnover	Operating expenditure	Operating surplus
	£	£	£
Social housing income (Note 3)	542,614	539,876	2,738
Activities other than social housing			
Other Income	-	-	-
Total	542,614	539,876	2,738
	2022		
	Turnover	Operating expenditure	Operating surplus
	£	£	£
Social housing income (Note 3)	547,380	439,327	108,053
Activities other than social housing			
Other Income	125	-	125
Total	547,505	439,327	108,178

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023 (continued)

3 TURNOVER AND OPERATING EXPENDITURE FROM SOCIAL HOUSING LETTINGS

	2023 £	2022 £
Income from social housing lettings		
Maintenance contributions	275,203	279,070
Service charge income	246,156	246,838
Amortised government grant	21,255	21,255
CJRS grant	-	217
Total income from lettings	542,614	547,380
 Expenditure on housing		
Service costs	224,535	191,546
Management costs	114,382	141,526
Routine maintenance costs	45,973	42,374
Planned maintenance costs	134,500	46,335
Major repairs	-	-
Property depreciation	20,486	17,546
Total expenditure on lettings	539,876	439,327
 Operating surplus	2,738	108,053
 Void losses	19,703	4,753

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023 (continued)

4 OTHER INTEREST RECEIVABLE AND SIMILAR INCOME

	2023	2022
	£	£
Interest on deposits	<u>4,309</u>	<u>2,167</u>

5 INTEREST PAYABLE AND SIMILAR CHARGES

	2023	2022
	£	£
Nationwide Building Society loan	1,311	1,058
Orchardbrook loan	5,684	5,753
	<u>6,995</u>	<u>6,811</u>

6 SURPLUS / (DEFICIT) ON ORDINARY ACTIVITIES

	2023	2022
	£	£
The operating surplus is stated after charging/(crediting):-		
Auditors remuneration (excluding VAT)		
In their capacity as auditors	6,720	6,105
In respect of other services	1,195	1,085
Depreciation of Housing Properties	20,486	17,546
Depreciation of Other Fixed Assets	3,705	3,093

In common with many organisations of our size and nature we use our auditors to assist with the preparation of the financial statements.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023 (continued)

7 HOUSING PROPERTIES

	Total Completed Properties £
Cost	
At 1 April 2022	2,020,778
Additions	72,562
Disposals	(29,286)
At 31 March 2023	2,064,054
Depreciation	
At 1 April 2022	576,769
Charge for the year	20,486
Released on disposals	(29,286)
At 31 March 2023	567,969
Net Book value	
At 31 March 2023	1,496,085
At 31 March 2022	1,444,009
Works to existing properties in the year	
Improvement works capitalised	
Components capitalised	72,562
Amounts charged to expenditure	134,500

Although fixed assets are not revalued, the Trustees are satisfied that the aggregate value of assets is in excess of the value included in the financial statements.

The carrying amount of housing properties pledged as securities is £951,640 (2022: £1,020,806).

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023 (continued)

8 OTHER FIXED ASSETS

	Furniture, fittings and equipment	Computer equipment	Total
	£	£	£
Cost			
At 1 April 2022	55,206	6,596	61,802
Additions	540	1,006	1,546
Disposals	-	-	-
At 31 March 2023	55,746	7,602	63,348
Depreciation			
At 1 April 2022	50,960	3,345	54,305
Charge for the year	1,888	1,817	3,705
Released on disposals	-	-	-
At 31 March 2023	52,848	5,162	58,010
Net Book Value			
At 31 March 2023	2,898	2,440	5,338
At 31 March 2022	4,246	3,251	7,497

9 CURRENT ASSET INVESTMENTS

	2023	2022
	£	£
Current Asset Investments	342,274	339,804

10 DEBTORS

	2023	2022
	£	£
Maintenance charge arrears	2,952	1,031
Other debtors and prepayments	20,743	22,812
	23,695	23,843

All debtors are due within one year. No loans have been made or are outstanding to Board members, officials or employees.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023 (continued)

11 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Loans (note 12)	3,931	3,902
Trade creditors	10,154	20,856
Other creditors and accruals	30,736	20,301
Taxation and social security	2,182	11,932
Deferred capital grant (note 13)	21,255	21,255
Prepaid maintenance contribution charge	716	1,247
	68,974	79,493

12 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2023	2022
	£	£
Deferred capital grant (note 13)	552,618	573,873
Loans	68,038	71,854
	620,656	645,727
Total loans		
Orchardbrook	52,002	52,539
Nationwide Building Society	19,967	23,217
	71,969	75,756
Loan payments due within one year	3,931	3,902
Loan payments due after more than one year :		
- Repayable in one to two years	3,995	3,962
- Repayable in two to five years	12,438	11,994
- Repayable after five years (all repayable by instalments)	51,605	55,898
	71,969	75,756

The loan advanced by Orchardbrook to finance the development of housing land and buildings will be repayable by equal annual instalments over 60 years, the last instalment of which falls to be repaid on 31 August 2045. Interest is charged at a rate of 10.875% per annum.

The Nationwide Building Society loan was initially taken out in September 1993 in order to redeem the loans with the Housing Corporation (effectively now Homes England) and the local authority and to finance the cost of new windows for Berridge House. The loan is for 35 years, the last instalment of which falls to be repaid on 31 August 2028. The interest rate is variable.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023 (continued)

13 DEFERRED CAPITAL GRANT

	2023	2022
	£	£
At 1 April	595,128	616,383
Released to income in the year	(21,255)	(21,255)
	<hr/>	<hr/>
At 31 March	573,873	595,128
Amount due to be released < 1 year	21,255	21,255
Amount due to be released > 1 year	552,618	573,873
	<hr/>	<hr/>
The total accumulated government grant	573,873	595,128
The total accumulated government grant and financial assistance received or receivable at 31 March:	1,062,733	1,062,733

14 COMPANY LIMITED BY GUARANTEE

The company does not have share capital and is limited by the guarantee of its seven members. If the company is dissolved while each person remains a member, or within twelve months afterwards, each member promises to pay up to £10 towards the costs of dissolution and the liabilities incurred by the company while he or she was a member.

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023 (continued)

15a. WAGES AND SALARIES

	2023	2022
	£	£
Staff costs during the year		
Wages and salaries	174,744	193,527
Agency costs	-	11,185
Social security costs	11,213	9,978
Pension contributions	1,937	1,560
	<u>187,894</u>	<u>216,250</u>
 The average number of persons employed by the Association during the year was	 12	 12
	<u> </u>	<u> </u>
 The average number of persons employed by the Association on a full time equivalent basis (based on 35 hour week), during the year was	 6	 7
	<u> </u>	<u> </u>

There were no full time equivalent staff whose remuneration exceeded £60,000 in the year (2022: None).

15b. KEY MANAGEMENT PERSONNEL REMUNERATION

	2023	2022
	£	£
The aggregate emoluments paid to or receivable by non-executive Directors and former non-executive Directors	-	-
The aggregate emoluments paid to or receivable by Key Management Personnel	-	53,921
The aggregate compensation paid to or receivable by Key Management Personnel	-	53,921
The emoluments paid to the highest paid Key Management Personnel excluding pension contributions	-	53,921
The aggregate amount of Key Management Personnel or past Key Management Personnel pensions, excluding amounts payable under a properly funded pension scheme	-	-
The aggregate amount of any consideration payable to or receivable by third parties for making available the services of a Director or Key Management Personnel	-	-
The aggregate amount of any consideration payable to Directors or Key Management Personnel for loss of office	-	-

Key Management Personnel are the Chief Executive and the Board of Trustees. The Chief Executive was not a current or past member of the pension scheme.

None of the Board of Directors/Trustees received remuneration in the year (2022: £nil). Directors/Trustees had £117 expenses reimbursed during the year (2022: £nil).

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023 (continued)

16 ACCOMMODATION IN MANAGEMENT

	2023	2022
Number of units of housing accommodation		
Supported housing and housing for older people	57	57

17 CONTROL

The Association is controlled by the Board of Trustees. No one individual has overall control.

18 OPERATING LEASE COMMITMENTS

At 31 March 2023, the company had no commitments held under operating leases (2022: none).

19 CAPITAL AND OTHER COMMITMENTS

	2023	2022
	£	£
Capital expenditure that has been contracted for but has not been provided for in the financial statements	44,501	75,006
Capital expenditure that has been authorised by the Board but has not yet been contracted for	75,141	80,000

The Association expects these commitments to be contracted within one year and will be financed with available cash funds.

20 RELATED PARTIES

There were no related party transactions that required disclosure in the year to 31 March 2023 (2022: none).

21 ANALYSIS OF CHANGES IN NET DEBT/(FUNDS)

	2022	Cashflows	2023
	£	£	£
Loan borrowings	75,756	(3,787)	71,969
Total liabilities	75,756	(3,787)	71,969
Cash and cash equivalents	(269,774)	87,777	(181,997)
Total net debt/(funds)	(194,018)	83,990	(110,028)

MALDON HOUSING ASSOCIATION LIMITED
(Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023 (continued)

22 FINANCIAL INSTRUMENTS

The Association's financial instruments may be analysed as follows:

	2023	2022
	£	£
<u>Financial Assets:</u>		
Financial Assets Measured at Cost		
Cash and cash equivalents	181,997	269,774
Financial Assets Measured at Amortised Cost		
Maintenance charge arrears	2,952	1,031
Other debtors	914	914
Current asset investments	342,274	339,804
Total Financial Assets	528,137	611,523
<u>Financial Liabilities:</u>		
Financial Liabilities Measured at Amortised Cost		
Maintenance charge creditors	716	1,247
Trade and other creditors	38,981	41,859
Housing loans payable	71,969	75,756
Total Financial Liabilities	111,666	118,862