



ROCKDALE VILLAGE

SENIOR LIVING AT THE HEART OF SEVENOAKS

ANNUAL REPORT AND FINANCIAL ACCOUNTS

For the year ending 31 March 2024

Registered number: LH0869

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CHAIR'S REPORT

I am pleased to present Rockdale's annual report and accounts and to have the opportunity to provide an update on the Association's work in the past 12 months.

As the annual report sets out, our finances continued to come under pressure in 2023/24. The financial statements show an operating deficit of £411,557 whilst the deficit before other comprehensive income was £265,922. While our reserves are sufficient to sustain us securely through such a difficult period, We see the restoration of sound finances as a top priority.

At the Board Strategy Day in September 2023 we agreed a new and exciting vision for Rockdale. Our strategy has been created in response to the service demands of our current residents and our local market economy, which also reflect the national trend of lower demand for residential care and increasing demand for both personal care and nursing care.

Our offering has historically been around two parallel businesses: independent living and a traditional care home. We are integrating these businesses to create a modern offering for our current and future residents and the wider community. This is an offering which says to people that when they join us as independent living residents that they can remain with us as their care needs increase: care in their home, residential care and then nursing care. All provided on one site by one organisation.

By becoming a retirement village with integrated care, support and housing we can combine high quality housing options for older people with tailored support services. Residents can rent or own a property, with the reassurance of 24-hour on-site staff, communal facilities, and optional care and support as needed while maintaining their privacy and independence.

To deliver this vision will need considerable change. But our vision for the next 5 years is that:

- Rockdale will rebrand as Rockdale Village for Senior Living bringing together the two operational arms into a single resident-focused operation with residential or nursing care an option for those who no longer wish to or who are unable to live independently
- The potential for enhanced communal facilities on site and extended enrichment activities for village residents will be reviewed as part of this transition.
- Our new personal care service to be known as Rockdale Cares will be launched and developed.
- A new nursing care service will be implemented at the care home to ensure that we can provide nursing care to our current residents and also improve the overall offering to our community.
- We will further invest in our built environment to ensure that our accommodation is desirable, fit for purpose and sustainable for future generations.

We believe our vision, once implemented, will deliver:

- A refreshed and fit for purpose service offering comparable with those of competitor organisations whilst retaining the ethos and community-based nature of Rockdale
- Improved finances for the longer term
- A better experience and sense of stability for residents and their families who can see the Rockdale Village as a single location to meet all their care needs
- An improved work/career experience for the staff with opportunities to move into different areas of Rockdale's work so improving staff retention and recruitment
- A renewed sense of energy and excitement for residents, staff and our supporters
- An organisation that knows what it is doing and why, that can show the impact it is making on people's lives and that is operationally and financially secure and sustainable.

Work is already underway with the implementation of this vision with the introduction of both nursing care and personal care underway in this financial year.

Looking back, one of our key focuses last year was the celebration of our 75th anniversary. We are very proud of all that Rockdale has achieved since 1948 and continually look to build on the great work that our founder Beatrice Wilson began here. The highlight of our anniversary was our 1940s Summer Party attended by many residents, staff, family and supporters. We also enjoyed an Exhibition showcasing our residents' incredible art and the children from Oakley Nursery made a wonderful collage with our residents. As part of the celebrations, we were delighted when Nadra Ahmed CBE of the National Care Association, a long-time supporter of Rockdale agreed to become our Patron.

Our care home was inspected earlier this year by the Care Quality Commission, and we were delighted to maintain our overall "Good" rating. This is great testimony to the leadership, professionalism, and hard work of our staff. External recognition also came through the award to Rockdale of a Sevenoaks Civic Award. Rockdale was Highly Commended for Best Business in the Community. The recognition of our work in the wider community continues to be vital to Rockdale's future.

For the first time this year our Residents' Satisfaction Survey was carried out by an external market research company. The survey also collected the Tenant Satisfaction Measures as now required by the Regulator of Social Housing. Over ninety per cent of residents were either satisfied or highly satisfied with services, accommodation and support we provide. This figure compares very favourably to other similar housing associations. We will be using the other information and comments in the survey to inform our future operational and strategic objectives.

We also carried out several significant building projects as we continued to invest in our stock, such as replacement flooring throughout our care home; and plant, boiler and water tank works at Beatrice Wilson.

Like many organisations in our locality, recruitment and retention of staff continues to be challenging. As a result, staff wellbeing has been a key focus. We are pleased to remain a Living Wage Employer and our new Staff Engagement Group is placing our staff at the heart of all we do. Our Government Sponsor Licence has enabled us to recruit staff from abroad which is proving very successful.

Changes have also been made to the Senior Management Team to deliver our vision. Andrew Mickleburgh took over as Chief Executive in August 2024 and our new Head of Finance & Resources, David Asuni joined us in March.

At Board level, we said goodbye to Pat Smith and Jill Griffiths. I am grateful for their dedication to Rockdale over these past years. With Rockdale undergoing such a busy and exciting time we are always actively looking for new trustees who can bring their experience to help Rockdale. We are fortunate to have such a broad range of knowledge and experience to support Rockdale moving forward.

Finally, on behalf of Trustee colleagues I would like to pay tribute to the Senior Management Team (both current and former colleagues) and to all our staff who have worked so incredibly hard this year to support our residents and always with a smile.



Ian Grattidge
Chair of the Board of Trustees
23 September 2024

STRATEGIC REPORT

The Sevenoaks and District Old People's Housing Association was founded in 1948 with the aim of providing suitable housing for older people of restricted means who were members of the working classes in Sevenoaks and elsewhere. Renamed Rockdale Housing Association Ltd in 1979, the Association is a community benefit society registered under the Co-operative and Community Benefit Societies Act 2014 (registered No.13507R), a registered provider of social housing as defined under the Housing and Regeneration Act 2008 (Registered No. LH0869), and an exempt charity.

Properties in Management

Rockdale House, Sevenoaks Registered Residential Care Home	48 rooms 2 short stay rooms
Rockdale Road, Sevenoaks	123 sheltered apartments for rent
Webbs Meadow, Sevenoaks	17 sheltered leasehold apartments 1 sheltered apartment for rent
Constant Meadow, Sevenoaks	10 sheltered leasehold apartments
Summerbank, Rockdale Road, Sevenoaks	10 sheltered leasehold apartments
Laurie House 1-19, Sevenoaks	19 sheltered leasehold apartments

The average monthly charges for the various types of properties during 2023/24 were:

Rents

		Rent	Services	Support	Total monthly charges	
		2023/24	2023/24	2023/24	2023/24	2022/23
Rockdale Road	Studio	£442.97	£309.14	£115.02	£867.13	£795.08
Rockdale Road	1 bedroom	£519.77	£340.04	£115.02	£974.83	£894.19
Stable Court	1 bedroom	£519.77	£282.26	£115.02	£917.05	£849.69
Rockdale House	Residential care home	£5,490.53	-	-	£5,490.53	£4,975.73

* Heating & hot water not included in services

STRATEGIC OBJECTIVES

Mission

Rockdale's mission is to provide affordable housing, care and other help to improve the quality of life for older people.

We will:

1. Provide good quality homes and support services for older people which meet their changing needs. This means we will:

- Provide well managed housing cost-effectively and to high standards
- Consult with residents, tenants and leaseholders on the services provided.
- Regularly monitor, evaluate and strive to improve services.
- Provide efficient and responsive repair services and make adequate provision for planned maintenance.
- Make the best use of our assets to maintain a sustainable community.
- Offer appropriate advice to services and welfare benefits.

2. Offer high quality residential care. This means we will:

- Aim to establish Rockdale House as a model of excellence in residential care.
- Recognise that the quality of residential care is dependent on the quality of the staff providing it, and thus place a high priority on the recruitment, training and retention of staff.

3. Sustain and develop our charitable work. This means we will:

- Set aside such capacity and funding as can be afforded by the Association for the support of those who do not have the financial means to access our services.
- Account clearly for our charitable work through external reporting
- Seek grants and donations for the support and expansion of our charitable work.

The Board is responsible for the monitoring the Association's business plan activities. The table below shows the Association's progress on major strategic activities during 2023/24.

Objective	Comments at year end 2024
To complete major projects including Webbs meadow courtyard project, Beatrice Wilson common room redecoration and Beatrice Wilson additional lift project.	Completed- The Webbs Meadow courtyard project, delayed because of Covid, commenced towards the end of the financial year and was completed in August 2024. The Beatrice Wilson redecoration and additional lift have also been completed.
To produce a long-term plan to update the fabric of each building.	Completed- The stock condition survey was completed in February 2022. A detailed five-year plan of maintenance is in place, with additional capital enhancements under consideration.
To maintain occupancy at budgeted levels in Rockdale House	Ongoing – Void levels in the care home continue to fluctuate. The Association is improving the fabric of the Home and extending the scope of care provision in response to the post Covid preferences of prospective residents.
Continue work on improving staff well being and culture including organisation wide staff events	Ongoing – Engaging with staff through survey and focus groups to facilitate feedback and gain rounded understanding and direction to drive improvements. Appraisal and one-to-one training with managers took place this year and will be introducing further training for managers on stress and mental health wellbeing.
To seek new opportunities through the use of technology to improve the quality of care and support to residents.	Ongoing – The roll out of an electronic medication system had been placed on hold but was introduced in 2024. Finance team are looking at ways of using electronic card machines to take payments from residents more easily.
To obtain positive inspection reports making sure Rockdale House is compliant with every requirement.	Completed – CQC inspection published in August 2023 focused in the areas of Safe and Well-led, determined an overall rating of Good, and Good in all areas of operations. A further mock inspection conducted in July 2024 confirmed Good rating in all areas.
Work to ensure that Rockdale is financially sustainable and has a plan for coming out of annual deficits	Ongoing – Broadening the offer of support to our residents by introducing Nursing Care capacity in Rockdale House and providing Domiciliary Care to our independent living residents. Reviewing working practices for efficiencies and ensuring procured services are delivering reliable, competitively priced high-quality services and updating and replacing systems to ensure efficient operations.

OPERATIONAL PERFORMANCE

The following statistics outline our performance in key areas:

Operational Metrics					
Measure	2021-22	2023	2024	Peer Quartile position	2024 Target
Homes					
Repairs completed within target (overall)	98	93	99	1	90
Emergency repairs completed within target	100	85	98	N/A	100
% of Rent loss through empty properties (excluding care home)	4.0	3.7	3.3		
Services					
Satisfaction with overall services	96	96	91	1	98
Satisfaction with responsive repairs	96	98	83	1	99
People					
Staff turnover	28.12	22.6	29.8	2	
Average days lost to sickness absence	10.06**	3.5	3.5	2	
Average days lost due to short term sickness absence	1.98	2.0	1.47	2	
Average days lost to long term sickness absence	2.55	1.5	2.03	2	

**includes Covid-19 related sickness and isolation periods

Assets

The lost income arising from our 2023-24 void flats was £23,238 which equates to 3.3% of total Sevenoaks rented flats income, compared with our budgeted level of 4.0%. We carried out improvement works in all void flats to continue to achieve our 100% decent home standard and ensure they remain attractive to let.

In addition to the decent home's maintenance expenditure, we carried out other major works around the site in accordance with our 25-year planned and capital maintenance programme. This included substantial rewire and refurbishment work, replacement flooring throughout Rockdale House, and water tank relocation and replacement at Beatrice Wilson.

During 2023/24 we spent £198,946 on planned maintenance projects and £354,607 on responsive maintenance projects. This included the upgrading of significant communal boiler and electrical repairs, guttering and call equipment repairs.

The loss of rent and service charges over the period as a whole (voids) expressed as a percentage of the gross debit (chargeable if all properties were fully occupied) was:

	Total % of void cost 2023-24	Total % of void cost 2022-23	Total % of void cost 2021-22	Total % of void cost 2020
Rented apartments	3.3%	3.1%	6.3%	4.0%
Rockdale House	19.3%	12.0%	23.0%	10.0%

In-House Maintenance

Our in-house maintenance staff carried out a total of 1,182 maintenance jobs in 2023/24, 1,061 requests were undertaken in the Sevenoaks apartments and 121 in the Care Home.

Outside Contractor Maintenance

In total 700 jobs were raised; 549 requests were undertaken in the Sevenoaks apartments and 151 in the Care Home. Outside contractor maintenance emergency repairs performance failed to achieve targets as four repairs missed the target due to delayed access to the House and some Contractors failing to notify formal completion dates which will be rectified for future orders. Both urgent and routine works have been completed well within target.

Our target time for carrying out repairs is 24 hours for emergency repairs, 5 working days for urgent repairs, and one calendar month for routine repairs.

The table below shows how we have performed compared to previous years.

Contractors	2024	2023	2021-22	2020	2019	2018
Emergency repairs	84.7%	85.42%	100%	100%	100%	100%
Urgent Repairs	95.8%	95.38%	100%	100%	100%	96.51%
Routine repairs	99.2%	97.32%	92.61%	93.4%	94.34%	94.16%

VALUE FOR MONEY

The Board acknowledges that it is ultimately responsible for ensuring compliance with the regulatory standard on Value for Money (VFM). The Board regularly receives a range of internal and external information providing adequate evidence to demonstrate compliance with the VFM standard.

Annually, the Association provides an assessment of its performance setting out how Rockdale is achieving Value for Money in delivering its purpose, objectives and services to residents and this can be found on our website www.rockdale.org.uk.

The Regulator of Social Housing issued a Value for Money Standard in 2018, setting out specific requirements for registered providers to publish evidence within their statutory accounts of its value for money targets and metrics set out by the regulator, as well as setting out how performance compares to that of its peers.

Rockdale is a member of the Acuity benchmarking group for older people, the care home benchmarking group and the Sector Scorecard (administered by Housemark). A key focus for the Association is in understanding performance and costs in relation to our peers through regular benchmarking.

The Association demonstrates Value for Money by: -

- Ensuring Value for Money is embedded through all decision-making processes.
- Setting clear strategic objectives.
- Having a framework of strategies, policies & processes in place to ensure optimal benefits are achieved from both assets and resources.
- Ensuring services are cost effective, efficient and customer driven.
- Recruiting and retaining the best staff to deliver our services.

Each year the Association provides an assessment of its performance setting out how we are achieving Value for Money in delivering our purpose, objectives and services to residents and this can be found on our website www.rockdale.org.uk.

Metric set by the Regulator	2021-22	2023	2024	Benchmark Median	Benchmark Quartile position
Reinvestment %	6	2.18	1.54	4.05	4
New supply delivered % (Social Housing units) (N.B. no Non-Social Housing units were supplied in the period)	0	0	0	2.4	4
Reinvestment into the existing stock has by substantial uncapitalised maintenance and refit works program. The direction of future development projects is currently being considered.					
Gearing %	0	0	0	2	Not available
Gearing is zero because the value of long-term loans is much smaller than the value of the housing stock.					
Earnings before interest, tax, depreciation, amortisation, (EBITDA MRI) as % of interest	28	-1511	-248	927	Not available
EBITDA measures the level of operating surplus compared to interest payable, avoiding distortions from non-cash items such as depreciation but including costs of capital repairs. In 2023/24 the association incurred an operating deficit and a high level of capitalised major repairs.					
Headline Social housing cost per unit	10,767	11,162	10,735	5,413	Not available
This measure is shown for the rental flats and is higher than the benchmarking median as Rockdale provides support as well as housing to our tenants and it is recognised that provision to an older age group does increase these headline costs.					
Operating margin %	-11.28	-12.83	-8.4	9.6	4
Return on Capital Employed (ROCE) %	-18.3	-4	-3.5	-0.05	Not available
Both operating margin and ROCE assess the Association's profitability and ROCE also looks at the efficiency with which capital is used. Operating margin has continued to decline due to pressures on income and costs, while ROCE continues to be negative but is improved on the 2022/23 comparison.					

KEY STRATEGIC AND OPERATIONAL RISKS

Risk management is a fundamental element intrinsically linked to the Association's overall strategy and business planning activities. The highest rated key strategic risks affecting Rockdale Housing Association, as of 31st March 2024, are summarised in the table below. These risks, along with other key risks, are regularly reviewed, and the Board monitor risks at each board meeting.

Strategic Risk	Measures to mitigate risks
Failure to follow legislation and statutory framework including Health & Safety	<p>There are regular Health & Safety meetings of key staff to discuss and check that all relevant Health & Safety procedures and policies are being followed.</p> <p>Staff receive regular training on Health & Safety</p> <p>The Head of Housing & Maintenance is a Health & Safety Champion to drive through good practice in this area.</p>
Failure to maintain positive regulatory judgement from CQC	<p>CQC inspection held in May 2023 with an overall Good finding, and a further Mock inspection in July 2024 with a similar Good in all areas outcome and a resulting action plan. Recommendations from action plan being implemented.</p> <p>Training on CQC requirements given to all staff regularly.</p> <p>Home Manager attends CQC training to understand better their requirements.</p> <p>Regular unannounced visits to the Home from Board with feedback and constructive criticism provided.</p>
Failure to comply with Care Home KPIs	<p>Regular discussion of KPIs at Home staff meetings and SMT. Establishment of Quality Assurance committee to review KPIs in detail and assist in improvements to service. Experienced Board members providing insight and challenge to Home manager and staff.</p>
Failure to recruit/retain skilled and motivated team	<p>Widening of network of recruitment pools.</p> <p>Continuing as a Living Wage Employer. Remuneration benchmarking and improvement of benefits package.</p> <p>Continue with payment of Staff recruitment bonus.</p>
IT Failure	<p>New IT system with cloud-based technology and improved security measures, increased investment in IT. Higher focus on IT within SMT. Dedicated external IT support. External assessment and Cyber security training and certification.</p>

STATEMENT OF BOARD OF TRUSTEES' RESPONSIBILITIES

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 housing legislation require the Board to prepare financial statements for each financial year which provide a true and fair view of the state of affairs of the Association and of its income and expenditure for the period.

In preparing these financial statements the Board is required to:

- select suitable accounting policies and then apply them consistently.
- make judgements and estimates that are reasonable and prudent.
- state whether applicable accounting standards 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 is responsible for the keeping of proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it to ensure its financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing & Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing England 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

The Board proactively review and manage potential risk exposure through the risk register and aim to mitigate this risk as much as possible.

POLICY ON BOARD MEMBERSHIP

Membership to the Board of Management or Sub-Committee is based on the candidate's ability to provide considerable technical knowledge expertise and make a substantial contribution to the long-term wellbeing of the Association. Applications for membership to the Board or Committees should be in writing and will be individually determined by the Board based on the above criteria.

As at 31 March 2024 the Board of Management consisted of seven non-executive members. All Board Members are £1 shareholders.

MEMBERSHIP OF BOARD AND COMMITTEES AS AT 31 MARCH 2024

Board Members		Appointed
Chair	Ian Grattidge	2015
Deputy Chair	Stephen Platt	2021
	Jill Griffiths	2011 (resigned Jan 2024)
	David McKee	2016
	Patricia Smith	2018 (resigned Nov 2023)
	Simon Constantine	2021 (resigned Aug 2023)
	Julie Phillips	2021
	Patricia Mayer	2021
	Alex Yew	2022
	Andrew Mickleburgh	2023 (resigned Apr 2024)
	Anna Keast	2023 (resigned Jan 2024)
	Henry Every	29 April 2024 (Co-optee)
	Katrina Walker	22 July 2024 (Co-optee)
Board subcommittees		
Finance, Audit & Risk	Alex Yew & Ian Grattidge	
Quality Assurance	Pat Mayer, Stephen Platt & David McKee	
Senior Staff		
	Andrew Mickleburgh, Chief Executive Officer (appointed Aug 2024)	
	Chris Munday, Chief Executive Officer (resigned Aug 2024)	
	David Asuni, Head of Finance & Resources (appointed March 2024)	

Baz Bedrossian, Interim Head of
Finance & Resources (June 2023
to March 2024)

Trupti Khristi, Home Manager

Claire Adams, Head of HR &
Governance

Bankers	National Westminster Bank plc, 67 High Street, Sevenoaks, Kent TN13 1JY
Auditors	Lindeyer Francis Ferguson Ltd, North House, 198 High Street, Tonbridge, Kent TN9 1BE
Solicitors	Devonshires, Salisbury House, 30 Finsbury Circus, London, EC2M 5QY
Registered office	Rockdale Lodge, Rockdale Road, Sevenoaks, Kent, TN13 1JT
Statutory registration	Co-operative and Community Benefit Society (13507R) and the Regulator of Social Housing (LH0869)

STATEMENT OF INTERNAL FINANCIAL CONTROLS

The Board acknowledge their ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate to the various business environments in which it operates. These controls are designed to give reasonable assurance with respect to:

- the reliability of financial information used within the Association or for publication
- the maintenance of proper accounting records, and
- the safeguarding of assets against unauthorised use or disposition
- It is the Board's responsibility to establish and maintain systems of internal financial control. Such systems can only provide reasonable and not absolute assurance against material financial miss-statement or loss. Key elements include ensuring that:
 - formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Association's assets
 - experienced and suitably qualified staff take responsibility for key business functions. Annual appraisal procedures have been established to maintain standards of performance
 - forecasts and budgets are prepared which allow the Board and senior staff to monitor the key business risks, the financial objectives and progress towards financial plans set for the year. In the medium term, regular management accounts are prepared promptly, providing relevant, reliable, up-to-date financial and other information highlighting significant variances from budgets which are investigated as appropriate
 - all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures
 - the Board reviews reports from the senior staff and from the external auditors to provide reasonable assurance that control procedures are in place and that they are being followed. This includes a general review of the major risks facing the Association at each Board meeting
 - actions required to rectify any weaknesses identified from the above reports are dealt with on an individual basis. In all cases these actions will be recorded, monitored and reported to the Board
 - the Board proactively reviews and manages potential risk exposure through the risk register with an aim for risk mitigation

The Board has reviewed the effectiveness of the internal financial control systems in existence within the Association for the period ending 31 March 2024.

Other than the issues raised in the auditor's report there were no additional weaknesses found in internal financial controls which resulted in material losses, contingencies or uncertainties or which required disclosure in the financial statements or in the auditors' report on the financial statements.

STATEMENT OF PUBLIC BENEFIT

The Association refers to the Charity Commission's general guidance on public benefit when reviewing its mission statement and in planning future activities.

Originally founded to assist the local people of Sevenoaks in need of affordable housing and or care, this ethos remains a fundamental part of Rockdale's culture today and we continue to charitably support some residents who need our housing, support and care but who may not have the financial means to access it. The Association does this in a variety of ways including keeping our fees as low as possible and accepting local authority residents at reduced rates, supplemented by our own funds. At 31 March 2024 we were supporting 6 residents in Rockdale House and 53 sheltered housing residents.

COMPLIANCE WITH THE GOVERNANCE AND FINANCIAL VIABILITY STANDARD

The Association has adopted the principles and provisions of the National Housing Federation ("NHF") Code of Governance 2005, and the Board considers that the Association complies with all requirements of the RSH regulatory standards. The trustees are currently assessing the Association's compliance against the 2020 NHF Code of Governance, to adopt the code by the end of the 2024/25 financial year.

Since the 2022/23 reporting period, the Board have recruited two new board members to help develop and drive the Association's strategy for the next 5 years. The Association understands the importance of Board regeneration and feels it is important for trustees to have experience, knowledge, and history of the Association to best serve the local community.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ROCKDALE HOUSING ASSOCIATION

Opinion

We have audited the financial statements of Rockdale Housing Association (the "Association") for the year ended 31 March 2024 which comprise the statement of comprehensive income, statement of financial position, statement of changes in reserves, statement of cash flows 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 2024 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the 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

In auditing the financial statements, we have concluded that the Board of Management's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least 12 months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Board of Management with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Board of Management are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the 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 in relation to which the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained; or
- the Association has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Board of Management

As explained more fully in the Statement of the Board of Management's responsibilities on page 12, the Board of Management 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 of Management 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 of Management is 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 of Management either intends 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.

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.

We obtained an understanding of the legal and regulatory framework applicable to the preparation of the financial statements of the Association, and the procedures that management adopt to ensure compliance. We have considered the extent to which non-compliance might have a material effect on the financial statements, and in particular we identified: 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 2022.

We have also identified other laws and regulations that do not have a direct effect on the amounts or disclosures within the financial statements, but for which compliance is fundamental to the Association's operations, including Employment Law, Health and Safety Law, the General Data Protection Regulation, and regulations relating to safeguarding vulnerable people with the key legislature being Safeguarding Vulnerable Groups Act 2006.

Having reviewed the laws and regulations applicable to the Association, we designed and performed audit procedures to obtain sufficient appropriate audit evidence. Specifically, we:

- Assigned an engagement team to the audit with particular familiarity in dealing with registered providers of social housing;
- Obtained an understanding of the Association's procedures for ensuring compliance with laws and regulations;
- Obtained and reviewed internal policy and procedure documents;
- Made enquiries of management and the Board of Management regarding whether they were aware of any actual or suspected incidences of non-compliance with laws and regulations;
- Obtained and reviewed meeting minutes;
- Obtained and reviewed correspondence with the regulator;
- Reviewed legal expenses accounts for indications of any possible non-compliance; and
- Reviewed the completeness and accuracy of any disclosures made in the financial statements.

We assessed the susceptibility of the Association's financial statements to material misstatement, including considering how fraud might occur. This was performed by:

- Making an assessment of the Association's control environment, systems and controls including identifying any weaknesses and considering the risk of management override of controls;
- Assessing the susceptibility of the Association's financial statements to material misstatement, including considering how fraud could occur;
- Considering whether there are any incentives or opportunities for management to manipulate financial results;
- Obtaining and evaluating the Board of Management's assessment of the risk of fraud, and enquiring as to whether they are aware of any actual or suspected incidences of fraud; and
- Reviewing the accounting policies and accounting estimates for signs of management bias.
- Identifying key risks relating to irregularities as relating to revenue recognition, management override of controls and the estimates included in the pension provision.

We then designed audit procedures in response to the risks identified, including performing substantive testing on all material income streams, reviewing journal entries and accounting estimates in relation to management override and reviewing the assumptions included in the pension provision for reasonableness.

The audit has been planned and performed in accordance with auditing standards, however, because of the inherent limitations of audit procedures there remains a risk that we will not detect all irregularities, including those that may lead to material misstatements in the financial statements. There are inherent difficulties in detecting irregularities, and irregularities that result from fraud may be more difficult to detect than irregularities that result from error, for example due to concealment, override of controls, collusion or misrepresentations. In addition, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less audit procedures are able to identify it.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [\[www.frc.org.uk/auditorsresponsibilities\]](http://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 Association's members, as a body, in accordance with section 87 of 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 auditors' 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 Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Lindeyer Francis Ferguson Ltd

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Lindeyer Francis Ferguson Limited

Chartered Accountants
Statutory Auditors
North House
198 High Street
Tonbridge
Kent TN9 1BE

Date: 25 September 2024

ROCKDALE HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2024

	Note	2024 £	2023 £
Turnover			
Income from lettings	3	4,047,854	3,678,123
Operating expenditure			
Direct property management and administration	3	(4,530,975)	(4,221,008)
		(483,121)	(542,885)
Other operating income		151,107	135,329
Other operating costs		(79,543)	(81,801)
Operating deficit for the period		(411,557)	(489,357)
Interest receivable and similar income	7	289,416	181,987
Interest payable and similar costs	8	(88,730)	(74,780)
Net losses on investments	13	(55,051)	(273,535)
Deficit for the period	10	(265,922)	(655,685)
Other comprehensive income:			
Actuarial losses on pension schemes	18	(111,000)	(69,000)
Total comprehensive deficit for the year		(376,922)	(724,685)

All activities are continuing activities.

ROCKDALE HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2024

	Note	£	2024 £	£	2023 £
Fixed assets					
Housing properties	11		7,735,773		7,959,644
Other tangible fixed assets	12		121,208		119,384
Investments	13		-		2,228,316
			<u>7,856,981</u>		<u>10,307,344</u>
Current assets					
Trade and other debtors	14	157,236		149,930	
Cash and cash equivalents		4,378,207		2,377,859	
		<u>4,535,443</u>		<u>2,527,789</u>	
Creditors: amounts falling due within one year	15	(448,145)		(449,796)	
Net current assets			4,087,298		2,077,993
Total assets less current liabilities			11,944,279		12,385,337
Creditors: amounts falling due after more than one year	16		(1,662,439)		(1,723,575)
Net assets excluding pension liability			10,281,840		10,661,762
Provisions for liabilities					
Defined benefit pension scheme liability	18		(705,000)		(708,000)
Total net assets			9,576,840		9,953,762
Equity					
Called up share capital	19		57		54
Reserves:					
Restricted reserves	20		629,097		510,186
Income and expenditure reserve			8,947,686		9,443,522
Total equity			9,576,840		9,953,762

The financial statements were approved and authorised for issue by the Board of Management on 23 September 2024 and are signed on its behalf by:


I Grattidge - Chairman


Stephen Platt - Deputy Chair


A Mickleburgh - Secretary

ROCKDALE HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN RESERVES
FOR THE YEAR ENDED 31 MARCH 2024

	<i>Called up share capital</i> £	<i>Restricted reserves</i> £	<i>Income and expenditure reserve</i> £	<i>Total</i> £
Balance at 1 April 2022	54	474,208	10,204,185	10,678,447
Shares issued during the year	-	-	-	-
Deficit per Statement of Comprehensive Income	-	-	(724,685)	(724,685)
Restricted reserves movement	-	35,978	(35,978)	-
Balance at 31 March 2023	<u>54</u>	<u>510,186</u>	<u>9,443,522</u>	<u>9,953,762</u>
Shares issued during the year	3	-	(3)	-
Deficit per Statement of Comprehensive Income	-	-	(376,922)	(376,922)
Restricted reserves movement	-	118,911	(118,911)	-
Balance at 31 March 2024	<u><u>57</u></u>	<u><u>629,097</u></u>	<u><u>8,947,686</u></u>	<u><u>9,576,840</u></u>

ROCKDALE HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2024

	Note	2024 £	2023 £
Net cash used in operating activities	A	(139,394)	(212,489)
Cash flows from investing activities			
Acquisition and construction of housing properties		(119,508)	(173,329)
Acquisition of other tangible fixed assets		(49,104)	(50,659)
Purchases of investments		(217,632)	(712,898)
Sales proceeds from investments		2,390,897	736,560
Interest and dividends received		153,181	120,693
Net cash from / (used in) investing activities		2,157,834	(79,633)
Cash flows from financing activities			
Interest paid		(16,264)	(16,440)
Repayments of borrowings		(1,828)	(1,652)
Net cash used in financing activities		(18,092)	(18,092)
Change in cash and cash equivalents		2,000,348	(310,214)
Cash and cash equivalents at the start of the year		2,377,859	2,688,073
Cash and cash equivalents at the end of the year		4,378,207	2,377,859
A. Net cash used in operating activities			
Deficit for the period		(265,922)	(655,685)
Adjustments for:			
Depreciation and loss on disposal		390,659	388,691
Net losses on investments		55,051	273,535
Amortised housing grant		(58,896)	(58,896)
Defined benefit pension cost		(114,000)	(120,000)
Decrease in trade and other debtors		(7,306)	81,397
Decrease in trade and other creditors		(2,063)	(17,278)
Interest and dividends received		(153,181)	(120,693)
Loan interest paid		16,264	16,440
Net cash used in operating activities		(139,394)	(212,489)

ROCKDALE HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2024

B. Analysis of changes in net debt	<i>At 1 Apr</i> 2023 £	<i>Cash flows</i> £	<i>Non cash</i> <i>changes</i> £	<i>At 31 Mar</i> 2024 £
Cash and cash equivalents	2,377,859	2,000,348	-	4,378,207
Housing loan due within one year	(1,611)	1,828	(2,240)	(2,023)
Housing loan due after one year	(155,594)	-	2,240	(153,354)
	<u>2,220,654</u>	<u>2,002,176</u>	<u>-</u>	<u>4,222,830</u>

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

1 Status

Rockdale Housing Association Limited is registered under the Co-operative and Community Benefit Societies Act 2014 as an exempt charity (No. 13507R) and a private registered provider of social housing in the United Kingdom registered with the Regulator of Social Housing (No.LH0869) under the Housing Act 1996. The Association is a Public benefit entity (PBE) as defined in the glossary of FRS 102.

The Association's registered address is Rockdale Lodge, Rockdale Road, Sevenoaks, Kent, TN13 1JT. The nature of the Association's operations is given in the Director's Report.

2 Principal accounting policies

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102); the Statement of Recommended Practice (SORP) for Social Housing Providers; and with the Accounting Direction for private registered providers of social housing in England. The financial statements are also prepared under the Co-operative and Community Benefit Societies Act 2014. The financial statements are prepared in pounds sterling, which is the functional currency of the Association, and are rounded to the nearest whole pound.

The financial statements have been prepared on the going concern basis under the historical cost convention with the exception of listed investments which are stated at fair value.

Turnover

Turnover is measured at the fair value of the consideration received or receivable.

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, and revenue grants.

Pension costs

The Association operates two pension schemes; a defined contribution scheme and a defined benefit multi-employer scheme. Information regarding the Association's defined benefit multi-employer scheme underlying assets and liabilities has been provided by the pension scheme administrators and the scheme assets and liabilities have been included in the Association's financial

2 Principal accounting policies continued

Tangible fixed assets - housing properties

Housing properties are stated at cost which includes the following:

- Costs of acquiring land and buildings including legal fees;
- Development expenditure including consultants' fees;
- Interest charged on the mortgage loans raised to finance the scheme;
- Expenditure on improvements including consultants' fees; and
- Amounts equal to allowances for administration and supervision of schemes approved for Social Housing Grant (SHG).

Any invoices and architects' certificates relating to capital expenditure incurred in the year are included in the financial statements for the year at gross value before retentions, provided that the dates of issue or valuation are prior to the year end.

Depreciation is provided on housing properties, excluding land, so as to write off the net cost less estimated residual value of each asset over its remaining estimated useful life. Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they relate, if shorter, as follows:

Main fabric/structure	50 years straight line
Roof	25-50 years straight line
Windows, bathrooms, heating systems	20 years straight line
Kitchens, internal lifts	15 years straight line
External lifts	20 years straight line

Assets in the course of construction are carried at cost and are not depreciated until they are brought into use. Expenditure on improvements is only capitalised where it results in incremental future benefits such as increased rental income, reduced maintenance costs, a significant extension in the useful economic life of the asset or a major component is replaced. Works to existing properties are treated as improvements where they comply with this policy.

Tangible fixed assets - other

Tangible fixed assets other than housing properties are stated at cost less accumulated depreciation. Depreciation is calculated to write off the cost over the estimated useful economic life at the following rates:

Fixtures, fittings, machinery and equipment	5 years straight line
Computers and IT equipment	3 years straight line

Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each accounting reference date. The key indicators considered are declines in market value, physical damage, changes in demand and contamination issues (e.g. the identification of asbestos requiring removal), among others. If such indicators exist, the recoverable amount is estimated and compared to the carrying amount. Where the carrying amount exceeds the recoverable amount, an impairment loss is recognised in the statement of comprehensive income.

2 Principal accounting policies continued

Investments

Investments are measured at fair value as follows:

UK quoted securities and Unit Trusts are valued at the mid-market price quoted by the London Stock Exchange. Overseas securities are valued at the mid-market or last traded price on the relevant stock exchange.

OEICs are valued at the price calculated by the OEIC Manager on the valuation date. Unquoted securities are valued at prices obtained from accredited sources.

Cash balances held by the Investment Company are shown in Cash and cash equivalents in the Statement of Financial Position.

Debtors and creditors due within one year

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 statement of comprehensive income.

Unutilised contributions made by leaseholders to service charges are provided for in creditors due within one year, in so far as reductions will be made to future service charge contributions. Additionally under-recovered service charges are recognised in debtors in so far as the recovery of the balance is virtually certain.

Cash and cash equivalents

Cash held on deposit with an initial maturity of approximately three months or less is shown on the Statement of Financial Position as Cash and cash equivalents.

Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

Social housing grants

Social Housing Grants (SHG) are included in deferred income and then released to income on a systematic basis using the accrual method. This amortisation is calculated on a pro rata basis over the expected useful life (as stated above) of the housing properties' structure and their individual components (excluding land).

SHG is repayable under certain circumstances, primarily following the sale of the property, but will normally be restricted to net proceeds of sale. The grants are reflected in the financial statements once payment has been approved.

Restricted reserves

Restricted reserves are those reserves which are subject to external restrictions governing their application.

2 Principal accounting policies continued

Critical judgements and key sources of estimation uncertainty

In many cases, the accounting treatment of a particular transaction in these financial statements is specifically dictated by FRS 102 and does not require judgment in its application. In other cases management's judgement may be required in choosing a particular policy. Where the choice of a particular policy could materially affect the numbers disclosed in these financial statements then we consider these to be critical accounting policies.

The critical accounting policies and important estimates used in the preparation of these accounts are set out below:

A key source of estimation uncertainty arises from the Multi-employer defined benefit pension scheme valuations of liabilities. The key assumptions used in the actuarial calculations include the discount rate, inflation rate, salary growth and the life expectancy of the staff members.

Useful economic lives of tangible assets:

The depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets and these are re-assessed annually. They are amended when necessary to reflect current estimates, based on future developments, economic utilisation and the physical condition of the assets.

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

3 Income and expenditure in relation to Social Housing

	2024 £	2023 £
Care home fees receivable	3,260,679	2,826,523
Rents receivable	699,933	659,074
Service charges receivable	627,032	549,553
Support charges receivable	250,112	236,786
Amortised Social Housing Grant	58,896	58,896
	<u>4,896,652</u>	<u>4,330,832</u>
Less: voids, losses and charitable contributions (see Note 4)	(848,798)	(652,709)
Income from lettings	4,047,854	3,678,123
Direct property operating costs:		
Staff costs (see Note 6)	2,773,249	2,456,877
Maintenance costs	584,695	597,409
Depreciation and loss on disposal	390,659	388,691
Utilities, rates and insurance	253,489	302,084
Other costs	528,883	475,947
	<u>4,530,975</u>	<u>4,221,008</u>
Operating expenditure	4,530,975	4,221,008
Operating deficit from Social Housing activities	(483,121)	(542,885)

4 Voids, losses and charitable contributions

	2024 £	2023 £
Voids due to vacancies	651,899	382,200
Charitable contributions to fees and support charges	196,454	281,196
Write offs and other losses	445	(10,687)
	<u>848,798</u>	<u>652,709</u>

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

5 Key management personnel

Key Management Personnel are defined as the people responsible for planning and directing the activities of Rockdale Housing Association, comprising the Chief Executive, the Head of Finance, the Head of Maintenance, the Home Manager and the Housing Manager. The highest paid director is the person who reports directly to the Board.

The total emoluments of key management personnel, including National Insurance and employer's pension contributions, were £386,382 (2023: £283,648). The remuneration paid to the highest paid director, excluding National Insurance and employer's pension contributions, was £83,177 (2023: £78,662).

The numbers of staff with remuneration more than £60,000 was as follows:

- £60,000 - £70,000 - None (2023: One)
- £70,000 - £80,000 - One (2023: One)
- £80,000 - £90,000 - One (2023: One)
- £90,000 - £100,000 - One (2023: None)

Emoluments totalling £6,000 (2023: £3,000) were paid in the year to a member (2023: two members) on the Board of Management for a one-off project. Expenses totalling £133 (2023: £Nil) were paid to the Board of Management in the year.

6 Staff costs

	2024	2023
	£	£
Staff costs comprised:		
Wages and salaries	2,278,254	1,946,584
Agency staff	272,067	328,462
Employer's National Insurance contributions	203,974	164,746
Employer's pension contributions	74,239	76,383
	<u>2,828,534</u>	<u>2,516,175</u>
Home Help staff included in Other operating costs	(55,285)	(59,298)
Per Note 3	<u>2,773,249</u>	<u>2,456,877</u>

The average number of persons employed during the year was 94 (2023: 85) on a headcount basis or 74 (2023: 54) on a full-time equivalent basis.

ROCKDALE HOUSING ASSOCIATION LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024****7 Interest receivable and similar income**

	2024	2023
	£	£
Deposit interest receivable	143,368	30,394
Dividends receivable	9,813	90,299
Charitable donations and bequests	17,324	25,315
Leasehold Properties Sinking Fund Income	118,911	35,979
	<u>289,416</u>	<u>181,987</u>

8 Interest payable and similar costs

	2024	2023
	£	£
Fundraising, publicity and awareness costs	29,991	25,108
Investment management fees	9,707	14,115
Net interest expense on defined benefit pensions	32,768	19,117
Loans payable wholly or partly after five years	16,264	16,440
	<u>88,730</u>	<u>74,780</u>

9 Taxation

The Association is an exempt charity, registered under the Co-operative and Community Benefit Societies Act 2014, number 13507R, and by virtue of Section 505 of the Income and Corporation Taxes Act 1988 is therefore exempt from liability to taxation on its income and gains.

10 Operating deficit for the period

	2024	2023
	£	£
This is stated after charging:		
Depreciation - tangible fixed assets	390,898	388,691
Auditors' remuneration, including irrecoverable VAT:		
- in their capacity of Auditors	16,043	12,444
- in other capacity	2,220	2,040
	<u>409,161</u>	<u>403,175</u>

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

11 Tangible fixed assets - Housing properties

	<i>Freehold properties under shared ownership</i> £	<i>Freehold properties for letting</i> £	<i>Freehold offices</i> £	<i>Total</i> £
Cost				
At 1 April 2023	166,247	11,863,517	236,135	12,265,899
Additions	11,843	107,665	-	119,508
Disposals	-	(69,994)	-	(69,994)
At 31 March 2024	<u>178,090</u>	<u>11,901,188</u>	<u>236,135</u>	<u>12,315,413</u>
Depreciation				
At 1 April 2023	72,555	4,097,083	136,617	4,306,255
Charge for the year	3,332	336,358	3,928	343,618
Eliminated on disposal	-	(70,233)	-	(70,233)
At 31 March 2024	<u>75,887</u>	<u>4,363,208</u>	<u>140,545</u>	<u>4,579,640</u>
Net book value				
At 31 March 2024	<u>102,203</u>	<u>7,537,980</u>	<u>95,590</u>	<u>7,735,773</u>
At 31 March 2023	<u>93,692</u>	<u>7,766,434</u>	<u>99,518</u>	<u>7,959,644</u>

As noted in the previous year's financial statements, a charge and a pending charge existed in favour of Balfour Beatty over three of the Association's properties. These charges were released during 2022-23 and the leases were assigned to the association post year-end. During the year, the association has continued to negotiate settlement of the outstanding retention with Balfour Beatty. The retention balance that the association has continued to negotiate stands at £65,948. This sum is shown under Creditors in Note 15.

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

12 Tangible fixed assets - other

	<i>Plant, machinery, fixtures & equipment</i> £	<i>Computer hardware & software</i> £	<i>Total</i> £
Cost			
At 1 April 2023	364,855	68,066	432,921
Additions	49,104	-	49,104
	<u>413,959</u>	<u>68,066</u>	<u>482,025</u>
At 31 March 2024			
Depreciation			
At 1 April 2023	280,584	32,953	313,537
Charge for the year	28,835	18,445	47,280
	<u>309,419</u>	<u>51,398</u>	<u>360,817</u>
At 31 March 2024			
Net book value			
At 31 March 2024	<u>104,540</u>	<u>16,668</u>	<u>121,208</u>
At 31 March 2023	<u>84,271</u>	<u>35,113</u>	<u>119,384</u>

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

13 Investments

	2024 £	2023 £
Fair value at 1 April 2023	2,228,316	2,525,513
Additions at cost	217,632	712,898
Disposals at fair value	(2,445,948)	(817,201)
Change in fair value	-	(192,894)
	<u>-</u>	<u>2,228,316</u>
Fair value at 31 March 2024	-	2,228,316
	<u>-</u>	<u>2,228,316</u>
Disposals sales proceeds	2,390,897	736,560
Total realised and unrealised losses	(55,051)	(273,535)
	<u>(55,051)</u>	<u>(273,535)</u>
Investments comprise:		
Fixed interest bonds and gilts	-	1,891,064
UK equities	-	59,685
Alternative investments (infrastructure)	-	277,567
	<u>-</u>	<u>2,228,316</u>
	<u>-</u>	<u>2,228,316</u>

14 Trade and other debtors

	2024 £	2023 £
Rent receivable	23,874	47,334
Other debtors and prepayments	133,362	102,596
	<u>157,236</u>	<u>149,930</u>
	<u>157,236</u>	<u>149,930</u>

15 Creditors: amounts falling due within one year

	2024 £	2023 £
Housing loans - Orchardbrook Limited	2,023	1,611
Trade creditors	67,252	100,551
Other tax and social security	47,750	43,186
Pension contributions	24,087	453
Social Housing Grants deferred	58,896	58,896
Balfour Beatty retention	65,948	65,948
Accruals and deferred income	177,163	174,495
Other creditors	5,026	4,656
	<u>448,145</u>	<u>449,796</u>
	<u>448,145</u>	<u>449,796</u>

ROCKDALE HOUSING ASSOCIATION LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024****16 Creditors: amounts falling due after more than one year**

	2024 £	2023 £
Housing loans - Orchardbrook Limited: long term	153,354	155,594
Social Housing Grants deferred: long term	1,509,085	1,567,981
	<u>1,662,439</u>	<u>1,723,575</u>

17 Social Housing Grants deferred

	2024 £	2023 £
At 1 April 2023	1,626,877	1,685,773
Amortisation for the year	(58,896)	(58,896)
At 31 March 2024	<u>1,567,981</u>	<u>1,626,877</u>

18 Pension obligations

The housing association participates in the Social Housing Pension Scheme (SHPS), 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 completed triennial valuation of the scheme for funding purposes was carried out as at 30 September 2020. This valuation revealed a deficit of £1,560m. A Recovery Plan has been put in place with the aim of removing this deficit by 31 March 2028.

The scheme is classified as a 'last-man standing' arrangement. Therefore the Association 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.

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

18 Pension obligations continued

For accounting purposes, a valuation of the scheme is carried out with an effective date of 30 September each year. The liability figures from this valuation are rolled forward for the relevant accounting year-ends from the following 31 March to 28 February inclusive.

The latest accounting valuation was carried out with an effective date of 30 September 2023. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2024 to 29 February 2025 inclusive.

The liabilities are compared, at the relevant accounting date, with the company's fair share of the Scheme's total assets to calculate the company's net deficit or surplus.

Present value of defined benefit obligation

	2024 £	2023 £
Fair value of plan assets	3,120,000	3,065,000
Present value of defined benefit obligation	(3,825,000)	(3,773,000)
	<u>(705,000)</u>	<u>(708,000)</u>

Reconciliation of fair value of plan assets

	2024 £	2023 £
Fair value of plan assets at start of period	3,065,000	4,239,000
Interest income	149,000	117,000
Experience on plan assets (excluding amounts included in interest income)	(46,000)	(1,224,000)
Contributions by the employer	152,000	145,000
Benefits paid and expenses	(200,000)	(212,000)
	<u>3,120,000</u>	<u>3,065,000</u>

The actual return on plan assets (including any changes in share of assets) over the year was £103,000 (2023: £603,000).

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

18 Pension obligations continued

Reconciliation of defined benefit obligation

	2024 £	2023 £
Defined benefit obligation at start of period	3,773,000	4,998,000
Expenses	6,000	6,000
Interest expense	181,000	136,000
Actuarial losses due to scheme experience	87,000	41,000
Actuarial gains due to changes in demographic assumptions	(52,000)	(10,000)
Actuarial gains due to changes in financial assumptions	30,000	(1,186,000)
Benefits paid and expenses	(200,000)	(212,000)
	<u>3,825,000</u>	<u>3,773,000</u>

Defined benefit cost recognised in the Statement of Comprehensive Income

	2024 £	2023 £
Expenses	6,000	6,000
Net interest expense	32,000	19,000
	<u>38,000</u>	<u>25,000</u>

Defined benefit cost recognised in Other Comprehensive Income

	2024 £	2023 £
Experience on plan assets (excluding amounts included in net interest cost)	(46,000)	(1,224,000)
Experience gains and losses arising on the plan liabilities	(87,000)	(41,000)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation	52,000	10,000
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation	(30,000)	1,186,000
	<u>(111,000)</u>	<u>(69,000)</u>

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

18 Pension obligations continued

	2024	2023
	£	£
Assets comprise:		
Global Equity	311,000	57,000
Absolute Return	122,000	33,000
Distressed Opportunities	110,000	93,000
Credit Relative Value	102,000	116,000
Alternative Risk Premia	99,000	6,000
Emerging Markets Debt	40,000	16,000
Risk Sharing	183,000	226,000
Insurance-Linked Securities	16,000	77,000
Property	125,000	132,000
Infrastructure	315,000	350,000
Private Equity	3,000	-
Private Debt	123,000	136,000
Opportunistic Illiquid Credit	122,000	131,000
High Yield	-	11,000
Cash	62,000	22,000
Long Lease Property	20,000	92,000
Secured Income	93,000	141,000
Liability Driven Investment	1,270,000	1,412,000
Currency hedging	(1,000)	6,000
Net current assets	5,000	8,000
	3,120,000	3,065,000
	2024	2023
	%	%
Key actuarial assumptions:		
Discount Rate	4.86%	4.90%
Inflation RPI	3.20%	3.21%
Inflation CPI	2.75%	2.69%
Salary Growth	3.75%	3.69%

Allowance for commutation of pension for cash at retirement: 75% of maximum allowance.

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

18 Pension obligations continued

The mortality assumptions adopted at 31 March 2024 imply the following life expectancies at the age of 65 years:

	2024	2023
	Years	Years
Male retiring in 2024	20.5	21.1
Female retiring in 2024	23.0	23.7
Male retiring in 2044	21.8	22.4
Female retiring in 2044	24.4	25.2

19 Share capital

	2024	2023
	#	#
Shares of £1 each issued and fully paid at 1 April 2023 and 31 March 2024	57	54

20 Restricted reserves

	At 1 Apr 2023	Income	Expenditure	At 31 Mar 2024
	£	£	£	£
Current year:				
Akehurst Lane Reserves	463,516	70,738	-	534,254
Summerbank Reserves	14,583	14,117	-	28,700
Laurie House 1-11 Reserves	28,298	11,700	-	39,998
Laurie House 12-19 Reserves	3,789	22,356	-	26,145
	<u>510,186</u>	<u>118,911</u>	<u>-</u>	<u>629,097</u>
Prior year:				
Akehurst Lane Reserves	430,931	32,585	-	463,516
Summerbank Reserves	14,574	9	-	14,583
Laurie House 1-11 Reserves	28,291	7	-	28,298
Laurie House 12-19 Reserves	412	3,377	-	3,789
	<u>474,208</u>	<u>35,978</u>	<u>-</u>	<u>510,186</u>

These reserves are only expendable in the management and maintenance of the specific blocks of Leasehold apartments as indicated. They comprise the sinking fund as specified in the leases.

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

21 Designated reserves

Certain funds have been set aside within unrestricted funds by the Board for management purposes and called designated reserves. The Board feel it is useful to give information on these funds as disclosed below:

	2024 £	2023 £
Planned Maintenance Fund:		
Funds set aside for future planned maintenance expenditure	1,649,000	1,142,514
Capital Reserve Fund:		
Funds set aside for future capital expenditure	530,000	108,000

22 Operating lease commitments

At 31 March 2024 the association had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2024 £	2023 £
Not later than one year	11,006	11,006
Later than one and not later than five years	14,420	25,426
	25,426	36,432

23 Accommodation under management

Number of units in management at the beginning and end of the year:

	At 1 Apr 2023 #	Change in the year #	At 31 Mar 2024 #
Sheltered apartments for rent:- Housing for older people	124	-	124
Care home:- Providing personal care under the Care Standards Act 2000	48	-	48
Leasehold properties:- Shared Ownership	27	-	27
Leasehold properties:- Fully owned by Lessee	29	-	29
	228	-	228

24 Capital commitments

At 31 March 2024 the association had contracted capital commitments of £106,582 (2023: £Nil).