



**Heart of Medway
Housing Association**

**Annual Report
Year ended 31 March
2021**

Registered Community Benefit Society

Registration Number 31076R

Heart of Medway Housing Association

Report and Financial Statements for the year ended 31 March 2021

Contents

Page:

1	Executives and advisors
2	Report of the board of management
13	Independent auditor's report
17	Heart of Medway statement of comprehensive income
18	Heart of Medway statement of financial position
19	Heart of Medway statement of changes in reserves
20-36	Notes forming part of the financial statements

Heart of Medway Housing Association

Report of the Board of Management for the year ended 31 March 2021

Executives and advisors for the year ended 31 March 2021

Board of management

	Position	Changes in year
Lord Roy Kennedy	Chair	Appointed 9 th July 2020
A Baker	Chair	Resigned 9 th July 2020
M Miles Lea	Trustee	
E Barton	Trustee	
I Alfon	Trustee	
Sally Ironmonger	Trustee	Appointed 9 th July 2020
Vivienne Astall	Trustee	Appointed 9 th July 2020
T Robertson	Trustee	Resigned 9 th July 2020
S Goad	Trustee	Resigned 9 th July 2020

Registered Office

Heart of Medway Housing Association Limited
Broadside
Leviathan Way
Chatham
Kent
ME4 4LL

Auditors – External

BDO LLP
2 City Place
Beehive Ring Road
Gatwick
West Sussex
RH6 0PA

Bankers

National Westminster Bank Plc

Legal Status

Registered Society no 31076R
Registered with the Regulator of Social Housing

Ultimate Parent Undertaking

The Association is a subsidiary undertaking of **mhs homes limited**, a private company limited by guarantee and a charity registered in England and Wales from 16 March 2018. The accounts are available from the Association's registered office at Broadside, Leviathan Way, Chatham, Kent ME4 4LL.

Heart of Medway Housing Association

Report of the Board of Management for the year ended 31 March 2021 (Continued)

Principal activities and review of the business

Heart of Medway Limited (Heart of Medway) is registered as a community benefit society under the Co-operative and Community Benefit Societies Act 2014 and with the Regulator of Social Housing. It was incorporated in October 2010 to enable **mhs homes group ("The Group")** to continue to access Social Housing Grant and therefore assist **the Group** in its objective to provide new social housing. It has charitable status for corporation tax purposes.

Objectives

The objectives of **Heart of Medway** are to provide social housing, other housing, accommodation and assistance to help house people, along with any other charitable activities not prohibited for a community benefit society registered with the regulator as a non-profit registered provider.

Overview

The completed year saw no new properties completed and brought into management (2020: no properties). However, £18 million was spent on sites this year that will provide 146 new units in 21/22. **Heart of Medway** financed the capital spend during the year through a combination of surpluses and the loan raised at the end of 2018/19. These funds were also used to repay the intercompany loan with **mhs homes limited (mhs homes)**, who also provide a management service. This funding of £10 million is repayable in 2038 and is at a fixed rate of interest.

Before becoming a charity **mhs homes** made gift aid donations over a number of years totalling £60 million to **Heart of Medway**. This significant subsidy has ensured that **Heart of Medway** was able to provide new social housing, as without this there would not have been sufficient capacity to develop new properties in any meaningful amount.

The impact of COVID -19 across the country has been difficult for many and therefore as a social housing provider we have attempted to provide support to our customers, and the wider community, where possible. For example, we quickly adapted our working practices to ensure that we could provide a COVID -19 secure service to our customers whilst ensuring that the homes themselves stayed safe. Full details are included in the Group accounts for mhs homes.

We worked closely with our customers as the economic impact of the pandemic became apparent. The fallout is evident as the number of customers claiming Universal Credit increased by almost a third to 183.

At times during the year, depending on government advice, only essential repairs were undertaken, and we prioritised our repairs service to emergency, urgent and necessary appointments, based on customer vulnerability or potential for disrepair of the property.

Heart of Medway Housing Association

Report of the Board of Management for the year ended 31 March 2021 (Continued)

Our recently approved strategic plan includes expenditure of £47m to fund our development aspirations of building 275 new affordable homes over the next 3 years, we will open our first scheme for older people of 54 units in August 2021. This will be funded through a combination of new loans raised, external financing and intercompany borrowings from the Group. The strategic plan looks at delivering a Green Homes plan to improve the energy efficiency of our existing homes. We will aim to ensure our investment in our current stock achieves the highest standard of building safety.

At the time of writing we can be optimistic that there is hope that the impact of COVID-19 is reducing as the vaccine programme is rolled out. The year has been difficult for all, but we emerge as a more agile organisation and as financially strong now as we were at the beginning and the association is in a good financial position to manage this risk.

Heart of Medway owns 17 market rented properties as investments. During the year house prices increased in Maidstone and this is reflected in the increase in 'fair value' of the investment.

When results are compared to last year there has been a reduction in the operating surplus for reasons noted below: -

- The bad debt provision has increased to take into account the high level of arrears cases.
- Void losses have increased due to properties being held empty because of building safety investigative works being carried out on a number of properties.
- A new building safety team has been set up and has focused largely on the buildings owned by Heart of Medway, additional costs against fire remedial works have taken place in year.

There were no new shared ownership properties sold, as was expected, due to **Heart of Medway** moving away from shared ownership to developing grant funded rented properties. This is consistent with the Group development strategy as new shared ownership properties are developed in mhs homes.

In common with many social landlords we are continuing to investigate our buildings to confirm that they are safe places to live. The Board are clear that cost will not stop this work progressing therefore there is a risk that future expenditure may increase to meet these potential obligations. However, as **Heart of Medway** is not constrained by covenants on its surplus, and is supported by **mhs homes**, these obligations will and can be met.

As part of the **mhs homes group** the full details of resident involvement, treasury, internal controls, impact on the environment and major risks can be found in the **mhs homes** accounts, along with the full group overview of the year. Compliance with the Governance and Financial Viability and Value for Money Standards is considered below.

During the year the Foyers have continued to operate successfully throughout lockdown with 24/7 staff cover; 68% of young people living in our Foyers are in employment, education or training. The service has received good Quality Assessment Framework ratings following an inspection by Medway Council, these provide a valuable service to young people in need of accommodation. Each young person gets a support pack and a designated staff member to work with. As part of that support they have weekly meetings to assess their progress, set structured targets, and are coached towards independent living.

Heart of Medway Housing Association

Report of the Board of Management for the year ended 31 March 2021 (Continued)

Compliance with Governance and Financial Viability Standard

Heart of Medway undertakes an annual review of compliance against this standard, which is certified by the Board. This confirms compliance against the standard for the year and to the date of signing of the accounts. **Heart of Medway** is the registered subsidiary of an unregistered parent, **mhs homes limited (mhs homes)**, which is fully committed to ensuring that **Heart of Medway** complies with the RSH Governance and Financial Viability Standard. **mhs homes** has formalised the management arrangements in place through an Intra Group Agreement that acknowledges and supports the Registered Provider status of **Heart of Medway**.

Value for Money Statement

mhs homes is one of the most financially efficient organisations in the sector as can be demonstrated when compared to other organisations through the sector scorecard, and **Heart of Medway** benefits from this as can be seen in the table below. Many indicators are top quartile when compared with organisations in the South East in the 2020 value for Money Metrics published by the regulators

Heart of Medway			
Metric	2021	2020	Median
Investment in properties - new and existing	16.2%	3.7%	7.6%
New Supply Delivered – Social Housing	0%	0%	2.4%
New Supply Delivered – Non Social Housing	0%	0%	0.1%
Gearing	9%	-5%	50.8%
EBITDA Interest Rate Cover	793%	768%	164%
Social Housing Cost per Unit £	2,467	2,158	3,836
Operating Margin – (social housing lettings only)	38.7%	40.7%	34.8%
Operating Margin (overall)	39.8%	40.5%	29.8%
Return on Capital Employed	1.9%	2.5%	3.3%

Green shows top quartile

The figures above should be considered in context with the comments below: -

- Investment in properties has increased as work is underway on a number of projects, whilst no new units completed this year a significant number of completions are expected in 21/22.
- Unit costs remain top quartile as does operating margin for social housing letting. The management charge is agreed with **mhs homes** on annual basis and is based on the cost of management as calculated in the previous year's **Group** accounts.

Heart of Medway Housing Association

Report of the Board of Management for the year ended 31 March 2021 (Continued)

Performance against our own targets

During the budget and business planning process the value for money metrics are calculated so we can address areas of under performance during the year which are noted below.

Metric	Actual 2021	Actual 2020	Budget 2021	Notes
Investment in properties - new and existing	16.2%	3.7%	28.7%	Note 1
New Supply Delivered – Social Housing	0%	0%	0%	
New Supply Delivered – Non Social Housing	0%	0%	0%	
Gearing	9%	-5%	25%	Note 2
EBITDA Interest Rate Cover	793%	768%	320%	
Operating Margin (overall) *	39.8%	40.5%	40.46%	Note 3
Return on Capital Employed	1.9%	2.5%	1.82%	

*The operating margin has been calculated to exclude surplus on disposal of fixed assets

Note 1: At the onset of the pandemic the decision was made to delay entering into any new developments until the situation became clearer. Therefore, no new schemes were started and therefore borrowing, and hence gearing, were lower.

Note 2: In line with the above, the reduction in development activity resulted in a lower borrowing.

Note 3: The operating margin was lower than budgeted due to additional costs against fire remedial and major works.

Other key indicators through the year	Target	As at 31 March 2021
---------------------------------------	--------	---------------------

Green denotes achieving target Red denotes not achieving target

13 week average of gross rent arrears	3.0%	5.21%
---------------------------------------	------	-------

The overall gross arrears have continued an upwards trend throughout the year. This is largely a result of the impact of Universal Credit with the number of general needs customers now at 183, of which 128 are in arrears owing an average of £1k each. The number of customers on Alternative Payment Arrangements (APA) is now 63, having doubled over the past year.

Average turnaround time for voids	20	32
-----------------------------------	----	----

The lockdown periods had a clear impact on our end to end relet times and caused a backlog of empty properties during various times in the year. Whilst our 2020/21 performance is off target, we have seen consistent in-month improvements through the year, with March averaging just above our target of 21.5 days.

Heart of Medway Housing Association

Report of the Board of Management for the year ended 31 March 2021 (Continued)

Repairs completed right first time	85%	88%
------------------------------------	-----	-----

This measure has achieved a sustained level of improvement during the year.

Average days to complete a repair	10	13
-----------------------------------	----	----

Repairs performance through the last year has been impacted by COVID-19 restrictions. Despite this, it has remained strong, with a year-end average time to complete a repair of 13.4 days and 88% of repairs completed right first time. Our year-end performance puts us in median to top quartile compared to Housing Associations within our stock size.

How we ensure value for money

There are established policies and arrangements at **mhs homes group** ensuring that value for money is being obtained. These include:

- The Strategic Plan sets challenging targets on both cost reduction and operating margins. The Heart of Medway Board has a keen interest in seeing Value for Money delivered and reviews an annual report.
- The Board agree and monitor our annual budget, with detailed work taking place in the Group Finance Risk and Audit Committee.
- There is an annual programme of investment in the housing stock which is based on a 30 year stock investment plan for replacing building components such as windows, roofs, kitchens, bathrooms which maintains our stock at 100% decent Homes Standard.
- Intrinsically linked to the Asset Management Strategy is our approach to active asset management in which every property has been reviewed for maintenance costs (both past and future), income, ease of re-let and management considerations.
- There is a comprehensive and regularly reviewed Procurement Strategy that sets out the rules on quotes, tenders and approval of new contracts. Where possible supply chains are consolidated to provide greater scope for efficiency and reducing costs.
- The customer scrutiny panel have commission service reviews and based on these reports' recommendations are made to the Board.

Heart of Medway Housing Association

Report of the Board of Management for the year ended 31 March 2021 (Continued)

Corporate Governance

Heart of Medway has adopted the National Housing Federation's Excellence in Governance Code of Governance (2015) and complies with all principles and provisions. We are currently working towards compliance with the 2020 code and aim to be fully compliant by 31st March 2022. An intra group agreement (IGA) manages the relationship between **Heart of Medway** and **mhs homes**. Both parties record their intentions to be treated as a group and each covenant to carry on its business in accordance with the Group objectives. This agreement was last reviewed and agreed by the Board in 2020. It states that Heart of Medway will appoint the Group Chief Executive as its Chief Executive and the group Company Secretary as its Company Secretary. The Group Chief Executive is appointed by and accountable to the Parent board and also owes a duty of care to all group board members. Housing management is delegated to the Parent, **mhs homes**, through a Management Agreement.

Board Members receive no salary or fee from this association, only the reimbursement of properly incurred business expenses. Two members of the Board are also members of the mhs homes Board and receive a salary in respect of their role at mhs homes. The Board has devised its own procedure with respect to conduct and probity. There is a system of open declaration recorded in the minutes of Board meetings and for other matters occurring outside the Boardroom there is a Declarations Register. This is accessible to all members of the Board and is systematically scrutinised by the Group Finance, Risk and Audit Committee.

Role of the Board

The Board Comprises of between five and twelve Directors. During the year there are at least 5 meetings, one of which is the Annual General Meeting. The role of the Board is to govern **Heart of Medway**; to fulfil its regulatory duty, to provide accountability, to resolve tensions between stakeholders, to give advice to management, to provide strategic direction and to be collectively responsible for the proper stewardship of the organisation. Moreover, the Board strives for high standards of governance.

As a means of renewal and self-evaluation the Board holds Away Days to challenge its own performance and keep updated. The agenda covers strategy, board development, teambuilding, financial matters, and vision and business proposals. The Board, as part of the **mhs homes group**, is part of a structure that includes Customer Scrutiny panel, Group Finance, Risk and Audit Committee, Health and Safety Committee, Treasury Committee and Remuneration Committee. Full details are included in the **mhs homes** accounts.

Composition of the Board

Details of membership during the course of the year are shown on page 1. During the year the Board held 6 meetings (2020: 5) at which the average attendance rate was 90% (2020: 100%).

Assessment of the effectiveness of internal control

The Board acknowledges that it has ultimate responsibility for ensuring a system of controls appropriate to the various business environments in which it operates is in place. These controls exist to maintain the financial integrity and sustainability of the Group, giving reasonable assurance to stakeholders that there are robust systems of management and review processes in place across all operational and administrative areas. Full details are included in the **mhs homes** accounts.

Heart of Medway Housing Association

Report of the Board of Management for the year ended 31 March 2021 (Continued)

Creditor Payment Policy

It is the policy to agree terms of payment with suppliers at the time of negotiating the transaction and abide by those arrangements conditional on being satisfied that the goods or services are in accordance with the agreed specification.

Going Concern

After reviewing the budget of **Heart of Medway** for 2021/22 and long term financial plans, based on normal business planning and control procedures, the Directors have a reasonable expectation that **Heart of Medway** has adequate resources to continue in operational existence for the foreseeable future. Future plans and development aspirations will be comfortably funded by cash surpluses of £4m and available inter-company loan of £45 million.

Qualifying third part indemnity provisions

The directors have the benefit of an indemnity which is a qualifying third party indemnity provision. The indemnity was in force throughout the last financial year and is currently in force. The group also purchased and maintained directors and officers liability insurance in respect of itself and its directors throughout the financial year.

Board member's responsibilities

The board members are responsible for preparing the report of the board of management and the financial statements in accordance with applicable law and regulations. Co-operative and Community Benefit Society law and social housing legislation require the board members to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

In preparing these financial statements, the board members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and the Statement of Recommended Practice: Accounting by registered social housing providers 2014 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The board members are responsible for keeping adequate accounting records that are sufficient to show and explain the association's transactions and disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. They are also responsible for safeguarding the assets of the association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The board is responsible for ensuring that the report of the board of management is prepared in accordance with the Statement of Recommended Practice: Accounting by registered social housing providers 2018.

Heart of Medway Housing Association

Report of the Board of Management for the year ended 31 March 2021 (Continued)

Financial statements are published on the association's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements, which may vary from legislation in other jurisdictions. The maintenance and integrity of the association's website is the responsibility of the board members. The board members' responsibility also extends to the ongoing integrity of the financial statements contained therein.

Auditor

All of the current directors have taken all the steps that they ought to have taken to make themselves aware of any information needed by the association's auditor for the purpose of their audit and to establish that the auditor is aware of that information. The directors are not aware of any relevant audit information of which the auditor is unaware. BDO LLP has expressed their willingness to continue. A resolution for the re- appointment of BDO LLP as auditors of the Association is to be proposed at the forthcoming Annual General Meeting

Statement of Internal Control

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

The Board recognises that no system of internal control can provide absolute assurance against material misstatement or loss or eliminate all risk of failure to achieve business objectives. The system of internal control is designed to manage key risks and to provide reasonable assurance that planned business objectives and outcomes are achieved. It also exists to give reasonable assurance about the preparation and reliability of financial and operational information and the safeguarding of the Groups assets and interest.

Heart of Medway Housing Association is registered with the Regulator of Social Housing (RSH).

In accordance with the RSH regulatory framework, **Heart of Medway** must comply with the regulatory requirements. The focus on financial controls extends to the commitment of resources for monitoring operations, compliance testing, reputational risk evaluation and a wide range of risk management activities. This has included stress testing of different scenarios and the creation of an Assets & Liabilities Register. Self-assessments against the Governance and Viability Standard has found that the **Heart of Medway** is compliant. In meeting its responsibilities, the Board has adopted a risk-based approach to internal controls which is embedded within the normal management and governance processes. This approach includes the regular evaluation of the nature and extent of risks to which the Group is exposed and is consistent with Turnbull principles.

Heart of Medway has adopted the National Housing Federations Code of Governance. We are compliant to the Code. The process adopted by the Board in reviewing the effectiveness of the system of internal controls, together with some key elements of the controls framework, includes the items listed below:

Identification and evaluation of key risks

Management responsibility has been clearly defined for identification, evaluation and control of significant risks through the Risk Management Strategy. This puts in place a formal and on-going process of management review for all areas of **Heart of Medway's** activities. The Leadership Team regularly reviews and receives reports on significant risks facing the organisation, and the

Heart of Medway Housing Association

Report of the Board of Management for the year ended 31 March 2021 (Continued)

Chief Executive is responsible for reporting to the Group Finance Risk and Audit Committee and the Board any significant changes affecting key risks.

Monitoring and corrective action

A process of control, self-assessment and regular management reporting on control issues provides hierarchical assurance to successive levels of management and to the Board. This

includes a rigorous procedure for ensuring that corrective action is taken in relation to any significant control issues, particularly those that may have a material impact on the financial statements and delivery of our services.

Control environment and control procedures

The Board retains responsibility for a defined range of matters covering strategic, operational, and financial and compliance issues, including treasury strategy and large new investment projects. The Group Board has adopted and disseminated to all employees a code of conduct for employees who provide services **to Heart of Medway**. This sets out the Group's policies with regard to the quality, integrity and ethics of its employees. It is supported by a framework of policies and procedures with which employees must comply. These cover issues such as delegated authority, segregation of duties, accounting, treasury management, health and safety, data and asset protection, and fraud prevention and detection

Information and financial reporting systems

The Board approves a strategic plan in each financial year, which includes longer-term financial plans and limits on investment in its various activities. Financial reporting procedures include detailed budgets for the year ahead, management accounts produced monthly and forecasts for the remainder of the financial year. These are reviewed in various levels of detail by appropriate staff and in summary on a quarterly basis by the Board. The Board also regularly reviews progress towards the achievement of key business objectives, targets and outcomes.

Fraud

The Board has a policy on fraud covering prevention, detection and reporting of fraud and the recovery of assets. A register is maintained of any frauds or potential frauds. The Finance, Risk and Audit Committee reviews the fraud register at each meeting and has taken the results of these reviews into account in its report to the Board.

Anti-bribery policy statement

We seek to maintain the highest standards of ethics and integrity in the way we conduct our business. We recognise that bribery and corruption, in all its forms, is illegal and unacceptable. Our bribery policy statement has been integrated into our code of conduct and our gifts and hospitality policy, adopted by the Group Board for the whole organisation, and made available on our intranet.

Audit assurance

A summary of all internal reports and the resultant actions are reported to the Group Finance, Risk and Audit Committee during the year. The Business Assurance Manager, who is a Chartered Auditor, has direct access to the Finance, Risk and Audit Committee and presents the Audit Reports.

Heart of Medway Housing Association

Report of the Board of Management for the year ended 31 March 2021 (Continued)

An audit plan was agreed by the Committee for 2020/21 and was completed in full apart from the audit on Waste Management that is in progress and will be completed in Q1 of 2021/22. Out of the 16 completed audits, none were issued with limited assurance although there have been high priority recommendations to address the control environment. The Committee met 5 times during the financial year and considered internal control and risk at each of its meetings.

BDO LLP provides external auditing services. The Board receives a memorandum from the external auditors identifying any internal control weaknesses that may have come to their attention in the course of their duties. This letter is considered by the Group Finance Risk and Audit Committee and the Board. The Committee met with the internal and external auditors during the year without the presence of paid staff or executive directors.

The Committee conducts an annual review of the effectiveness of the system of internal control and takes account of any changes that may be needed to maintain the effectiveness of the risk management and control process. The Committee makes an annual report to the Board, which the Board has received.

Financial Controls

On behalf of the Board, the Group Finance Risk and Audit Committee have reviewed the effectiveness of the system of internal control, which operate across the Group for the year ended 31 March 2021. Recognising the importance of this Committee, the membership includes two independent committee members. The Chair is also a non-executive director on the Group board. The system of internal financial control includes:

- The operation of formal policies and procedures, including the documentation of key systems and processes recorded in Financial Regulations, Standing Orders and Delegated Arrangements which enables the monitoring of controls and restricts the unauthorised use of assets. Regular reviews take place to ensure that procurement takes place in a manner that complies with Financial Regulations and Delegated Arrangements.
- A proactive approach to fraud based on prevention and detection rather than being reactive to frauds that have taken place. An Anti-Fraud and Corruption Policy is in place, which is reviewed and approved by the Group Board. A fraud risk register is incorporated within the Risk Management Framework and controls are monitored regularly. The organisation has a whistleblowing policy encouraging staff to raise issues of malpractice or irregularities which are investigated independently under the Public Interest Disclosure Act. The Group Finance Risk and Audit Committee also receive reports if issues are raised.
- Suitably qualified and experienced staff take responsibility for important business functions. Each service receives a Performance Review Board appraisal by the Executive Team every six months to review risk, performance and service delivery. Budgets and forecasts are prepared and reviewed on a systematic basis, which enables the Board and management to monitor the key business risks, financial performance and track progress against targets. All major new initiatives, commitments and investment projects are subject to formal authorisation procedures, through relevant committees comprising Board members and other suitably experienced and qualified executives

Heart of Medway Housing Association

Report of the Board of Management for the year ended 31 March 2021 (Continued)

Performance Indicators

Reports are presented to the Board covering key performance indicators across its activities. These are subject to a continuous review to reflect current targets and business priorities. Reports cover progress against the annual business plan, budget performance information, treasury management, equal opportunities, employee sickness and absence, staff turnover, housing statistics, health and safety and customer complaints.

Other External Sources of Advice and Evaluation

The Board has at its disposal a wide range of independent external sources of advice to validate control mechanisms, verify performance and report on findings. Quality assurance is assessed through the regular renewal of ISO and Customer Service Excellence standards. The Group's commitment to drive improvement by listening to customers is supported by the use of various methods to measure customer insight and satisfaction including Net Promoter Score and Net Emotional Value, which are subject to annual audit. Ad-hoc advice on legal issues is provided by Trowers & Hamlins, who are leading lawyers in the sector. Other expert professionals are engaged from time to time; for example, JLL advises on matters of stock valuation and Trowers & Hamlins on new loan facilities

The Heart of Medway Board confirms there were no material failures in its control environment, and an effective control framework has been in place for the 2020/21 year and up until the adoption of these accounts.

Approval

This report was approved by the Board on 15 July 2021



Lord Roy Kennedy
15 July 2021

Heart of Medway Housing Association

Independent auditor's report

Independent Auditor's Report to the members of Heart of Medway Housing Association

Opinion

In our opinion, the financial statements:

- give a true and fair view of the state of the the Association's affairs as at 31 March 2021 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, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

We have audited the financial statements of Heart of Medway Housing Association ("the Association") for the year ended 31 March 2021, which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in reserves 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).

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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remain 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.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the board members' 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 Association'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.

Heart of Medway Housing Association

Independent auditor's report

Other information

The board are responsible for the other information. The other information comprises the information included in the Annual Report, 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. Our responsibility is to read the other information including the Report of the Board of Management 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 or the Housing and Regeneration Act 2008 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 board members' responsibilities statement 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.

Heart of Medway Housing Association

Independent auditor's report

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the Association and the industry in which it operates, we identified that the principal laws and regulations that directly affect the financial statements to be the regulations set out by the Regulator of Social Housing for registered providers and relevant tax Legislation. We assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

In addition, the Association is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. We identified the following areas as those most likely to have such an effect: Data Protection and Health and Safety Legislation. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Board and other management and inspection of regulatory and legal correspondence if any.

Audit procedures capable of detecting irregularities including fraud performed by the engagement team included:

- Performing analytical procedures to identify unusual or unexpected relationships that may indicate risks of material misstatement due to fraud. Areas of identified risk are then tested substantively;
- Discussions with management, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- Reading minutes of meetings of those charged with governance, reviewing internal audit reports and reviewing correspondence with HMRC and relevant regulators to identify any actual or potential frauds or any potential weaknesses in internal control which could result in fraud susceptibility;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations;
- Reviewing items included in the fraud register;
- Carrying out detailed testing, on a sample basis, of transactions and balances agreeing to appropriate documentary evidence to verify the completeness, existence and accuracy of the reported financial statements; and
- In addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

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.

Heart of Medway Housing Association

Independent 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 Housing and Regeneration Act 2008 and 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.

DocuSigned by:

E Kulczycki

C7998D5EC4924F4...

Elizabeth Kulczycki (Senior Statutory Auditor)
For and on behalf of BDO LLP, statutory auditor
Gatwick
28 July 2021

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

Heart of Medway Housing Association

Statement of comprehensive income for the year ended 31 March 2021

	Note	Total 2021 £'000	Total 2020 £'000
Turnover	4	5,336	5,024
Operating costs	4	(3,211)	(2,989)
Surplus on disposal of fixed assets	8	306	426
Operating surplus		2,431	2,461
Interest and financing costs	9	(198)	(367)
Movement in fair value of investment properties	11	124	(232)
Surplus and total comprehensive income for the financial year		2,357	1,862

All income and expenditure is derived from continuing operations.

The notes on pages 20 to 36 form part of these financial statements

Heart of Medway Housing Association

Statement of Financial Position as at 31 March 2021

	Note	2021	2020
		£'000	£'000
Fixed assets			
Tangible fixed assets – housing properties	10	102,062	85,338
Investment properties	11	3,269	3,145
Other investments	12	185	185
		105,516	88,668
Current assets			
Debtors – receivable within one year	13	250	154
Cash and cash equivalents		4,121	14,134
		4,371	14,288
Creditors: amounts falling due within one year	14	(2,588)	(1,152)
Net current assets		1,783	13,136
Total assets less current liabilities		107,299	101,804
Creditors: amounts falling due after more than one year	15	(26,736)	(23,598)
Net assets		80,563	78,206
Capital and reserves			
Non—Equity Share Capital	18	-	-
Income and expenditure reserve		80,563	78,206
		80,563	78,206

These financial statements were approved and authorised for issue by the Board on 15 July 2021 and were signed on its behalf by:



R Kennedy
Chair



L Humphrey
Company Secretary



E Barton
Board Members

The notes on pages 20 to 36 form part of these financial statements.

Heart of Medway Housing Association

Statement of changes in reserves for the year ended 31 March 2021

	Income and expenditure reserve £'000
Balance at April 2020	78,206
Total comprehensive income for the year	2,357
Balance at 31 March 2021	80,563

	Income and expenditure reserve £'000
Balance at April 2019	76,344
Total comprehensive income for the year	1,862
Balance at 31 March 2020	78,206

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021

1 Legal status

The association is registered with the Co-operative and Community Benefits Societies Act 2014 in the United Kingdom and is registered with the Regulator of Social Housing as a social housing provider.

2 Accounting policies

The financial statements have been prepared in accordance with applicable law and UK accounting standards (United Kingdom Generally Accepted Accounting Practice) which for Heart of Medway includes the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008, FRS 102 2018, which includes the amendments as a result of the Triennial Review 2017. The Statement of Recommended Practice (SORP) for Registered Social Housing Providers 2018 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires Group management to exercise judgement in applying the Group's accounting policies. The following principal accounting policies have been applied:

Going concern

On the basis of their assessment of the association's financial position and resources, the Board believe that the association is well placed to manage its business risks. Therefore, the Board have a reasonable expectation that the association has adequate resources to continue in operational existence for the foreseeable future. Thus, they continue to adopt the going concern basis in preparing the annual financial statements. After reviewing the budget of **Heart of Medway** for 2021/22 and long term financial plans, based on normal business planning and control procedures, the Directors have a reasonable expectation that **Heart of Medway** has adequate resources to continue in operational existence for the foreseeable future. Future plans and development aspirations will be comfortably funded by cash surpluses of £4m and an available inter-company loan of £45 million.

Cash flow statement

Under FRS 102 the association is exempt from the requirement to prepare a cash flow statement on the grounds that its parent undertaking includes the association in its own published consolidated accounts.

Income

Income is measured at the fair value of the consideration received or receivable. The association generates the following material income streams:

- Rental income receivable (after deducting lost rent from void properties);
- Service charges receivable;
- Social Housing grants;
- Proceeds from the sale of land and property and

Rental income is recognised from the point when properties under development reach practical and are formally let, income from first tranche sales and sales of properties built for sale is recognised at the point of legal completion of the sale, all other income is recognised on a receivable basis.

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021 (Continued)

2 Accounting policies (continued)

Supported housing schemes

The association receives Supporting People grants from Medway Council. The grants receivable in the period as well as costs incurred in the provision of support services have been included in the Statement of Comprehensive Income.

Service charges

The association operates both the variable and fixed method for calculating and charging service charges to its tenants and leaseholders. Where variable service charges are used expenditure is recorded when a service is provided and charged to the relevant service charge account or to a sinking fund. Income is recorded based on the estimated amounts chargeable.

Value Added Tax

The association charges Value Added Tax (VAT) on some of its income 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 association and not recoverable from HM Revenue and Customs. Recoverable VAT arises from partially exempt activities and is credited to the Statement of Comprehensive Income.

Finance costs

FRS 102 requires that financial instruments are measured at amortised cost using the effective interest method with finance costs that are charged to profit or loss over the term of the debt using the effective interest rate method so that the amount charged is at a constant rate on the carrying amount. The difference between this and transaction price is not material, so financial instruments have been measured at transaction price. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

Tangible fixed assets

Social Housing Properties

Social Housing properties constructed or acquired (including land) on the open market are stated at cost less depreciation and impairment (where applicable).

The cost of social housing land and property represents their purchase price and any directly attributable costs of acquisition which may include an appropriate amount for staff costs and other costs of managing development. Directly attributable costs of acquisition includes capitalised interest calculated, on a proportional basis. Where housing properties are in the course of construction, finance costs are only capitalised where construction is on-going and has not been interrupted or terminated.

Social Housing properties in the course of construction, excluding the estimated cost of the element of shared ownership properties expected to be sold in first tranche, are included in properties under construction and held at cost less any impairment, and are transferred to completed properties when ready for letting.

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

2 Accounting policies (continued)

Depreciation of social housing property

Social Housing land and property is split between land, structure and other major components that are expected to require replacement over time. Land is not depreciated on account of its indefinite useful economic life. The structure and other major components are depreciated over the determined average useful economic life as follows:

Description	Economic useful life (years)
Structure – Houses	100
Structure – Flats	65
Kitchen	20
Bathroom and new central heating	30
Roofs	50
Boiler	15
Electrics	30
External windows & cold water mains	30
Fire Door External	30
Adaptions	20
Shared Ownership – Flats	65
Shared Ownership - Houses	100

The costs of replacement or restoration of these components are capitalised and depreciated over the same average useful economic life.

Assets in the course of construction are not depreciated until they are completed and ready for use to ensure that they are depreciated only in periods in which economic benefits are expected to be consumed.

Shared ownership properties and staircasing

Under Shared Ownership arrangements, the association disposes of a long lease to the occupier; the lease premium paid is for between 25% and 75% of the value. The occupier has the right to purchase further proportions up to 100% based on the market valuation of the property at the time each purchase transaction is completed. A shared ownership property comprises two assets: that to be disposed of in the first tranche sale, which is recorded as a current asset and stated at the lower of cost and net realisable value; and that retained by the association, which is recorded as a fixed asset in the same manner as for general needs housing properties. Proceeds of sale for first tranches are accounted for as turnover in the income and expenditure account, with the apportioned cost being shown as cost of sales within operating results. Subsequent tranches sold ("staircasing") are reflected in the statement of comprehensive income as a surplus or deficit on sale of housing properties.

Allocation of costs for mixed tenure and shared ownership developments

Costs are allocated to the appropriate tenure where it is possible to specify which tenure the expense relates to. Where it is not possible to relate costs to a specific tenure costs are allocated on a floor area or unit basis depending on the appropriateness for each scheme.

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

2 Accounting policies (continued)

Recycled Capital Grant Fund

On the occurrence of certain relevant events, primarily the sale of dwellings, the HCA can direct Heart of Medway to recycle capital grants or to make repayments of the recoverable amount. The association adopts a policy of recycling, for which a separate fund is maintained. If unused within a three year period, it will be repayable to the HCA with interest. Any unused recycled capital grant held within the recycled capital grant fund, which it is anticipated will not be used within one year is disclosed in the balance sheet under "creditors due after more than one year". The remainder is disclosed under "creditors due within one year".

Social Housing Grant

Where developments have been financed wholly or partly by social housing grant the amount of grant received has been included as deferred income and recognised in turnover over the estimated useful life of the associated asset structure.

Where social housing grant funded property is sold, the grant become recyclable and is transferred to a recycled capital grant fund until reinvested in a replacement property. If there is no requirement to repay or recycle the grant on disposal of the asset any unamortised grant remaining within the creditors is released and recognised as income with the comprehensive statement of income.

Stock and Work in Progress

Stock represents work in progress and completed properties, including housing properties developed for transfer to other registered providers and shared ownership properties. For shared ownership properties the value held as stock is the estimated cost to be sold as a first tranche. Stock is held at the lower of cost and net realisable value.

Financial assets

Financial assets are initially measured at transaction price (including transaction costs) and subsequently held at cost, less any impairment.

Financial instruments

Financial assets and liabilities are recognised when the association becomes party to the contractual provisions of the instrument. Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the group after deducting all its liabilities.

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.

Recoverable amount of rental and other trade receivables

The association estimates the recoverable value of rental and other receivables and impairs the debtor by appropriate amounts. When assessing the amount to impair it reviews the age profile of the debt, historic collection rates and the class of debt.

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

2 Accounting policies (continued)

Cash and cash equivalents

Cash and cash equivalents in the association's balance sheet consists of cash at bank, in hand, deposits and short term investments with an original maturity of three months or less.

Leasehold Sinking Funds

Unexpended amounts collected from leaseholders for major repairs on leasehold schemes and any interest received are included in creditors.

Investment properties

Investment properties consist of market rented properties and other properties not held for social benefit. Investment properties are measured at cost on initial recognition and subsequently carried at fair value determined by an uplifted value based on the Land Registry in the current year. No depreciation is provided. Changes in fair value are recognised in the statement of comprehensive income.

3 Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the key judgements have been made in respect of the following:

- whether there are indicators of impairment of the association's tangible assets. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the asset and where it is a component of a larger cash-generating unit, the viability and expected future performance of that unit. The Board have considered the measurement basis to determine the recoverable amount of assets where there are indicators of impairment based on EUV-SH or depreciated replacement cost.
- the categorisation of housing properties as investment properties or property, plant and equipment based on the use of the asset.
- what constitutes a cash generating unit when indicators of impairment require there to be an impairment review.

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

3 Judgements in applying accounting policies and key sources of estimation uncertainty

Other key sources of estimation uncertainty

- *Tangible fixed assets (see note 10)*

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. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

For housing property assets, the assets are broken down into components based on management's assessment of the properties. Individual useful economic lives are assigned to these components.

- *Rental and other trade receivables (debtors) (see note 13)*

The estimate for receivables relates to the recoverability of the balances outstanding at year end. A review is performed on an individual debtor basis to consider whether each debt is recoverable.

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

4 Particulars of turnover, cost of sales, operating costs and operating surplus

	Turnover	Operating costs	Sale of fixed assets	Operating surplus
	2021	2021	2021	2021
	£'000	£'000	£'000	£'000
Social housing lettings (Note 5)	5,157	(3,096)	-	2,061
Activities Other than Social Housing:				
Sale of fixed assets	-	-	306	306
Other income	10			10
Market rented properties	169	(115)	-	54
	5,336	(3,211)	306	2,431

	Turnover	Operating costs	Sale of fixed assets	Operating surplus
	2020	2020	2020	2020
	£'000	£'000	£'000	£'000
Social housing lettings (Note 5)	4,846	(2,926)	-	1,920
Activities Other than Social Housing:				
Sale of fixed assets	-	-	426	426
Market rented properties	178	(63)	-	115
	5,024	(2,989)	426	2,461

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

5 Income and expenditure from social housing lettings

	General needs £'000	Affordable £'000	Foyers £'000	Shared Ownership £'000	Total 2021 £'000	Total 2020 £'000
Income						
Rents net of identifiable service charges	725	2,440	186	894	4,245	3,984
Service Charge income	66	119	101	261	547	513
Supporting people	-	-	200	-	200	200
Other income	-	-	-	-	-	3
Amortised government grants	51	93	-	21	165	146
Turnover from social housing lettings	842	2,652	487	1,176	5,157	4,846
Expenditure						
Management	114	327	26	38	505	401
Service charge costs	66	123	101	262	552	510
Routine maintenance	37	79	47	4	167	236
Planned maintenance	13	177	10	-	200	161
Major repairs	1	154	17	-	172	118
Bad debts	8	49	2	2	61	45
Depreciation of housing properties	278	657	-	178	1,113	1,117
Depreciation on replaced components	-	2	-	-	2	20
Supporting people	-	-	324	-	324	318
Operating expenditure on social housing lettings	517	1,568	527	484	3,096	2,926
Operating surplus on social housing	325	1,084	(40)	692	2,061	1,920
Void losses	(6)	(42)	(19)	(4)	(71)	(38)

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

6 Units of housing stock

	Total 2020	Transfers	New builds	Disposals	Total 2021
Social Housing:					
General Needs housing	522	-	-	-	522
Shared Ownership	250	(5)	-	(2)	243
Social Leaseholders	14	5	-	(1)	18
Managed on behalf of mhs					
Foyers	36	-	-	-	36
Non-Social Housing:					
Managed Freeholders	2	-	-	-	2
Market Rented	17	-	-	-	17
Total owned and managed accommodation	841	-	-	(3)	838

		2021	2020
Units under construction: Commitments contracted	Houses	64	-
	Flats	36	-
	Sheltered	54	54
Units under development: Commitments approved but not contracted	Houses	26	64
	Flats	12	36
	Sheltered	-	-
		192	154

7 Operating surplus

	2021 £'000	2020 £'000
This is arrived at after charging:		
Depreciation of housing properties:		
- annual charge	1,113	1,117
Accelerated depreciation on replaced components	2	20
Auditor's remuneration (excluding VAT):	8	8
Management fee to mhs homes limited	461	451

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

8 Surplus on disposal of fixed assets

	Shared ownershi p 2021 £'000	Total 2021 £'000	Total 2020 £'000
Housing properties:			
Disposal proceeds	776	776	1,036
Cost of disposals	(469)	(469)	(606)
Legal and other fees	(1)	(1)	(4)
Surplus on sale of fixed assets	306	306	426

9 Interest and financing costs

	2021 £'000	2020 £'000
RCGF interest	1	7
Interest on loans	367	370
Interest receivable	(6)	(6)
Capitalised interest	(185)	(13)
Amortisation of issue costs	13	9
Arrangement fees	8	-
Total interest costs	198	367

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

10 Tangible fixed assets: Housing properties

	General Needs completed £'000	Shared Ownership completed £'000	General Needs under construction £'000	Total £'000
Cost or valuation:				
At 1 April 2020	67,123	20,670	4,317	92,110
Additions:				
- construction costs	-	-	18,290	18,290
- works to existing properties	16	2	-	18
Disposal under Staircasing	-	(483)	-	(483)
Disposal of replaced components	(5)	-	-	(5)
At 31 March 2021	67,134	20,189	22,607	109,930
Depreciation:				
At 1 April 2020	5,251	821	-	6,072
Charge for the year	935	178	-	1,113
Eliminated under Staircasing	-	(14)	-	(14)
Disposal of replaced components	(3)	-	-	(3)
At 31 March 2021	6,183	985	-	7,168
Impairment:				
At 1 April 2020	467	233	-	700
Charge for the Year	-	-	-	-
At 31 March 2021	467	233	-	700
Net book value at 31 March 2021	60,484	18,971	22,607	102,062
Net book value at 31 March 2020	61,405	19,616	4,317	85,338

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

10 Tangible fixed assets: Housing properties (continued)

Impairment

The group considers schemes to represent separate cash generating units (CGUs) when assessing for impairment in accordance with the requirements of FRS 102 and SORP 2018. No impairments were recognised in the year. The estimated value in use of the social housing stock is £58m (2020: £56m).

	2021	2020
	£'000	£'000
The net book value of housing properties may be further analysed as:		
Freehold	100,390	83,640
Long leasehold	1,672	1,698
	102,062	85,338

Interest capitalisation

Interest capitalised in the year	185	13
Cumulative interest capitalised	2,015	2,002
	2,200	2,015
Rate used for capitalisation %	3.75	3.70

Works to properties

Improvements to existing properties capitalised	18	49
Major repairs expenditure to income and expenditure account	172	118
	190	167

11 Investment properties: Market Rent

	Completed	Under Construction	Total
	£'000	£'000	£'000
At 1 April 2020	3,145	-	3,145
Revaluation	124	-	124
At 31 March 2021	3,269	-	3,269

The market rented investment properties are measured at cost on initial recognition. In February 2020 the fair value was determined by external valuers and updated based on the Land Registry this year. The gain on revaluation of investment property arising of £124,000 (2020 – a loss of £232,000) has been debited to the Statement of Comprehensive Income for the year.

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

11 Investment properties: Market Rent (continued)

If investment property had been accounted for under the historic cost accounting rules, the properties would have been measured as follows:

	2021 £'000	2020 £'000
Historic cost	3,407	3,407
Accumulated depreciation	(361)	(311)
	3,046	3,096

12 Other investments

	2021 £'000	2020 £'000
Other Investments	185	185
	185	185

13 Debtors

	2021 £'000	2020 £'000
Due within one year		
Rent and service charge arrears	298	193
Less: Provision for doubtful debts	(99)	(39)
	199	154
Other debtors	51	-
	250	154

14 Creditors: amounts falling due within one year

	2021 £'000	2020 £'000
Deferred capital grant	165	146
Rent and service charges received in advance	113	240
Sinking funds	263	198
Accruals and Deferred income	2,047	568
	2,588	1,152

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

15 Creditors: amounts falling due after more than one year

	2021 £'000	2020 £'000
Loans	9,760	9,780
Amounts owed to group undertakings (Note 20)	1,658	232
Deferred capital grant	15,272	13,454
Recycled capital grant fund (Note 17)	46	132
	26,736	23,598

	2021 £'000	2020 £'000
Loans	10,000	10,000
Less issue costs	(240)	(220)
	9,760	9,780

16 Loans and borrowings: maturity of debt

Maturity of debt	2021 £'000	2020 £'000
In more than five years	11,659	10,232
	11,659	10,232

Heart of Medway has one private placement of £10 million repayable in 2038. The interest rate on the private placement is fixed at a rate of 3.6%.

Deferred capital grant	2021 £'000	2020 £'000
Opening balance	13,600	11,971
Less: Transfers to Recycled capital grant fund	(45)	(98)
Add: Transfers from Recycled capital grant fund	132	49
Grant amortised	(165)	(146)
Grant received	1,915	1,824
	15,437	13,600

17 Recycled capital grant fund

	£'000
At 1 April 2020	132
Input to fund: Transfers to DCG	45
Output to fund: Transfers from DCG	(132)
Interest	1
At 31 March 2021	46

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

18 Share capital

	2021 £	2020 £
At 1 April	6	5
Shares issued in the year	4	1
Shares cancelled in the year	(3)	-
At 31 March 2021	7	6

The share capital of the association consists of shares with a nominal value of £1 each, which carry no rights to dividends or other income. Shares in issue are not capable of being repaid or transferred. When a shareholder ceases to be a member, that share is cancelled, and the amount paid thereon becomes the property of the association. Therefore, all shareholdings relate to non-equity interests.

19 Capital commitments

	2021 £'000	2020 £'000
Construction		
Commitments contracted but not provided for	17,593	6,864
Commitments approved by the Board but not contracted	10,168	27,486
	27,761	34,350

Capital commitments for the association will be funded as follows:

	2021 £'000	2020 £'000
Social housing grant	2,880	3,162
Loans	13,000	7,127
Sales of properties	-	-
Reserves	11,881	24,061
	27,761	34,350

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

20 Related party disclosures

The ultimate controlling party of the association is mhs homes limited a registered charity incorporated under CA2006 registered in England & Wales whose financial statements are available from the association's registered office at Broadside, Leviathan Way, Chatham, Kent ME4 4LL.

Transactions with non-regulated entities

mhs homes provides management services, other services and loans to its subsidiaries. mhs homes also receives interest charges from its subsidiaries. The quantum and basis of those charges is set out below.

	Management charges		Interest charges	
	2021 £'000	2020 £'000	2021 £'000	2020 £'000
mhs homes	461	451	-	-

Intra-group management charges

Intra-group management fees are payable to the parent organisation, mhs homes, as it provides the management service to properties owned by Heart of Medway Housing Association Limited. A fixed charge per unit is agreed on an annual basis.

Intra-group interest charges

Interest is charged on the loan provided by mhs homes to Heart of Medway in accordance with the loan agreement. The loan agreement was revised and approved by both organisations in 2015.

Intra-group loans

Entity granting loan	Entity receiving loan	Opening balance £'000	Movement £'000	Closing balance £'000
mhs homes	Heart of Medway *	232	1,426	1,658

Key Terms of repayment

* Repayable by 2040. Interest rate 0%

Heart of Medway Housing Association

Notes forming part of the financial statements for the year ended 31 March 2021
(Continued)

21 Contingent liabilities

Heart of Medway receives grant from Homes England, which is used to fund the acquisition and development of housing properties and their components. Heart of Medway has a future obligation to recycle such grant once the properties are disposed of. At 31 March 2021, the value of grant received in respect of these properties that had not been disposed of was £16.451m (2020: 14.448m)

As the timing of any future disposal is uncertain, no provision has been recognised in these financial statements.

Total Social Housing Grant received or receivable to date is as follows:

	2021 £'000	2020 £'000
Recycled Capital Grant	46	132
Capital Grant	16,451	14,448
Total Grant	16,497	14,580