



co-op
H O M E S
part of RHP Group

ANNUAL REPORT & FINANCIAL STATEMENTS

Year ended 31 March 2019

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BOARD, EXECUTIVE DIRECTORS & ADVISORS

Mutuals register reference	25197R	
Regulator of Social Housing Number	C3675	
Registered Office	8 Waldegrave Road Teddington Middlesex TW11 8GT	
Board	William McManus (Chair) Derrick Turner (Treasurer) Toby D'Olier (RHP appointee) Ben Brousson Nicholas Leggett Helen Berg Steve Tucker Gail Walters (Appointed 4 Sept 2018)	
Managing Director	Neil Tryner	
Secretary and Registered Office	Neil Tryner 8 Waldegrave Road Teddington Middlesex TW11 8GT	
Auditors	BDO LLP 2 City Place Beehive Ring Road Gatwick West Sussex RH6 0PA	
Bankers	The Co-operative Bank 14 New Broadway Ealing London W5 2LX	Lloyds Bank PLC City Office PO Box 72 Bailey Drive Gillingham Business Park

REPORT OF THE BOARD

The Board present the audited financial statements for the year ended 31 March 2019 together with their report on the performance for the year, including how the business has met the requirements of the Value for Money Standard (VfM) and supporting Code of Practice.

PRINCIPAL ACTIVITY

The core business activity of the company (Co-op Homes) is to provide a range of services which meet the needs of our customers, both individual and corporate, principally;

- ▶ the provision of good quality, well managed, affordable housing for people in housing need; and
- ▶ the provision of management and support services to affiliated organisations.



REVIEW OF RESULTS

The main areas of operation are West London, Reading and Slough and other areas that can be managed from our offices in West London. Co-op Homes continues to manage 296 units (2018: 296) of owned accommodation in these areas. Tenant satisfaction of 90% has continued to exceed the target of 88%.

Co-op Homes has generated a surplus for the year of £874,353 (2018: £1,119,087). The operating surplus on social housing lettings has reduced from £1,081,420 in 2018 to £846,190 for the current year. The reduced surplus is partly due to reduced income as a result of the mandatory 1% rent cuts in conjunction with rent loss from an unusually high number of void properties requiring extensive refurbishment. Whilst costs have been well controlled there has been an increase in expenditure which is an essential requirement of fulfilling our strategic objectives. There has also been an increase in depreciation costs and other adjustments relating to pensions accounting which give rise to the increase in operating costs.

Co-op Homes provided management and other services to 27 (2018: 25) affiliated organisations during the year, generating revenue of £908,954 (2018: £845,463) which is an increase of over 7.5% from the prior year. During 2018/19 we have widened our customer base from formal co-operatives to include other community led housing organisations which serves to reduce risk by diversifying our income streams. We have continued to deliver a positive operating margin on all commercial activity with an operating margin of 14%.

Temporary short life housing represents less than 1% of turnover in the year and continues to generate losses. The loss in the year of £37,369 (2018: £23,016) has increased due to a high volume of turnover and high repair costs. Co-op Homes seeks to manage our obligations as these leases come to an end.

During 2018/19 Co-op Homes has continued to invest in IT and systems along with promoting digital services as part of the strategic aim to modernise our service offer. A key success during 2018/19 has been increasing the proportion of online transactions from customers and reducing the levels of face to face and phone contact. During the year 61% of repairs were logged using self-serve digital methods. The number of inbound calls has also continued to reduce from last year. In March 2019 we received 17% fewer calls than in March 2018, again showing a significant step-change in the way our customers contact us, whilst tenant satisfaction with our repairs and maintenance service and being 'easy to do business with' continued to exceed the targets.

STRATEGIC OBJECTIVES

The business operates within a 5 year strategic planning framework. In 2017 Co-op Homes' Board approved a new 5 year corporate strategy which includes three key strategic goals, each of which focus on Value for Money (VfM).



1. MODERNISE THE CURRENT BUSINESS TO RELEASE CAPACITY AND IMPROVE CORE SERVICE EFFICIENCY.

Following the employment of an IT Systems Specialist a comprehensive review of the current systems and processes was conducted. Following this exercise Co-op Homes has a clear understanding of the requirements needed for a new system. In order to control the change process, each function will be improved in turn. Co-op Homes has engaged with a new maintenance and repairs system provider which will be implemented during the first half of 2019/20 and result in greater efficiency and improved integration with other functions.



2. DEVELOP NEW HOMES FOR NICHE CUSTOMER GROUPS CURRENTLY EXCLUDED FROM THE HOUSING OFFER.

Co-op Homes intends to utilise available reserves and borrowing capacity to become a developing association and grow our permanent accommodation stock. During the year we have reviewed our business plan to assess our borrowing capacity which will support new the development activity.



3. DELIVER AGENCY SERVICES TO A WIDER RANGE OF ORGANISATIONS.

We will capitalise on our existing experience in providing management services and continue to offer them to a wider market in addition to co-operatives. This will allow us to continually increase units in management and reduce costs per unit. In turn, the upgrade to our internal IT systems will simplify our processes and will ultimately enable us to deliver our services to a greater number of customers without adding to overall headcount.



DELIVERING VFM TO STAKEHOLDERS

The Board has a commitment to achieving Vfm, which is demonstrated by the strategic aim to modernise business processes and improve service efficiency. Our achievement towards this strategic aim is measured by a set of performance indicators agreed by the Board that allows Co-op Homes to demonstrate delivery of Vfm to our stakeholders and compare performance within the Group, and externally.

Each month Co-op Homes publishes and circulates data within the group showing our achievements in the Group's key performance areas of 'Doing the Basics Brilliantly', 'Great Financial Management', 'Brilliant Customer Service' and 'Being an Excellent Employer' each of which has several metrics within them.

An extract is shown below:

CHS Scorecard	CHS	Board Target
Repairs completed within target time	98%	98%
Being 'Easy to do business with'	80%	79%
Arrears (as a % of rent income)	4.3%	5.0%
Customer Satisfaction	90%	88%
Employee Satisfaction	100%	88%

Co-op Homes also participates in an additional scorecard within the group which charts performance in key areas from month to month.

We have carried out an annual review of whether the performance metrics continue to be relevant and meaningful. This year we are adding 'increase in customers on direct debit' and 'number of days to re-let a major void' to our scorecard. These metrics are linked to improving our efficiency. If more customers have direct debits in place, there will be fewer calls to the office to make manual payments and rent arrears will be better controlled. Reducing our major void re-let times reduces rental loss on voids (following the high number of major voids in 2018/19). We will continually review our scorecard metrics to ensure they are relevant to our current challenges and allow us to improve our performance.

Vfm METRICS

The following metrics have been applied to our 2017/18 data to allow comparison with our peers' published data.

Performance Metrics		CHS 17/18	Peer 1	Sector Scorecard
Reinvestment	%	2.0%	1.3%	5.6%
New Supply Delivered	%	0%	0%	1.7%
Gearing	%	8.8%	11.7%	37.1%
Interest Cover (using EBITDA MRI*)	%	1615%	470%	182%
Headline social housing cost per unit	£'s	981	3,281	4,801
Operating Margin (social housing only)	%	47.9%	30.3%	25.6%
Operating Margin Overall	%	38.6%	14.6%	25.6%
Return on Capital Employed	%	5.8%	3.1%	3.0%

* Earnings before interest, tax, depreciation, amortisation, including major repairs

Peer 1 is a direct competitor as it is one of few organisations that provide management services in addition to owning its own stock. The sector scorecard data includes registered providers with less than 2,000 units in the London and South East area.

A review of the data above highlights our strong performance compared with our peers in practically every area. However, when compared with sector scorecard data the metrics relating to Gearing and Interest Cover illustrate that Co-op Homes has less debt and a capacity for higher interest costs compared with other smaller housing associations.

It has previously been recognised that Co-op Homes could do more to leverage its asset base to acquire more homes which led to the strategic aim to develop forming part of the latest 5 year strategy document.

Co-op Homes has progressed with developing a business plan that includes refinancing and raising funds to start development activity. During the year the Board have agreed a set of financial hurdles that must be met when the business plan is tested against several unfavourable scenarios. These hurdles relate to many of the Vfm metrics and financial covenants that would likely be imposed on the new facility. Working with the groups' treasury advisors, Co-op Homes is presenting the business plan to various lenders to assess the most suitable form and tenure of funding.

MEASURING VfM

The focus for 2019/20 continues to be growing the business by providing support and management services to a wider range of organisations and adding to our own stock numbers through development activity.

Co-op Homes operates in a competitive market in the provision of management services. In order to retain and attract new customers, Co-op Homes must offer an excellent service at competitive prices whilst continuing to improve the overall profit margin. Co-op Homes uses 'cost per unit' as an important indicator of our performance and how it compares with others.

Overall operating costs 2017/18		Co-op Homes	Peer 1	SPBM
Operating cost per unit managed (all units)	£	1,466	1,755	NA
Management cost per unit (managed for others)	£	724	844	NA
Cost per unit (owned stock)	£	2,325	2,977	4,801
Routine repairs per unit (owned stock)	£	735	1,047	1,112
Management cost per unit (owned stock)	£	1,111	762	1,189

(NA – not applicable)

The figures above, again shown for 2017/18 to allow comparison with peers' published data, show that Co-op Homes' performance compares well with Peer 1, a direct competitor, and the sector scorecard data. During 2017/18 the cost per unit for owned stock has reduced by 5% per unit from the prior year and is significantly lower than the sector scorecard data.

During the past year we have successfully secured a new contract to manage 36 new units and provide project management and consultancy services to 19 co-ops, which has generated £97k of new business income. This past year has included many successes; however, we have also lost two co-operative clients, resulting in a reduction in our agency managed income for 2019/20. Our challenge continues to be finding economies of scale in the way we deliver our services to 25 separate entities, each with their own ways of working. In response to this challenge we have launched our first 'digital only' service which helps to increase the efficiency of our internal processes and allows us to charge a reduced fee. We currently have one client procuring a 'digital only' service from us but, following excellent feedback from them, aim to increase this number in 2019/20.

Delivering VfM is embedded within Co-op Homes' culture and clearly measured by the achievements outlined above relating to systems improvements, business growth and improved financial performance. However, the Board has a continued commitment to VfM and seeks to continually improve the cost per unit whilst simultaneously increasing the revenue generated from new business.

**"DURING THE
PAST YEAR
WE HAVE
SUCCESSFULLY
SECURED A NEW
CONTRACT TO
MANAGE 36
NEW UNITS"**



STATEMENT OF THE RESPONSIBILITIES OF THE BOARD

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

The Co-operative and Community Benefit Societies Act 2014 and registered social landlord legislation requires the Board to prepare financial statements for each financial year. Under that law the Board have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable laws). Under the Co-operative and Community Benefit Societies legislation the Board must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs and surplus or deficit of the organisation for that period. In preparing those financial statements, the Board is required to:

- ▶ select suitable accounting policies and then apply these consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS102) and, that the financial statements have been prepared in accordance with housing SORP : 2014 Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2015, subject to any material departures disclosed and explained in the financial statements;
- ▶ prepare the financial statements on the going concern basis unless it is inappropriate to presume that the organisation will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of Co-op Homes and enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014.

It is also responsible for safeguarding the assets of Co-op Homes and, hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Board is aware:

- ▶ there is no relevant audit information of which Co-op Homes' auditors are unaware; and
- ▶ the Board have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

The Board is responsible for the maintenance and integrity of the corporate and financial information on the organisation's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

INTERNAL CONTROLS ASSURANCE

The Board acknowledges its overall responsibility for monitoring the effectiveness of the internal control system for the organisation. It is supported by two group-wide committees, the Group Audit Committee and Group Finance Committee and one member of the Board is a member of both committees.

The Group Audit Committee is responsible for overseeing internal and external audit, and for providing advice to the Co-op Homes Board on the effectiveness of the systems of internal controls, any major failures in the control assurance framework, and the arrangements for the management of risk.

The Group Finance Committee is responsible for the detailed scrutiny of Co-op Homes' financial planning and treasury management, reporting any areas of concern to both boards.

The system of internal control is designed to manage, rather than eliminate, the risk of failure to achieve business objectives, and to provide reasonable assurance against material misstatement or loss. The process for identifying, evaluating and managing the significant risks faced by Co-op Homes is on-going and has been in place throughout the period commencing 1 April 2018 up to the date of approval of the report and financial statements.

Key elements in the control framework include:

- ▶ Board approved terms of reference and delegated authorities.
- ▶ Clearly defined management responsibilities for the identification, evaluation and control of significant risks.
- ▶ Robust strategic and business planning processes, with detailed financial budgets and forecasts.
- ▶ Formal recruitment, retention, training and development policies for all employees.
- ▶ Established authorisation and appraisal procedures for significant new initiatives and commitments.
- ▶ A robust approach to treasury management which is subject to external review each year.
- ▶ Regular reporting to both the Co-op Homes and RHP boards on key business objectives, targets and outcomes.
- ▶ Group-wide board approved whistle-blowing and anti-theft and corruption policies.
- ▶ Group-wide board approved fraud policies covering prevention, detection and reporting and recoverability of assets.
- ▶ Regular monitoring of loan covenants and requirements for new loan facilities.

The Co-op Homes Board has conducted its annual review of the effectiveness of the system of internal control and has taken account of any changes needed to maintain the effectiveness of the risk management and control process.

The Board confirms that Co-op Homes has on-going processes for identifying, evaluating and managing significant risks faced by the company. This process has been in place throughout the year under review and up to the date these accounts have been approved.

The Board has approved an annual management plan for 2018/19, covering internal controls, service delivery and financial performance. The plan sets out key targets in each area and performance is monitored regularly by the Co-op Homes and RHP boards.

STATEMENT OF COMPLIANCE

In accordance with the requirements of the Accounting Direction 2015, the Board certifies that Co-op Homes has complied with the requirements of the Homes and Communities Agency's Governance and Financial Viability Standard.

THE BOARD AND EXECUTIVE OFFICERS

The Board and executive officers of Co-op Homes are listed on page 1.

GOING CONCERN

After making enquiries, the Board has a reasonable expectation that the organisation has adequate resources to continue in operational existence for the foreseeable future, being a period of twelve months after the date on which the report and financial statements are signed. For this reason the Board continues to adopt the going concern basis in the financial statements.

EXTERNAL AUDITORS

A resolution to reappoint BDO LLP as auditors of the company will be proposed at the forthcoming Annual General Meeting.

By order of the Board



INDEPENDENT AUDITOR'S REPORT

OPINION

We have audited the financial statements of Co-op Homes (South) Limited ("the Association") for the year ended 31 March 2019 which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity, and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- ▶ give a true and fair view of the state of the Association's affairs as at 31 March 2019 and of the Association's surplus for the year then ended;
- ▶ have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- ▶ have been properly prepared in accordance with the Co-operative and Community Benefit Societies Act 2014.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

CONCLUSIONS RELATING TO GOING CONCERN

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- ▶ the board members use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- ▶ the board members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

OTHER INFORMATION

The board are responsible for the other information. Other information comprises the information included in the Report of the Board, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information 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 including the Report of the Board and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in 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 there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information we are required to report that fact.

We have nothing to report in this regard.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

We have nothing to report in respect of the following matters where we are required by the Co-operative or Community Benefit Societies Act 2014 to report to you if, in our opinion:

- ▶ the information given in the Report of the Board for the financial year for which the financial statements are prepared is not consistent with the financial statements;
- ▶ adequate accounting records have not been kept by the Association; or
- ▶ a satisfactory system of control has not been maintained over transactions; or
- ▶ the Association financial statements are not in agreement with the accounting records and returns; or
- ▶ we have not received all the information and explanations we require for our audit.

RESPONSIBILITIES OF THE BOARD

As explained more fully in the Statement of responsibilities of the Board set out on page 8 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 members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board are responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the board either intend to liquidate the Association or to cease operations, or have 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.

USE OF OUR REPORT

This report is made solely to the members of the Association, as a body, in accordance with the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the members as a body, for our audit work, for this report, or for the opinions we have formed.

BDO LLP

Statutory Auditor

Gatwick

Date

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

STATEMENTS & NOTES

Statement of Comprehensive Income

For the year to 31 March 2019

	Note	2019 £'000	2018 £'000
Turnover	3	3,053,295	3,046,872
Operating costs	3	(2,122,653)	(1,871,830)
Operating surplus	3 & 8	930,642	1,175,042
Bank interest receivable		1,123	689
Interest payable and similar charges	7	(57,412)	(56,644)
Surplus on ordinary activities before taxation		874,353	1,119,087
Taxation	9	-	-
Surplus for the year after taxation		874,353	1,119,087
Actuarial (loss)/ gain on defined benefit pension scheme	15	(307,000)	-
Total comprehensive income for the year		567,353	1,119,087

The notes on pages 16 to 34 form part of these financial statements.

All amounts relate to continuing activities.

Statement of Changes in Reserves

For the reporting date to 31 March 2019

	2019 £	2018 £
Income and expenditure account reserve at 1 April	6,722,610	5,603,523
Actuarial (loss)/ gain on defined benefit pension scheme	(307,000)	-
Surplus on ordinary activities before taxation	874,353	1,119,087
Income and expenditure account reserve at 31 March	7,289,963	6,722,610

The notes on pages 16 to 34 form part of these financial statements.

Statement of Financial Position

As at 31 March 2019

	Note	2019 £	2018 £
TANGIBLE FIXED ASSETS			
Housing properties	10	20,379,700	20,407,240
Other tangible fixed assets	11	31,850	37,285
		20,411,550	20,444,525
CURRENT ASSETS			
Debtors	12	140,136	180,931
Cash at bank and in hand		158,557	291,310
		298,693	472,241
CREDITORS			
Other amounts falling due < 1 year	13	(1,988,068)	(1,684,748)
Net current liabilities		(1,689,375)	(1,212,507)
Creditors: amounts falling due after more than one year	14	(10,541,916)	(12,407,107)
Net Pension Liability	15	(788,000)	-
Other Provisions	16	(102,086)	(102,086)
Net Assets		7,290,173	6,722,825
CAPITAL & RESERVES			
Non equity share capital	18	210	215
Income and Expenditure reserve		7,289,963	6,722,610
		7,290,173	6,722,825

The notes on pages 16 to 34 form part of these financial statements.

The financial statements were approved and authorised for issue by the Board.

Notes to the Financial Statements for the reporting date 31 March 2018

1. LEGAL STATUS

Co-op Homes is registered in England and Wales under the Co-operative and Community Benefit Societies Act 2014 and is a registered housing provider. It is a public benefit entity.

2. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historic cost basis in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS102) and the statement of Recommended Practice (SORP) for Registered Social Housing Providers 2018 and comply with the Accounting Direction for Private Registered Providers of Social Housing 2019.

The requirements set out in: "Amendments to FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland: Multi-employer defined benefit plans" have been adopted early. This has resulted in changes to the accounting policy for the SHPS multi-employer scheme from the start of the reporting period. This means that accounting for SHPS has not been consistently applied as compared to reporting in prior years. Further information on the impact of early adopting these requirements is set out in note 15.

Disclosure Exemptions

Advantage of the following exemptions available through FRS102 has been taken:

- ▶ No Statement of Cash Flows has been prepared as the parent, RHP Group, prepares publicly available consolidated financial statements.

GOING CONCERN

Co-op Homes has in place long term debt facilities which, along with its strong operational cash flow, provide adequate resources to finance the committed re-investment programmes as well as its day to day operations. Co-op Homes also has a long term business plan which shows that it is able to service these debt facilities whilst continuing to comply with lenders' covenants. On this basis, the board has a reasonable expectation that Co-op Homes has adequate resources to continue in operational existence for the foreseeable future, being a period of at least twelve months after the date on which the report and financial statements are signed. For this reason it continues to adopt the going concern basis in the financial statements.

SIGNIFICANT JUDGEMENTS AND ESTIMATES

The following are the significant management judgements or estimates made in applying the organisation's accounting policies that have the most significant effect on the financial statements.

Useful lives of depreciable assets - Estimate

Co-op Homes reviews its estimate of the useful lives of depreciable assets at each reporting date based on the expected utility of the assets. Uncertainties in these estimates relate to changes to decent homes standards and regulatory requirements which may require more frequent replacement of key components. Accumulated depreciation at 31 March 2019 was £3,612,581 (2018: £3,305,929).

Pension Discount Rate - Judgement

Under Section 28 of FRS102, the discount rate used to value the defined benefit obligation is set by reference to market yields at the reporting date on high-quality corporate bonds. Typically increasing (decreasing) this assumption by 0.1% p.a. would decrease (increase) the liabilities in the order of 2%, although the precise impact will vary from employer to employer based on their membership profile.

Loans with National Westminster Bank plc - Judgement

Co-op Homes has 4 loans with National Westminster Bank plc (Orchardbrook) totalling £363,585 (2018: £427,810). Due to administrative difficulties at the lender Co-op Homes has been unable to obtain full details of the loan agreements to definitively determine how to account for the loans under FRS102. Based on the loan characteristics Co-op Homes considers the loans can be basic under FRS102 and has accounted for them on this basis in the financial statements.

TURNOVER AND REVENUE RECOGNITION

Turnover comprises rental income receivable in the year and fees for services provided to housing co-ops and other customers. Fee income is recognised as the underlying work is undertaken in accordance with contractual arrangements. Rental income is recognised from the point when properties under development reach practical completion and are formally let.

VALUE ADDED TAX

Co-op Homes charges VAT on the fees charged to housing co-ops and other customers and is able to recover part of the VAT it incurs on expenditure. The financial statements include VAT to the extent that it is suffered by the organisation and not recoverable from HM Revenue and Customs. The balance of VAT payable or recoverable at the year end is included as a current liability or asset.

DEBTORS

Short term debtors are measured at transaction price less any impairment.

CREDITORS

Short term trade creditors are measured at transaction price.

EMPLOYEE BENEFITS

Short-term employee benefits and contributions to defined contribution plans are recognised as an expense in the period in which they are incurred.

PENSIONS

Co-op Homes participates in the multi-employer defined benefit Social Housing Pension Scheme (SHPS). For financial years ending on or after 31 March 2019, the way in which the defined benefit pension obligation in SHPS is stated in the financial statements has changed. Previously there has been insufficient information available to account for these obligations on a defined benefit basis (i.e. stating assets and obligations). As a result, and as required by FRS 102, the obligation has been accounted for by stating the present value of agreed future deficit repayment contributions. For financial years ending on or after 31 March 2019 sufficient information is available to account for the obligations on a defined benefit basis. The information provided during the year gives the liability at 31 March 2018 however, as this information only became available in the current year and after the financial statements for the prior year had been authorised for issue, the change in accounting has been recorded on the first day of the current year, with no restatement of comparatives, in accordance with the requirements set out in: "Amendments to FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland: Multi-employer defined benefit plans. Whilst comparative figures have not been restated the information provided about the liability at 1 April 2018 has been included in the

pension note as it provides useful information to a reader of the accounts. The true comparative information is represented by the SHPS deficit reduction creditor as set out in the comparatives to the creditors' notes

The liability recognised for the present value of the deficit agreement (£505k) has been derecognised and the net pension deficit at 31 March 2018 (£648k) has been recognised through other comprehensive income in the year.

Under defined benefit accounting the Scheme assets are measured at fair value. Scheme liabilities are measured on an actuarial basis using the projected unit credit method and are discounted at appropriate high quality corporate bond rates. The net surplus or deficit is presented separately from other net assets on the Statement of Financial Position. The current service cost and costs from settlements and curtailments are charged to operating surplus. Past service costs are recognised in the current reporting period. Interest is calculated on the net defined benefit liability. Re-measurements are reported in other comprehensive income.

HOUSING PROPERTIES

Housing properties are properties held for the provision of social housing or to otherwise provide social benefit. Housing properties are principally properties available for rent and are stated at cost less accumulated depreciation and impairment losses. Cost includes the cost of acquiring land and buildings, development costs, interest charges incurred during the development period and expenditure incurred in respect of improvements.

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that result in an increase in net rental income over the lives of the properties, thereby enhancing the economic benefits of the assets, are capitalised as improvements.

GOVERNMENT GRANTS

Government grants include grants receivable from the Homes and Communities agency (the HCA), its predecessors, local authorities and other government organisations. Government grants received for housing properties are recognised as income over the useful life of the housing property structure and, where applicable, its individual components (excluding land) under the accrual model.

Notes to the Financial Statements for the reporting date 31 March 2018

2. ACCOUNTING POLICIES (CONTINUED)

SHG due from the HCA or received in advance is included as a current asset or liability. SHG received in respect of revenue expenditure is credited to the income and expenditure account in the same period as the expenditure to which it relates.

SHG is subordinated to the repayment of loans by agreement with the HCA. SHG released on sale of a property may be repayable but is normally available to be recycled and is credited to a Recycled Capital Grant Fund and included in the balance sheet in creditors.

DEPRECIATION OF HOUSING PROPERTIES

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

Co-op Homes depreciates the major components of its housing properties over the following useful lives:

Structure	100 yrs	Bathrooms	30 yrs
Walls	50 yrs	Windows	30 yrs
Roofs	50 yrs	Doors	30 yrs
Kitchens	20 yrs	Boilers	20 yrs

Land is not depreciated on account of its indefinite useful life.

IMPAIRMENT

Housing Properties are assessed annually for impairment indicators. Where indicators are identified an assessment for impairment is undertaken comparing the scheme's carrying amount to recoverable amount. Where the carrying amount of a scheme is deemed to exceed its recoverable amount, the carrying value is written down to the recoverable amount. The resultant impairment loss is recognised as operating expenditure. Where the scheme is currently deemed not to be providing service potential to Co-op Homes, its recoverable amount is its fair value less costs to sell.

Co-op Homes defines cash generating units as schemes except where its schemes are not sufficiently large enough in size or where it is geographically sensible to group schemes into larger cash generating units. Where the recoverable amount of an asset or cash generating unit is lower than its carrying value an impairment is recorded through a charge to income and expenditure.

TEMPORARY SOCIAL HOUSING IMPROVEMENTS

Co-op Homes renovates leased properties using temporary social housing grant, which comprises works and lease elements. On receipt the grant is deferred and then taken to development income over the course of the renovation works.

For schemes in progress the excess of grant received over works cost plus attributable direct cost and surplus recognised is shown as a current liability. If scheme costs exceed grant received the excess is shown as development in progress within current assets. Surplus is only recognised where the outcome of the scheme is reasonably certain.

On completion of the renovation works the excess of grant received over costs is deferred and amortised to the income and expenditure account over the period of the lease.

For schemes where costs exceed grant received the investment is capitalised as temporary social housing improvements provided that there is expected to be sufficient rental income over the period of the lease to meet the cost of depreciation. If there is expected to be any shortfall in rental income the excess costs are written off immediately.

OTHER TANGIBLE FIXED ASSETS

Other tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses.

Depreciation is provided evenly on the cost of other tangible fixed assets to write them down to their estimated residual values over their expected useful lives. Estimated useful lives are as follows:

Temporary social housing improvements - period of lease

Office furniture and equipment - 4 years

Notes to the Financial Statements (continued)

CAPITALISATION OF FINANCE COSTS

Interest is capitalised on borrowings to finance developments to the extent that it accrues in respect of the period of development if it represents either:

- ▶ interest on borrowings specifically financing the development programme after deduction of interest on SHG in advance; or
- ▶ interest on borrowings of the association as a whole after deduction of interest on SHG in advance to the extent that it can be deemed to be financing the development programme.

Other interest payable is charged to the income and expenditure account in the year incurred.

OPERATING LEASES

Rental costs under operating leases are charged to the income and expenditure account in equal annual amounts over the period of the lease.

DILAPIDATION COSTS

Co-op Homes' leases for temporary social housing properties contain repair covenants relating to the upkeep of the properties. These lease covenants can give rise to dilapidation works or claims during or at the end of the related lease. Co-op Homes accounts for these costs in accordance with FRS 102 (provision and contingencies) which requires a provision to be recognised when there is an obligation at the reporting date regarding wants of repair at the related property. Co-op Homes makes provision for the expected cost of dilapidation work required. The provision is shown as a provision for liabilities in the financial statements.

3. TURNOVER, OPERATING COSTS AND OPERATING SURPLUS/(DEFICIT) BEFORE TAX AND INTEREST

	2019			2018		
	Turnover £	Operating costs £	Operating surplus/ (deficit) £	Turnover £	Operating costs £	Operating surplus/ (deficit) £
Social Housing Lettings (Note 4)	2,143,223	(1,297,033)	846,190	2,200,483	(1,119,063)	1,081,420
Other Social Housing Activities						
New business development		(47,849)	(47,849)		(46,463)	(46,463)
Management fees	908,954	(777,771)	131,183	845,463	(706,304)	139,158
Other	1,118		1,118	927		927
	3,053,295	(2,122,653)	930,642	3,046,872	(1,871,830)	1,175,042

As Co-op Homes has no developments for sale or property trading activities it has no cost of sales this year or last.

Notes to the Financial Statements (continued)

4. INCOME AND EXPENDITURE FROM SOCIAL HOUSING LETTINGS

	Permanent accommodation £	Temporary social housing £	2019 Total £	2018 Total £
Rents receivable net of identifiable service charges	1,854,237	25,218	1,879,455	1,939,956
Service charges receivable	129,357	762	130,119	126,877
Amortisation of Capital Grant (Note 18)	133,649	-	133,649	133,649
Turnover from Social Housing Lettings	2,117,243	25,980	2,143,223	2,200,483
Expenditure on lettings				
Rents payable	-	13,993	13,993	14,131
Services	101,846	1,499	103,345	114,302
Management	342,252	29,641	371,893	361,930
Routine maintenance	264,641	9,728	274,369	231,036
Planned maintenance	69,011	-	69,011	50,193
Depreciation of housing properties	419,495	-	419,495	323,994
Rent losses from bad debts	19,780	4,457	24,237	5,983
Other	16,660	4,030	20,690	17,494
Operating costs on Social Housing Lettings	1,233,685	63,348	1,297,033	1,119,063
Operating surplus/(deficit) on lettings	883,558	(37,368)	846,190	1,081,420
Void losses	1,147	4,250	5,397	2,350

Notes to the Financial Statements (continued)

5. DIRECTORS' EMOLUMENTS

The key management personnel are defined as the Board members, the Managing Director and the senior management team.

	2019 £	2018 £
Aggregate emoluments of directors	239,849	201,089
Emoluments of the highest paid director	111,232	90,985
The number of Executive Directors in receipt of remuneration in excess of £60,000 is		
£90,001 to £100,000	1	1

6. EMPLOYMENT INFORMATION

	2019	2018
The average monthly number of persons employed during the year was:	Number	Number
Office staff – full time equivalent	20.2	19.3

	2019 £	2018 £
Staff costs (for the above persons):		
Wages and salaries	761,254	685,515
Social security costs	76,881	68,938
Pension costs (see note 15)	84,185	35,855
	922,320	790,308

There are no non Executive Directors in receipt of remuneration in excess of £60,000.

Notes to the Financial Statements (continued)

7. INTEREST PAYABLE AND SIMILAR CHARGES

	2019 £	2018 £
On other loans repayable in one to five years	19,852	27,581
On housing loans repayable in more than five years	21,560	22,063
Interest Charge on Pensions	16,000	7,000
	57,412	56,644

No interest has been capitalised in the year (2018 £Nil). Included in the above is £19,852, (2018, £27,581) in interest charges from the parent company, RHP.

8. OPERATING SURPLUS

	2019 £	2018 £
Is stated after charging, (crediting)		
Depreciation - other fixed assets	15,841	11,777
Depreciation - social housing properties	419,495	323,994
Auditor's remuneration (in their capacity as auditors) (excluding VAT):	13,000	14,400
Amounts payable under operating leases	13,993	14,131

Notes to the Financial Statements (continued)

9. TAXATION

ANALYSIS OF CHARGE FOR THE YEAR	2019 £	2018 £
Current tax	-	-
UK corporation tax on surplus for the year	-	-
	-	-

FACTORS AFFECTING TAX CHARGE FOR THE YEAR	2019 £	2018 £
Surplus on ordinary activities before tax	874,353	1,119,087
Surplus on ordinary activities multiplied by the effective rate of Corporation tax in the UK of 19.0 % (2018, 20.0%)	166,127	235,008
Income not chargeable to corporation tax	(166,127)	(235,008)
Current tax charge for the year	0	0

Notes to the Financial Statements (continued)

10. TANGIBLE FIXED ASSETS – SOCIAL HOUSING PROPERTIES

	Social housing properties for letting £
COST	
At 1 April 2018	23,713,169
Additions	391,955
Disposals	(101,381)
At 31 March 2019	24,003,743
DEPRECIATION	
At 1 April 2018	(3,305,929)
Charge for the year	(419,495)
Disposals	101,381
At 31 March 2019	(3,624,043)
NET BOOK VALUE	
At 31 March 2019	20,379,700
At 31 March 2018	20,407,240

The above relates to 296, (2018, 296) units owned by Co-op Homes. The total number of units managed is given in note 21.

	2019 £	2018 £
EXPENDITURE ON WORKS TO EXISTING PROPERTIES		
Improvement works capitalised	-	-
Components capitalised	391,955	462,177
Amounts charged to the Income and Expenditure account	69,011	50,193
	460,966	512,370

	2019 £	2018 £
HOUSING PROPERTIES BOOK VALUE NET OF DEPRECIATION		
Freehold land and buildings	17,922,196	17,899,885
Long leasehold land and buildings	2,457,504	2,507,355
	20,379,700	20,407,240

The long leasehold properties have remaining lease terms in excess of 100 years.

Notes to the Financial Statements (continued)

11. OTHER TANGIBLE FIXED ASSETS

COST	Temporary social housing improvements £	Office furniture and equipment £	Total £
At 1 April 2018	96,749	136,095	232,844
Additions	3,180	7,226	10,406
At 31 March 2019	99,929	143,321	243,250
DEPRECIATION			
At 1 April 2018	87,408	108,151	195,559
Charge for the year	2,459	13,382	15,841
At 31 March 2019	89,867	121,533	211,400
NET BOOK VALUE			
At 31 March 2019	10,062	21,788	31,850
At 31 March 2018	9,341	27,944	37,285

12. DEBTORS

AMOUNTS RECEIVABLE WITHIN ONE YEAR	2019 £	2018 £
Rental and service charges receivable	188,935	167,260
Less: provision for bad and doubtful debts	(126,810)	(102,563)
	62,125	64,697
Other debtors	68,757	95,911
Prepayments	9,254	20,323
	140,136	180,931

Notes to the Financial Statements (continued)

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Housing loans (instalment debt)	1,111,635	735,006
Trade creditors	215,971	251,219
Other tax and social security	-	37,168
Amount due to parent company	59,887	30,182
Other creditors	236,131	203,943
Accruals and deferred income	230,795	217,581
Pension deficit contributions	-	76,000
Housing Grant to be released within 1 year	133,649	133,649
	1,988,068	1,684,748

Notes to the Financial Statements (continued)

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2019 £	2018 £
Deferred temporary social housing grant	4,645	4,646
SHPS past service provision	-	429,000
Housing loans	311,950	1,614,491
Deferred Capital Grant (Note 17)	10,225,321	10,358,970
	10,541,916	12,407,107

	2019 £	2018 £
The housing loans are repayable as follows:		
Within one year (Note 13)	1,111,635	735,006
One year or more but less than two years	52,180	293,317
Two years or more but less than five years	186,622	1,136,464
Five years or more	73,148	184,711
	1,423,585	2,349,497

	2019 £	2018 £
Sources of finance of housing loans:		
National Westminster Bank plc	363,585	427,810
Richmond Housing Partnership	1,060,000	1,921,687
	1,423,585	2,349,497

Co-op Homes has an intercompany loan facility of £8.5m from its parent, RHP, with any outstanding loans due for final repayment in 2031 when the facility is due to expire. However we are expecting to perform a financial restructure during 2019/20 to support new development activity. In order to remove the floating charge that RHP has over Co-op Homes' properties it is necessary to repay the existing loan with the funds generated from the financial restructure. Consequently the loan is shown as a current liability and is expected to be paid in full during the next financial year.

Housing loans are secured by fixed and floating charges on the company's housing properties. Interest is charged at rates ranging from 1.45% to 10.5%.

Notes to the Financial Statements (continued)

15. PENSION

A) PRESENT VALUES OF DEFINED BENEFIT OBLIGATION, FAIR VALUE OF ASSETS AND DEFINED BENEFIT ASSET (LIABILITY)	2019 £'000	2018 £'000
Fair value of plan assets	2,577	2,431
Present value of defined benefit obligation	3,365	3,079
Net defined benefit asset (liability) to be recognised	(788)	(648)

B) RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE DEFINED BENEFIT OBLIGATION	2019 £'000
Defined benefit obligation at start of period	3,079
Current service cost	58
Expenses	4
Interest expense	78
Contributions by plan participants	24
Actuarial losses due to scheme experience	23
Actuarial losses due to changes in demographic assumptions	10
Actuarial losses due to changes in financial assumptions	176
Benefits paid and expenses	(87)
Defined benefit obligation at end of period	3,365

C) RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE FAIR VALUE OF PLAN ASSETS	2019 £'000
Fair value of plan assets at start of period	2,431
Interest income	62
Gain on plan assets (excluding amounts included in interest income)	45
Contributions by the employer	102
Contributions by plan participants	24
Benefits paid and expenses	(87)
Fair value of plan assets at end of period	2,577

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2019 was £107,000.

Notes to the Financial Statements (continued)

15. PENSION (continued)

D) DEFINED BENEFIT COSTS RECOGNISED IN STATEMENT OF COMPREHENSIVE INCOME	2019 £'000
Current service cost	58
Expenses	4
Net interest expense	16
Defined benefit costs recognised in statement of comprehensive income	78

E) DEFINED BENEFIT COSTS RECOGNISED IN OTHER COMPREHENSIVE INCOME	2019 £'000
Gain on plan assets (excluding amounts included in net interest cost)	45
Losses arising on the plan liabilities	(23)
Loss due to changes in the demographic assumptions	(10)
Loss due to changes in the financial assumptions	(176)
Total amount recognised in other comprehensive income - loss	(164)

Notes to the Financial Statements (continued)

15. PENSION (continued)

F) ASSETS	2019 £'000	2018 £'000
Global Equity	433	480
Absolute Return	223	297
Distressed Opportunities	47	23
Credit Relative Value	47	-
Alternative Risk Premia	149	92
Fund of Hedge Funds	12	80
Emerging Markets Debt	89	98
Risk Sharing	78	23
Insurance-Linked Securities	74	64
Property	58	112
Infrastructure	135	62
Private Debt	35	22
Corporate Bond Fund	120	100
Long Lease Property	38	-
Secured Income	92	90
Over 15 Year Gilts	-	-
Liability Driven Investment	942	886
Net Current Assets	5	2
Total assets	2,577	2,431

None of the fair values of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.

Notes to the Financial Statements (continued)

15. PENSION (continued)

G) KEY ASSUMPTIONS	2019 % per annum	2018 % per annum
Discount Rate	2.28%	2.53%
Inflation (RPI)	3.30%	3.20%
Inflation (CPI)	2.30%	2.20%
Salary Growth	3.30%	3.20%
Cash commutation	75% of maximum allowance	75% of maximum allowance

The mortality assumptions adopted at 31 March 2019 imply the following life expectancies:	Life Expectancy at age 65 (Years)
Male retiring in 2019	21.8
Female retiring in 2019	23.5
Male retiring in 2039	23.2
Female retiring in 2039	24.7

H) DEFINED CONTRIBUTION PENSION SCHEME	2019 £'000	2018 £'000
Employer contributions in respect of this scheme are charged to the Statement of Comprehensive Income as incurred.		
Employer contributions	30	23

I) PENSION COSTS RECOGNISED IN OTHER COMPREHENSIVE INCOME	2019 £'000
De-recognition of SHPS deficit recovery plan	505
Initial recognition of SHPS pension liability	(648)
Actuarial loss on SHPS pension	(164)
	(307)

Notes to the Financial Statements (continued)

15. PENSION (continued)

DEFINED BENEFIT PENSION SCHEME

Co-op Homes participates in the Social Housing Pension Scheme (the Scheme), a multi-employer scheme which provides benefits to some 500 non-associated employers. The Scheme is a defined benefit scheme in the UK.

The Scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2017. This valuation revealed a deficit of £1,522m. A recovery plan has been put in place with the aim of removing this deficit by 30 September 2026.

The Scheme is classified as a 'last-man standing arrangement'. Therefore the Group is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the Scheme. Participating employers are legally required to meet their share of the Scheme deficit on an annuity purchase basis on withdrawal from the Scheme.

For financial years ending on or before 28 February 2019, it has not been possible for Co-op Homes to obtain sufficient information to enable it to account for the Scheme as a defined benefit scheme, therefore the Scheme has been accounted as a defined contribution scheme.

For financial years ending on or after 31 March 2019, it is possible to obtain sufficient information to enable the Group to account for the Scheme as a defined benefit scheme.

For accounting purposes, two actuarial valuations for the scheme were carried out with effective dates of 31 March 2018 and 30 September 2018. The liability figures from each valuation are rolled forward to the relevant accounting dates, if applicable, and are used in conjunction with Co-op Homes' fair share of the Scheme's total assets to calculate the net deficit or surplus at the accounting period start and end dates.

Notes to the Financial Statements (continued)

16. PROVISION FOR LIABILITIES

PROVISION FOR LIABILITIES	2019 £	2018 £
At 1 April	102,086	105,981
Paid in the year	-	(3,895)
Released to income for the year	-	-
At 31 March	102,086	102,086

This provision is the estimated amount of fulfilling the obligations of the short life property leases.

17. DEFERRED CAPITAL GRANT

SOCIAL HOUSING GRANT	2019 £	2018 £
At 1 April	10,492,619	10,626,268
Released to income for the year	(133,649)	(133,649)
At 31 March	10,358,970	10,492,619
Amount to be released within one year	(133,649)	(133,649)
Amounts to be released within more than one year	(10,225,321)	(10,358,970)

18. NON EQUITY SHARE CAPITAL

	2019 £	2018 £
Shares at £5 each issued and fully paid:		
At 1 April 2018	215	205
Issued during the year	5	10
Cancelled during the year	10	-
At 31 March 2019	(210)	(215)

Shareholders have a right to vote at general meetings; there are no other rights attached to the shares.

When a shareholder ceases to be a member, that person's share is cancelled and the amount paid up thereon becomes the property of the company. All shareholdings relate to non-equity interests.

Notes to the Financial Statements (continued)

19. RELATED PARTY TRANSACTIONS

Co-op Homes provides management services to a number of primary housing co-operatives. These housing co-ops are members of Co-op Homes and up to four Board places are available for tenants of managed co-ops as well as up to four Co-op Homes tenant members. In relation to these housing co-ops the company received £908,954 (2018: £845,463) for management services during the year. At 31 March 2019 there were no Co-op Homes tenant members on the Board.

As disclosed in Note 14 Co-op Homes has loans from its parent company, RHP, amounting to £1,060,000 (2018: £1,921,687).

In addition Co-op Homes shares office premises, ICT services, HR services and other cost with its parent. Charges for these services during the year amounted to £105,321 (2018: £131,679).

20. COMMITMENTS UNDER OPERATING LEASES

As at 31 March 2019 the company had minimum future payments under operating leases in respect of housing land and buildings as follows:

	2019 £	2018 £
Within one year	14,279	14,279
Between one and five years	57,037	57,115
After five years	10,319	24,520
	81,635	95,914

These commitments relate to 5 (2018, 5) accommodation units.

Notes to the Financial Statements (continued)

21. UNITS IN MANAGEMENT

UNITS IN MANAGEMENT	2019 No.	2018 No.
Permanent accommodation	296	296
Short-life accommodation	5	5
Managed accommodation for affiliated Co-ops:	976	978
	1,277	1,279

22. SOCIAL HOUSING GRANT

The total amount of social housing grant received to date amounted to £12,230,177 (2018, £12,230,177). The grant is received on both permanent properties and temporary social housing properties under lease. This balance excludes grants received in respect of properties no longer owned or leased by Co-op Homes.

23. PARENT COMPANY

The consolidated accounts of the ultimate parent, RHP Limited, are publically available and may be obtained from 8 Waldegrave Road, Teddington, TW11 8GT.

