

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 2025**

**MALDON HOUSING ASSOCIATION LIMITED**  
**(Company Limited by Guarantee)**

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**YEAR ENDED 31 MARCH 2025**

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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 2025**

<b>Charity Registration Number</b>	1120475
<b>Company Registration Number</b>	05972159
<b>Almshouse Association Registration Number</b>	M1922
<b>Regulator for Social Housing Registration Number</b>	L1 551

### **Board of Directors/Trustees**

The Trustees who served on the Board of Trustees from 1 April 2024 to the date of approval of these financial statements are:

J M Toffel BA (Hons) PGCE (resigned 2 September 2024)  
J Wheeldon BSc FCIH (resigned 2 September 2024)  
J Williams FCA  
N Cornmell  
R Perry  
F Shaughnessy (resigned 13 January 2025)  
J Ranfield (appointed 2 September 2024)  
A Sims (appointed 11 November 2024)  
A Wuyts (appointed 2 September 2024)

<b>President</b>	M McLeod BA (Hons) PGCE ADVDIP (Law) ADVDIP (Education) (resigned 2 September 2024) J M Toffel BA (Hons) PGCE (appointed 2 September 2024)
<b>Chair</b>	J M Toffel BA (Hons) PGCE from 1 April 2024 to 2 September 2024 N Cornmell from 2 September 2024
<b>Vice Chair</b>	J Williams FCA
<b>Company Secretary</b>	J M Toffel BA (Hons) PGCE
<b>Senior Officers</b>	Mrs T Nash      Facilities Manager Mr R Keeble      Supported Housing Manager Mr A Craig FCA      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 2025 (continued)**

**Registered Office**

Fairfield House  
33 Fambridge Road  
Maldon  
Essex  
CM9 6AD

**External Auditor**

Beever and Struthers  
Chartered Accountants and Statutory Auditors  
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 2025**

As Chair of Maldon Housing Association (MHA), I am pleased to present this report outlining our key achievements, challenges, and future plans. It has been a year of change and growth, and I am proud of the resilience and commitment demonstrated by our staff, trustees, volunteers, and supporters.

#### **In Memoriam**

First, I would like to acknowledge the unexpected passing of our dear colleague, Flo Shaughnessy. Flo's dedication to MHA, particularly her passion for the wellbeing of our residents, will be deeply missed. Her contributions to the property committee were invaluable, and we are grateful for her hard work and compassion.

#### **Team Changes and Developments**

This year has also seen some key changes within our team. We would like to thank Christine Cope for her years of service at MHA as she makes the career decision to take up a full-time position elsewhere. Christine's contributions have been greatly appreciated, and we wish her the best in her new role.

On a positive note, we are delighted to welcome Andrew Craig as our new Finance Manager. Andrew brings a wealth of experience and knowledge to the role, and we look forward to working with him as we continue to strengthen our financial processes.

Philippa Harrington, our Office Administrator, has now completed one year with MHA and has proven to be an extremely committed and invaluable member of our team. In addition to her regular duties, Philippa initiated our successful Christmas raffle and has taken on an additional five hours per week to work more closely with the Facilities Manager to support day-to-day operations. We appreciate Philippa's dedication and enthusiasm in ensuring the smooth running of our office.

#### **Key Achievements and Improvements**

Over the past year, we have continued to make improvements to our properties. As flats become vacant, we have prioritised installing new kitchens and bathrooms to ensure that the standard of our accommodation remains high for both current and future residents. These improvements are part of our ongoing commitment to maintaining the quality of our assets and providing the best living environment for those who call MHA home.

#### **Special Celebration**

This year, we also celebrated a significant milestone with the 100th birthday of Nancy Marsh, one of our beloved residents. It was a joyous occasion, and we were thrilled to be part of Nancy's celebrations as she marked this wonderful achievement. Her milestone reminds us of the strength and community spirit that defines MHA.

In addition to this personal celebration, a report by Anglia Ruskin University highlights the broader impact of living in almshouses. It acknowledges that "living in almshouses can reduce the negative impact on health and social wellbeing which is commonly experienced by the older population and gives a longevity boost due to both the strong sense of community and social belonging within almshouses, which lead to better physical and mental health. Enhanced wellbeing helps to mitigate loneliness, which is endemic in older age groups." This further reinforces the importance of the community spirit at MHA and the positive impact our environment has on residents' wellbeing.

## **Looking Ahead**

In the coming year, one of our key initiatives will be to upgrade the windows in Fairfield House, as agreed by the board in November 2024. We applied for an Almshouse Loan to support this project and are pleased to report that our application was successful.

We are now in the process of appointing a project manager and plan to re-window one flat within the next three months, allowing residents to see first-hand how the project will improve the quality of their accommodation.

The windows upgrade will significantly enhance the energy efficiency of the building and positively impact the Energy Performance Certificate (EPC) rating for residents. Our goal is to ensure that all accommodation in Fairfield House exceeds the Government's 2030 target of a C rating or above. This will not only improve the comfort and wellbeing of our residents but will also contribute to our broader commitment to sustainability and reducing our environmental footprint.

We remain focused on our mission to provide quality, affordable housing for those aged 60 and over. We are committed to improving services, enhancing communication with residents, and ensuring that our properties continue to meet the high standards that we set.

## **Conclusion**

I would like to express my sincere thanks to all those who have supported MHA over the past year. To our staff, volunteers, trustees, and the Rotary Club—your dedication, hard work, and generosity enable us to continue making a difference in the lives of our residents. I am excited for what the future holds and look forward to another year of positive change for Maldon Housing Association.

Thank you.

Neil Cornmell  
Chair, Maldon Housing Association

# **MALDON HOUSING ASSOCIATION LIMITED**

## **(Company Limited by Guarantee)**

### **TRUSTEES' REPORT**

#### **YEAR ENDED 31 MARCH 2025**

#### **References and administrative details**

Reference and administrative details of the charity, its trustees and advisors are set out on pages 1 – 2 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 Ltd for the year ending 31 March 2025. 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;
- 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, the Housing and Regeneration Act 2008, the Accounting Direction 2022 for Private Registered Providers of Social Housing 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.

# MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

## TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2025 (continued)

### 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.

New trustees are nominated by existing trustees or are sought through open advertisement. After meeting 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 as appropriate opportunities arise.

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 adopted the National Housing Federation Code of Governance issued in 2020. The Board recognises that there is non-compliance for the year ended 31 March 2025 in respect of two specifications:

- i. The National Housing Federation Code of Governance states: *"Maximum tenure will normally be up to six consecutive years (typically comprising two terms of office), but where a member has served six years, and the board agrees that it is in the organization's best interests, their tenure may be extended up to a maximum of 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: *"The Board has between five and 12 members...."*

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 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.



# **MALDON HOUSING ASSOCIATION LIMITED**

## **(Company Limited by Guarantee)**

### **TRUSTEES' REPORT**

#### **YEAR ENDED 31 MARCH 2025 (continued)**

#### **Structure, Governance and Management (continued)**

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.

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 21 to the accounts.

#### **Objectives and Activities**

Maldon Housing Association Ltd 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 Ltd 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 accommodation 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, ethnicity or disability is monitored regularly.

Maldon Housing Association Ltd 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.

# **MALDON HOUSING ASSOCIATION LIMITED**

## **(Company Limited by Guarantee)**

### **TRUSTEES' REPORT**

#### **YEAR ENDED 31 MARCH 2025 (continued)**

#### **Objectives and Activities (continued)**

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. 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 President of the Association is accessible to all residents by telephone or email, all having these contact details. The President communicates matters of concern to the Chair and meets with an individual resident, on behalf of the Association, if a resident requests a meeting. The Chair responds to all communications and discusses 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. Work has 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 2025, 52% 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.

#### **Achievements and Performance**

During 2024-25, trustees focused upon the need to concentrate resources upon improving the environment within Fairfield House, much work having been undertaken in the last few years to raise standards in the communal areas of Deed and Berridge Houses.

Having received generous funding from the Rotary Club of Maldon, the laundry facility at Fairfield House was significantly renovated and duly opened at the beginning of the financial year 2024-25. Residents of Fairfield House expressed their appreciation of the much more pleasant environment created, and the installation of new, energy efficient equipment.

During 2024 – 25, the Board of Trustees continued to research possibilities for funding in order to enable major improvement of the environment within Fairfield House to enhance the quality of life of residents in that property. At the Board meeting held on 17 February 2025, formal approval was given to the Chair to submit an application, on behalf of the Board of Trustees, to the Almshouse Association for a major interest-free loan to contribute to funding the replacement of the windows in Fairfield House. Trustees have been concerned to increase energy efficiency through replacement of the aged, ill-fitting windows, subsequently enabling full redecoration of the communal areas to create a warmer, more comfortable environment for residents.

# **MALDON HOUSING ASSOCIATION LIMITED**

## **(Company Limited by Guarantee)**

### **TRUSTEES' REPORT**

#### **YEAR ENDED 31 MARCH 2025 (continued)**

#### **Achievements and Performance (continued)**

With regard to administrative systems used by Maldon Housing Association Ltd, the HR and Health and Safety services offered by Croner and Bright HR were installed and kept under review as staff adopted and became familiar with the processes during 2024-25.

The Board of Trustees has been very pleased to recognise the continuing hard work of the Housing Support and Facilities managers and their teams in maintaining the high standard of support given to residents and the prompt attention to effecting repairs needed in individual flats. In the light of her decision to further her career by moving to full-time employment, the Board thanked Christine Cope for meticulous stewardship of the finances of Maldon Housing Association and for effecting a smooth transition to Andrew Craig, taking on the role of Financial Manager in her place.

#### **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 three 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**

3 month operational reserve	£145,000
Miss B. J. Abberley bequest to be used in respect of residents' welfare	£5,563
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	£1,506
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.

# **MALDON HOUSING ASSOCIATION LIMITED**

## **(Company Limited by Guarantee)**

### **TRUSTEES' REPORT**

#### **YEAR ENDED 31 MARCH 2025 (continued)**

##### **Financial Review (continued)**

The surplus for the financial year ending 31 March 2025 was £68,452 (2024: £22,101). Reserves at 31 March 2025 are £1,450,312 (2024: £1,381,860).

The income for the year 2024-25, totalling £636,471 (2024: £595,007), primarily comprises weekly maintenance contributions, service charges and the release of social housing grants. The percentage increase in income (excluding grant income) compared to the previous year is 7.0%.

The increase in trading income is consistent with the Regulator of Social Housing requirements for weekly maintenance contribution increases and the Association's calculation of service charge costs.

The expenditure during 2024-25 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.

# MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

## TRUSTEES' REPORT

### YEAR ENDED 31 MARCH 2025 (continued)

#### 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.

	<b>Metric</b>	<b>2023-24 Peer group median*</b>	<b>2024-25 Actual</b>	<b>2023-24 Actual</b>	<b>2024-25 Target</b>
1.	Reinvestment %	2.7%	4.0%	4.9%	12.1%
2a.	New supply social housing units %	0.0%	0.0%	0.0%	0.0%
2b.	New supply non-social housing units%	0.0%	0.0%	0.0%	0.0%
3.	Gearing %	17.3%	-12.5%	-6.5%	-6.0%
4.	EBITDA MRI interest cover %	200%	-335.6%	555.3%	1679.6%
5.	Headline social housing cost per unit	£6,447	£10,663	£10,966	£12,059
6a.	Operating margin per unit % (social housing lettings only)	18.5%	9.3%	2.3%	12.6%
6b.	Operating margin % (overall)	15.5%	9.3%	3.3%	12.6%
7.	ROCE	2.5%	3.0%	1.0%	3.9%

*\*From 'Value for money metrics and reporting - Annex to the Global Accounts 2023' published February 2024 (Reference tables: Cost Factor HOP Provider).*

#### 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 2024-25 Maldon Housing Association Limited has invested in its current stock. It has not invested in new stock and has received no grants for development of existing properties.*
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 Limited has not acquired any new social or non-social housing units during 2024-25.*

# **MALDON HOUSING ASSOCIATION LIMITED**

## **(Company Limited by Guarantee)**

### **TRUSTEES' REPORT**

#### **YEAR ENDED 31 MARCH 2025 (continued)**

#### **Value for Money (continued)**

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 is negative as the cash balance exceeds the debt.*
4. EBITDA 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 for older people housing, has higher costs than most housing associations but this is covered by increased turnover. The Association generates high surpluses 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 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.  
*This has increased from the previous year.*

#### **Disclosure of information to the auditors**

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 required of them as trustees in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

#### **Governance and Financial Viability**

The trustees confirm that Maldon Housing Association Ltd 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:

Chair of the Board of Trustees

Approved by the trustees on



8 September 2025

# MALDON HOUSING ASSOCIATION LIMITED

(Company Limited by Guarantee)

## TRUSTEES' REPORT

YEAR ENDED 31 MARCH 2025 (continued)

### Statement by the Board of Trustees in respect of internal financial control

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.

The Trustees' Report and the Financial Statements were approved by the Board of Trustees on the 8 September 2025 and signed on its behalf by:



N Cornmell

# **MALDON HOUSING ASSOCIATION LIMITED**

## **(Company Limited by Guarantee)**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MALDON HOUSING ASSOCIATION LIMITED**

#### **YEAR ENDED 31 MARCH 2025**

#### **Opinion**

We have audited the financial statements of Maldon Housing Association Limited (the 'company') for the year ended 31 March 2025 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 2025 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the 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, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the 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**  
**YEAR ENDED 31 MARCH 2025 (continued)**

**Other Information**

The Board is responsible for the 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.

In connection with our audit of the financial statements, 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 of 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 Chair's Report and Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Chair's Report and Trustees' 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 Chair's Report and Trustees' 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 Chair's Report and Trustees' Report and from the requirement to prepare a strategic report.

**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.

**MALDON HOUSING ASSOCIATION LIMITED**  
**(Company Limited by Guarantee)**

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MALDON HOUSING ASSOCIATION LIMITED**  
**YEAR ENDED 31 MARCH 2025 (continued)**

**Responsibilities of directors**

As explained more fully in the Trustees' responsibilities for financial reporting 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](http://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 2025**

### **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  
The Beehive Lions Drive  
Shadsworth Business Park  
Blackburn  
BB12QS  
Date: 22nd September 2025

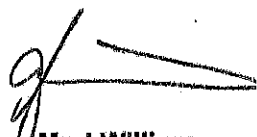
**MALDON HOUSING ASSOCIATION LIMITED**  
**(Company Limited by Guarantee)**

**STATEMENT OF COMPREHENSIVE INCOME (INCLUDING INCOME AND  
EXPENDITURE ACCOUNT)**  
**YEAR ENDED 31 MARCH 2025**

		Notes	
		Year ended 31 March 2025 £	Year ended 31 March 2024 £
Turnover	2	636,471	595,007
Operating expenditure	2	(576,690)	(575,080)
Operating Surplus		59,781	19,927
Other interest receivable and similar income	4	15,509	9,274
Interest payable and similar charges	5	(6,838)	(7,100)
Surplus for the year and total comprehensive income	6	68,452	22,101

The financial statements on pages 18 to 36 were approved by the Board of Trustees on and were signed on its behalf by:

  
**Mr N Cornmell**  
Chair

  
**Mr J Williams**  
Vice Chair

Date: 8th September 2025

The Statement of Comprehensive Income relates wholly to continuing activities and the notes on pages 22 to 36 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 2025

	Notes	Year ended 31 March 2025 £	Year ended 31 March 2024 £
<b>Fixed assets</b>			
Housing properties	7	1,579,085	1,544,790
Other fixed assets	8	5,858	4,026
		<u>1,584,943</u>	<u>1,548,816</u>
<b>Current assets</b>			
Investments	9	221,807	302,917
Debtors	10	20,039	21,310
Cash and cash equivalents		261,221	168,862
		<u>503,067</u>	<u>493,089</u>
<b>Creditors: amounts falling due within one year</b>	11	<u>(67,413)</u>	<u>(64,414)</u>
<b>Net current assets</b>		<u>435,654</u>	<u>428,675</u>
<b>Creditors: amounts falling due after more than one year</b>	12	<u>(570,285)</u>	<u>(595,631)</u>
<b>Net assets</b>		<u><u>1,450,312</u></u>	<u><u>1,381,860</u></u>
<b>Capital and reserves</b>			
Income and expenditure account		<u>1,450,312</u>	<u>1,381,860</u>
<b>Total Reserves</b>		<u><u>1,450,312</u></u>	<u><u>1,381,860</u></u>

For the year ending 31 March 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

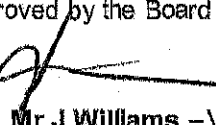
Directors' responsibilities:

- 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 18 to 36 were approved by the Board of Trustees on and were signed on its behalf by:

  
Mr IN Connell - Chair

  
Mr J Williams - Vice Chair Date: 8th September 2025

The notes on pages 22 to 36 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 2025**

	Income and Expenditure Reserve £	Total £
Balance as at 1 April 2023	1,359,759	1,359,759
Surplus from Statement of Comprehensive Income	22,101	22,101
Balance as at 31 March 2024	<u>1,381,860</u>	<u>1,381,860</u>
Surplus from Statement of Comprehensive Income	68,452	68,452
Balance as at 31 March 2025	<u><u>1,450,312</u></u>	<u><u>1,450,312</u></u>

The notes on pages 22 to 36 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 2025**

	Notes	Year ended 31 March 2025 £	Year ended 31 March 2024 £
<b>Net cash generated from operating activities (see Note 1)</b>	1	<b>74,310</b>	<b>26,259</b>
<b>Cash flow from investing activities</b>			
Transfer (to) / from current asset investments		81,110	39,357
Payments to acquire tangible fixed assets		(67,775)	(77,263)
Interest received		15,509	9,274
		<b>28,844</b>	<b>(28,622)</b>
<b>Cash flow from financing activities</b>			
Interest paid		(6,838)	(7,100)
Repayment of borrowings		(3,957)	(3,672)
		<b>(10,795)</b>	<b>(10,772)</b>
<b>Net change in cash and cash equivalents</b>		<b>(92,359)</b>	<b>(13,135)</b>
<b>Cash and cash equivalents at beginning of the year</b>		<b>168,862</b>	<b>181,997</b>
<b>Cash and cash equivalents at end of the year</b>		<b>261,221</b>	<b>168,862</b>
<b>Components of cash:</b>			
Cash at bank and at hand		261,221	168,862
<b>Note 1:</b>			
<b>Cash flow from operating activities</b>			
Surplus for the year		68,452	22,101
<b>Adjustments for non-cash items:</b>			
Depreciation of tangible fixed assets		31,648	28,574
Carrying value of housing property disposals		-	1,286
Decrease in trade and other debtors		1,271	2,385
Increase/(Decrease) in trade and other creditors		2,865	(4,658)
<b>Adjustments for investing or financing activities:</b>			
Government grants amortised in the year		(21,255)	(21,255)
Interest payable		6,838	7,100
Interest receivable		(15,509)	(9,274)
<b>Net cash generated from operating activities</b>		<b>74,310</b>	<b>26,259</b>

The notes on pages 22 to 36 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 2025**

### **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 and projections 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 2025 (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***

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 2025 (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 2025 (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 3 months. 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 2025 (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 2025 (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 2025 (continued)**

**2 TURNOVER, OPERATING EXPENDITURE AND OPERATING SURPLUS**

	<b>2025</b>		
	<b>Turnover</b>	<b>Operating expenditure</b>	<b>Operating surplus</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Social housing income (Note 3)</b>	<b>636,071</b>	<b>576,690</b>	<b>59,381</b>
<b>Activities other than social housing</b>			
<b>Other Income</b>	<b>400</b>	<b>-</b>	<b>400</b>
<b>Total</b>	<b>636,471</b>	<b>576,690</b>	<b>59,781</b>
	<b>2024</b>		
	<b>Turnover</b>	<b>Operating expenditure</b>	<b>Operating surplus</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Social housing income (Note 3)</b>	<b>588,506</b>	<b>575,080</b>	<b>13,426</b>
<b>Activities other than social housing</b>			
<b>Other Income</b>	<b>6,501</b>	<b>-</b>	<b>6,501</b>
<b>Total</b>	<b>595,007</b>	<b>575,080</b>	<b>19,927</b>

**MALDON HOUSING ASSOCIATION LIMITED**  
**(Company Limited by Guarantee)**

**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2025 (continued)**

**3 TURNOVER AND OPERATING EXPENDITURE FROM SOCIAL HOUSING LETTINGS**

	2025 £	2024 £
<b>Income from social housing lettings</b>		
Maintenance contributions	336,412	306,919
Service charge income	278,404	280,332
Amortised government grant	21,255	21,255
<b>Total income from lettings</b>	<b>636,071</b>	<b>588,506</b>
 <b>Expenditure on housing</b>		
Service costs	271,547	244,844
Management costs	114,570	170,472
Routine maintenance costs	61,341	52,568
Planned maintenance costs	97,583	81,239
Property depreciation	31,649	25,957
<b>Total expenditure on lettings</b>	<b>576,690</b>	<b>575,080</b>
 <b>Operating surplus</b>	<b>59,381</b>	<b>13,426</b>
 Void losses	<b>4,731</b>	<b>8,481</b>

**MALDON HOUSING ASSOCIATION LIMITED**  
**(Company Limited by Guarantee)**

**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2025 (continued)**

**4 OTHER INTEREST RECEIVABLE AND SIMILAR INCOME**

	2025	2024
	£	£
Interest on deposits	<u>15,509</u>	<u>9,274</u>

**5 INTEREST PAYABLE AND SIMILAR CHARGES**

	2025	2024
	£	£
Nationwide Building Society loan	1,265	1,461
Orchardbrook loan	5,573	5,639
	<u>6,838</u>	<u>7,100</u>

**6 SURPLUS ON ORDINARY ACTIVITIES**

	2025	2024
	£	£
The operating surplus is stated after charging/(crediting):-		
Auditors remuneration (excluding VAT)		
In their capacity as auditors	9,340	7,170
In respect of other services	1,660	1,275
Depreciation of Housing Properties	28,439	25,957
Depreciation of Other Fixed Assets	3,209	2,617
Legal dispute – exceptional costs	-	47,294



**MALDON HOUSING ASSOCIATION LIMITED**  
(Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2025 (continued)**

**7 HOUSING PROPERTIES**

	Total Completed Properties £
<b>Cost</b>	
At 1 April 2024	2,114,437
Additions	62,734
Disposals	(10,194)
<b>At 31 March 2025</b>	<b>2,166,977</b>
<b>Depreciation</b>	
At 1 April 2024	569,647
Charge for the year	28,439
Released on disposals	(10,194)
<b>At 31 March 2025</b>	<b>587,892</b>
<b>Net Book value</b>	
<b>At 31 March 2025</b>	<b>1,579,085</b>
<b>At 31 March 2024</b>	<b>1,544,790</b>
<b>Works to existing properties in the year</b>	
Improvement works capitalised	-
Components capitalised	62,734
Amounts charged to expenditure	97,583

The carrying amount of housing properties pledged as securities is £1,082,316 (2024: £1,075,726).

**MALDON HOUSING ASSOCIATION LIMITED**  
(Company Limited by Guarantee)

**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2025 (continued)**

**8 OTHER FIXED ASSETS**

	<b>Furniture, fittings and equipment</b>	<b>Computer equipment</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>			
At 1 April 2024	55,746	8,907	64,653
Additions	-	5,041	5,041
Disposals	-	(1,728)	(1,728)
<b>At 31 March 2025</b>	<b>55,746</b>	<b>12,220</b>	<b>67,966</b>
<b>Depreciation</b>			
At 1 April 2024	54,415	6,212	60,627
Charge for the year	778	2,431	3,209
Released on disposals	-	(1,728)	(1,728)
<b>At 31 March 2025</b>	<b>55,193</b>	<b>6,915</b>	<b>62,108</b>
<b>Net Book Value</b>			
<b>At 31 March 2025</b>	<b>553</b>	<b>5,305</b>	<b>5,858</b>
<b>At 31 March 2024</b>	<b>1,331</b>	<b>2,695</b>	<b>4,026</b>

**9 CURRENT ASSET INVESTMENTS**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Current Asset Investments	<b>221,807</b>	<b>302,917</b>

**10 DEBTORS**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Maintenance charge arrears	53	337
Other debtors and prepayments	19,986	20,973
	<b>20,039</b>	<b>21,310</b>

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 2025 (continued)**

**11 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2025 £	2024 £
Loans (note 12)	4,163	4,029
Trade creditors	17,675	3,793
Other creditors and accruals	20,526	27,437
Taxation and social security	3,794	7,810
Deferred capital grant (note 13)	21,255	21,255
Prepaid maintenance contribution charge	-	90
	<u>67,413</u>	<u>64,414</u>

**12 CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	2025 £	2024 £
Deferred capital grant (note 13)	510,108	531,363
Loans	60,177	64,268
	<u>570,285</u>	<u>595,631</u>
<b>Total loans</b>		
Orchardbrook	50,741	51,405
Nationwide Building Society	13,599	16,892
	<u>64,340</u>	<u>68,297</u>
Loan payments due within one year	4,163	4,029
Loan payments due after more than one year :		
- Repayable in one to two years	4,186	4,103
- Repayable in two to five years	9,863	12,909
- Repayable after five years (all repayable by instalments)	46,128	47,256
	<u>64,340</u>	<u>68,297</u>

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 2025 (continued)**

**13 DEFERRED CAPITAL GRANT**

	2025 £	2024 £
At 1 April	552,618	573,873
Released to income in the year	(21,255)	(21,255)
	<hr/>	<hr/>
<b>At 31 March</b>	<b>531,363</b>	<b>552,618</b>
Amount due to be released < 1 year	21,255	21,255
Amount due to be released > 1 year	510,108	531,363
	<hr/>	<hr/>
The total accumulated government grant	531,363	552,618
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 nine 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 2025 (continued)**

**15a. WAGES AND SALARIES**

	2025	2024
	£	£
<b>Staff costs during the year</b>		
Wages and salaries	199,494	181,830
Social security costs	13,765	12,008
Pension contributions	2,143	1,905
	<u>215,402</u>	<u>195,743</u>
 The average number of persons employed by the Association during the year was	 13	 12
 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	 6

There were no full time equivalent staff whose remuneration exceeded £60,000 in the year (2024: none)

**15b. KEY MANAGEMENT PERSONNEL REMUNERATION**

	2025	2024
	£	£
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	-	-
The aggregate compensation paid to or receivable by Key Management Personnel	-	-
The emoluments paid to the highest paid Key Management Personnel excluding pension contributions	-	-
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	-	-

There was no Chief Executive officer employed during the year (2024: none)

None of the Board of Directors/Trustees received remuneration in the year (2024: £nil). Directors/Trustees had £354 expenses reimbursed during the year (2024: £13).

**MALDON HOUSING ASSOCIATION LIMITED**  
**(Company Limited by Guarantee)**

**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2025 (continued)**

**16 ACCOMMODATION IN MANAGEMENT**

	2025	2024
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 2025, the company had no commitments held under operating leases (2024: none).

**19 CAPITAL AND OTHER COMMITMENTS**

	2025 £	2024 £
Capital expenditure that has been contracted for but has not been provided for in the financial statements	-	16,469
Capital expenditure that has been authorised by the Board but has not yet been contracted for	261,479	209,122
	<u>261,479</u>	<u>225,591</u>

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 2025 (2024: none).

**21 ANALYSIS OF CHANGES IN NET DEBT/(FUNDS)**

	2024 £	Cashflows £	2025 £
Loan borrowings	68,297	(3,957)	64,340
<b>Total liabilities</b>	<u>68,297</u>	<u>(3,957)</u>	<u>64,340</u>
Cash and cash equivalents	(168,862)	(52,399)	(221,261)
<b>Total net debt/(funds)</b>	<u>(100,565)</u>	<u>(56,356)</u>	<u>(156,921)</u>