

# Glebe Housing Association ANNUAL REPORT 2010-11

## Chairman's and Chief Executive's Review

Ashby Close, a development of 8 bungalows for leasehold sale and 12 apartments for rent was completed in August 2010 on time and on budget and officially opened by the Mayor of Bromley and Mr Ashby in September, a celebration attended by many residents and guests.



Ashby Close



Bencurtis Shop

During the year a number of key policies were reviewed in consultation with residents eg Pets Policy and Tenancy Agreements.

The Friends of Glebe Housing Association took over responsibility for running the shop. A valued part of the community, hub of activity on weekday mornings and invaluable when winter snow cuts Bencurtis Park off from local shops. Thanks to our volunteers and the shop manager. We hope that the shop will continue to serve and support the residents.

The Association welcomed a number of new shareholders and a new member was appointed to the Board of Management. Sadly, we lost a long serving and dedicated member, Sue Quinton and we will miss her drive, commitment and support. The new wing opened at Glebe Court has been named in her memory.

The Sue Quinton wing enhances our care for people with dementia, which Sue was passionate about and helped develop with colleagues on the Glebe Court Steering Committee and with Matron.

The Association installed a new Housing Management System and updated its computer system. This will now enable us to store information in a more efficient way, help our financial control and enhance records for day to day repairs and maintenance.

The Association continues to invest in looking after its assets and has worked on the heating and hot water services, external decorations, internal improvements and carpets to corridors, upgrade of communal facilities and converting some of the studio flats to one bedroom units.

Thanks to our many volunteers, the minibus continues to provide access to local shops and take less able residents out on day trips. The gardens and allotments continue to provide outdoor activities, colour and areas of tranquillity and peaceful surroundings.



Bencurtis Allotments



Glebe House

Glebe House, our Grade II listed building, received a coat of paint and benefited from some external repairs.

Activities, sports, outings, holidays, entertainment and good fun continued throughout the year despite the challenges of a bitter winter and the economic climate. The Summer Fayre was another highlight when the whole community, local schools, May Queen, Pearly Kings and Queens and many more enjoyed an afternoon of stalls, entertainment and refreshments.

Rodney Beale  
Chairman

Graham Lilly  
Chief Executive

Bencurtis Park, West Wickham, Kent BR4 9QD  
T 020 8777 1122 F 020 8777 0810 [www.glebehousingassociation.co.uk](http://www.glebehousingassociation.co.uk)

Exempt charity Friendly Society Reg No 19874R  
Registered Under the Housing Act 1974 Tenant Services Authority No L0664

The following summary (which is not the statutory accounts) is an extract of Glebe Housing Association's full accounts. The full accounts have been audited and contain an unqualified audit report. The accounts were approved on 20th July 2011. A copy of the full accounts is available from the Association on application. The accounts were filed with the Tenant Services Authority and the Financial Services Authority following their approval. The summary does not contain sufficient information to allow a full understanding of the results and state of affairs of the Association and of its policies and arrangements concerning directors' remuneration as would be provided by the full annual accounts and reports.

#### INCOME AND EXPENDITURE ACCOUNT

	2011	2010
	£	£
<b>TURNOVER</b>	4,859,368	3,092,130
Cost of sales	(874,012)	(64,034)
Operating costs	<u>(2,692,359)</u>	<u>(2,703,278)</u>
<b>OPERATING SURPLUS</b>	1,292,997	324,818
Interest receivable	1,789	4,343
Interest payable	(33,996)	(24,048)
Other financial costs	<u>0</u>	<u>(20,000)</u>
<b>SURPLUS ON ORDINARY ACTIVITIES BEFORE TRANSFERS TO RESERVES</b>	<u>1,260,790</u>	<u>285,113</u>

#### BALANCE SHEET

	2011	2010
	£	£
<b>FIXED ASSETS</b>		
Housing Properties	3,921,204	3,550,775
Cost less Depreciation	(2,058,871)	(2,058,871)
Less Grant Received	<u>1,862,333</u>	<u>1,491,904</u>
Other Fixed Assets	<u>2,437,365</u>	<u>2,461,861</u>
	4,299,698	3,953,765
<b>CURRENT ASSETS</b>		
Stocks and Work in Progress	123,567	662,351
Debtors	52,101	55,150
Investments—short term bank deposits	252,328	490,877
Cash at bank and in hand	<u>761,831</u>	<u>242,552</u>
	1,189,827	1,450,930
<b>CREDITORS: Amounts falling due within one year</b>	<u>(228,174)</u>	<u>(1,358,589)</u>
<b>NET CURRENT ASSETS</b>	<u>961,653</u>	<u>92,341</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<u>5,261,351</u>	<u>4,046,106</u>
<b>CREDITORS: Amounts falling due after more than one year</b>	295,571	341,118
<b>CAPITAL AND RESERVES</b>	4,965,780	3,704,988
	<u>5,261,351</u>	<u>4,046,106</u>

#### Board of Management

R Beale (Chairman)  
Mrs E Cooper (Vice Chair)  
Mr G Lilly (Secretary)

R Ashby FRICS FRSA  
Mrs V Campbell  
Mrs P Ephson  
B Goodliffe  
C Lowe FCCA  
J Morton MBA BSc (Hons)  
D Parker (joined February 2011)  
Mrs S Quinton (died January 2011)  
Mrs J Rees  
J Smith BSc FCA  
Sir J Swaffield CBE RD



Sarjeant Court



Glebe Court Nursing Home

#### Independent Auditors' statement to the Members of Glebe Housing Association Limited

We have examined the summarised financial statements of Glebe Housing Association Limited for the year ended 31 March 2011

#### Respective responsibilities of Board and auditors

The Board is responsible for preparing the summarised financial statements in accordance with applicable United Kingdom law. Our responsibility is to report to you our opinion on the consistency of the summarised financial statements with the full financial statements and Annual Report. We also read the other information contained in the Annual Report and consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the summarised financial statements.

#### Basis of opinion

We conducted our audit in accordance with Bulletin 2008/3 issued by the Auditing Practices Board and the general principles set out in the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP 2005), as if they applied.

#### Opinion

In our opinion the summarised financial statements are consistent with the full financial statements and the Board's Annual Report of Glebe Housing Association Limited for the year ended 31 March 2011.

BAKER TILLY UK AUDIT LLP  
Statutory Auditor  
Lancaster House  
7 Elmfield Road  
Bromley BR1 1LT

#### Management Team

*Chief Executive*  
Graham Lilly MRICS

*Personnel & Systems Manager*  
Chris Carter BA (Hons)

*Finance Manager*  
Caroline Dyer MAAT

*Catering Manager*  
Trevor Montgomery AIH MRIPHH

*Matron Manager*  
Gillian Davis RGN

*Sheltered Housing Manager*  
Felicity Motcho

*Maintenance Manager*  
Ray Burton BSc

**Auditors**  
Baker Tilly UK Audit LLP  
7 Elmfield Road, Bromley BR1 1LT

**Bankers**  
Lloyds TSB  
High Street, West Wickham BR4 0NR

**Solicitors**  
Batchelors  
35 Widmore Road, Bromley BR1 1RW