

# ANNUAL REVIEW 2019



## Chairman's Report and Accounts Summary

2019

### *Chairman's Report 2019*



Welcome to my first report as Chairman of the Association. Can I thank my predecessor Alison Childs for her many years as Chair of Wyedean and for her supporting me in my new role.

In her report last year, Alison referred to the ongoing economic uncertainties following the financial crash of a decade ago. We are still experiencing the aftershock today in a continuing period of economic and political instability. The situation is not helped by the continuing uncertainties with regard to the UK's exit from the European Union. Originally scheduled for March 2019 then April, then October the situation is still unresolved at the time of writing this report with our exit now scheduled for January 2020.

Over the past year there have been some encouraging signs that the Government are paying greater attention to housing supply and recognise the importance of increasing output across all tenures, including in particular tackling the shortage of social/affordable housing. This has been acknowledged by the Prime Minister addressing two national housing conferences in her last year of office, the first time any Prime Minister has done so. Increased importance to supply has also resulted in the renaming of the principal department responsible for housing policy now reassuming the housing title, the first time for many years.

Over the coming 12 months we are expecting further changes in regulation, partly as a result of the consequence of the Grenfell Tower fire where building safety has become of paramount importance. Major reform of the regulations relating to cladding of high-rise buildings and building standards as a whole is expected to change with a number of reviews completed and pending. It is also anticipated that a change in consumer regulation will come into place as a consequence of the Government's Green Paper with further announcements expected in due course.

Against this backdrop the Association has continued to develop new homes and we were pleased to accept handover of eight new rented homes in Lydney during the Autumn as part of a partnership with Bellway Homes. Towards the end of 2019 this partnership will see the completion of the Association's first homes built for shared-ownership sale.

At the same time as the Lydney development, the Association also entered into a partnership with MF Freeman to deliver our first new homes in Herefordshire for twenty years. This development at Weston-under-Penyard, just a few miles from Ross-on-Wye, will also provide a small number of homes for affordable rent together with four homes for shared-ownership sale.

Apart from the development of new homes we continue to act prudently and responsibly maintaining our existing stock through improvements carried out as required.

***Martyn Chappell***

***Chairman***

# The Finances

## STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31<sup>st</sup> March 2019

	2019	2018
<b>Turnover</b>	2,258,325	2,295,366
Operating costs	<u>(1,421,691)</u>	<u>(1,392,551)</u>
<b>Operating Surplus</b>	836,634	902,815
Interest receivable and other income	83,868	18,374
Interest payable and similar charges	(334,858)	(256,193)
Gain on disposal of investments	124	465
Gain on disposal of Tangible fixed assets	174,691	
Movement in fair value of investment property		65,283
Movement in fair value of investments	45,385	11,284
<b>Surplus on ordinary activities for the year</b>	<u>805,844</u>	<u>742,028</u>



## STATEMENT OF FINANCIAL POSITION

As at 31st March 2019

	2019	2018
<b>Tangible Fixed Assets</b>		
Housing properties	15,795,702	14,835,219
Other fixed assets	<u>229,345</u>	<u>232,990</u>
Investment property	<u>130,000</u>	<u>130,000</u>
	<u>16,155,047</u>	<u>15,198,209</u>
<b>Current Assets</b>		
Trade & other debtors	115,515	98,902
Investments	1,046,588	1,017,061
Cash at hand and in bank	3,615,388	3,766,407
Work in progress	<u>142,069</u>	=
	4,919,560	4,882,370
<b>Creditors-</b>		
<b>due within one year</b>	<u>(799,443)</u>	<u>(579,855)</u>
<b>Net Current Assets</b>	<u>4,120,117</u>	<u>4,302,515</u>
<b>Total Assets Less Current Liabilities</b>	<u>20,275,164</u>	<u>19,500,724</u>
<b>Creditors –</b>		
<b>due after more than one year</b>	10,371,052	10,389,457
Provision for liabilities	759,000	360,000
<b>Capital and Reserves</b>		
Called up share capital	9	8
Relinquished share capital reserve	36	36
Revenue reserves	<u>9,145,067</u>	<u>8,751,223</u>
<b>Members' Fund</b>	<u>9,145,112</u>	<u>8,751,223</u>
	<u>20,275,164</u>	<u>19,500,724</u>