

Stockfield Community Association



Annual Report 2005

**STOCKFIELD COMMUNITY ASSOCIATION
DIRECTORS' REPORT 2005**

The Directors present their Annual Report for the financial year ending 31 December 2005.

**SECTION 1: DETAILS ABOUT STOCKFIELD COMMUNITY ASSOCIATION
("the Charity")**

Name and Registration Details of the Charity

The full name of the Charity is Stockfield Community Association.

1. The registered office and the principal address of the Charity is 134 Edmund Street, Birmingham B3 2ES.
2. The Charity is a company limited by guarantee, with company registration number 2588109 and is governed by Memorandum and Articles of Association.
3. The Charity is registered with the Charity Commission, its registration number being 1003108.

The Directors

The Directors during the year were:-

Appointed by Birmingham City Council

William Carter - appointed 17th December 2004

Elected by the Residents

Pamela May Smith (also Company Secretary)

Patricia Lorna Sheridan

Ann Elizabeth Ross
Ernest George Tipper
Amanda Millward

Appointed by Co-option

Christine Marie Henry – appointed 29th October 2004

Appointed by Bromford Housing Group

Ken Chambers – resigned 1st April 2005
Gillian Stokes
Elaine Brown – appointed 1st April 2005

Appointed by Halifax Bank Of Scotland Plc

Michael Jonathan Russell

All of the Directors are also members of the Stockfield Community Association.

Committees

Management Sub-Committee consisting of Resident Directors, dealing with day-to-day issues of management on the estate.

Community Development Group consisting of Resident Directors, Consultants, and representatives from various other Agencies dealing with Community Developments on the Estate.

Other Relevant Organisations

Bankers

Co-operative Bank Plc
118 – 120 Colmore Row
Birmingham B3 3BA

Solicitors

Anthony Collins Solicitors
134 Edmund Street
Birmingham B3 2ES

Auditors

R. A. Lea & Co
123 High Street
Bordesley
Birmingham
B12 0JU

Financial Adviser

A.W. Baker, CPFA Housing Finance
Holly House
27 Meadowfield Road
Rubery
Worcestershire B45 9BY

Restrictions imposed by the Memorandum and Articles of Association on the Charity's operations

The Charity can only operate in the Acocks Green area of Birmingham (the "Area of Benefit").

Investment Powers

The Memorandum of Association provides that the Charity has the power to invest money not immediately required for the Charity's objects in such investments, securities or property as may be thought fit.

The Objects

Stockfield Community Association is working in accordance with the objects in its Memorandum of Association which are:-

- "To promote the benefit of the inhabitants of the area of Stockfield and its neighbourhood in the City of Birmingham ("the Area of Benefit") shown delineated with a thick black line on the plan attached to its Memorandum of Association or such larger or smaller area within the Local Government Ward of Acocks Green as defined by the City of Birmingham (Electoral Arrangements) Order 1980 or any statutory re-enactment or modification thereof as the Company in general meeting may from time to time determine without distinction of sex, race or of political, religious or other

opinions, by associating together representatives of the said inhabitants and various other persons in a common effort to provide facilities in the interests of social welfare for recreation and leisure time occupation with the object of improving the conditions of life for the inhabitants";

- "to carry on for the benefit of the community in the City of Birmingham the business of providing housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means";
- "To promote any charitable purpose for the benefit of the inhabitants of the area of benefit and in particular the advancement of education and the relief of poverty".
- The Charity's mission statement, as contained in its Handbook is to:-

"Work with the residents of the Stockfield Estate to achieve a self-supporting community living in high quality homes in a pleasant and safe environment".

Handbook and Code of Practice

In order to further its objects, the Charity has produced a Handbook and Code of Practice for its Residents.

How The Charity Is Organised

The general control and management of the administration of the Charity is undertaken by the Board of Directors ("the Board").

Six of the Board are democratically elected representatives of the local community, elections for which are normally held every three years. The details of the residents who held office for the period covered by this report are contained on page 2. The most recent elections took place in the summer of 2003 and the

next elections will take place in the summer of 2006.

The other Directors are nominated by Birmingham City Council, Bromford Carinthia Housing Group and Halifax Bank Of Scotland Plc. These Directors bring with them considerable experience and relevant skills.

During the period the Charity received Housing Management services from Birmingham City Council, pursuant to contractual arrangements. Repairs Services from BMS Property Care Limited (from 2nd February 2004) and Financial and Administration services were provided to the Charity by A. W. Baker CPFA Housing Finance.

Stockfield Community Association (Subsidiary) Limited

The Charity has a subsidiary company, "Stockfield Community Association (Subsidiary) Limited" which is a non-charitable company limited by guarantee whose business mainly involves the collection of ground rents from sublease holders of property on the Stockfield Estate for which the subsidiary company is head leaseholder.

The subsidiary has two members, one of whom is the Charity, and the other is Ann Ross who is the nominee of the Charity.

SECTION 2 : REVIEW OF THE YEAR

Review Of Stockfield Community Association's Development, Activities And Achievements During The Last Year

The Charity, together with Birmingham City Council, Bromford Housing Group and Halifax Bank Of Scotland Plc agreed proposals for the redevelopment of the Stockfield estate in 1989 and 1990. Prior to the period covered by this report progress was made in fully implementing those proposals.

The Charity's main activities during the year are described below:-

The Charity's Properties

The development, completed in 1998, comprises 119 dwellings of which 20 are flats, 23 are bungalows and 76 are houses.

Three of the bungalows were designed and built as specially adapted dwellings for disabled persons, and several dwellings have been adapted to meet specific needs of tenants.

In 2000 the Association established a fund of £10,000 to finance adaptations to its homes based on the medical needs of tenants when other funding application delays would cause undue hardship. Expenditure from this fund in the period amounted to **£3,842** (£8,185), which was replenished by the Association in order to maintain the balance of funds at £10,000.

Rent And Charges

One of the Charity's aims is to provide comfortable housing at affordable rent.

On 31 December 2005 rent for these assured tenancies ranged from **£60.52 per week to £86.35; an average of £74.28 per week.**

£457,000 (£447,000) was due to the Charity in rent during the financial year 2005.

At the end of the year there was **£40,000** (£25,000) of unpaid arrears, of which a significant proportion related to late housing benefit payments.

Lettings

There were 10 (7) re-lets during the year, 5 (6) houses, 5 (1) flats and 0 (0) bungalows.

Two lettings (2) were transfers from existing Association tenancies there were three (2) direct exchanges, and one to a successor with the remainder being let to persons from Birmingham City Council's waiting list.

Maintaining the Charity's Properties

The Charity's repair service transferred to BMS Property Care Limited from 2nd February 2004. The information below details the category of repair, target times and number of jobs reported to BMS in 2004. Due to changes in the IT systems at BMS comparable figures for 2005 were not available at the time of writing this report. In broad terms approximately 300 repairs were reported to BMS of which 297 (99%) were completed on time.

Category	Target	No. of Repairs	Completed on Time
Emergency	24 hours	80	80 - 100%
Urgent	1-3 (5) days	127	126 - 98%
Routine		54	53 - 98%
Voids		7	6 - 86%
Total		268	265 - 99%

Annual Gas Servicing and Maintenance – all 119 properties were visited and

appliances and central heating serviced.

Other Activities

The Association is actively pursuing the provision of a Community Facility and other Community Programmes for the benefit of residents of the Stockfield estate. The Association has set aside a reserve of £250,000 to meet the associated costs of which £166,000 remains unspent. It has been difficult to find suitable locations / buildings for a Community Centre; the Association has, however, negotiated the Lease of 2a Alexander Road which provides meeting and Counselling facilities. This facility opened in the summer of 2005, and provides space to a range of information and services to support, advise and empower local residents, as well as providing a base for Stockfield Community Association. Other organisations provide regular surgery sessions on issues such as tenancy and debt advice. The Community Resource Centre at 2a Alexander Road will also support the work of the Community Development Group, established in 2004 by the Community Association to build links with other organisations (including the local schools, and youth worker) to work towards the improvement of the community of Stockfield. This group has enabled close links to be built with the local police, for example, which has had a significant impact on addressing crime and safety issues on the Stockfield estate.

The Association has provided funding towards securing the services of an environmental warden, with time dedicated to the Stockfield estate – Birmingham City Council now wholly funds this service provision. This has been vital in addressing a range of issues that affect the cleanliness of the estate, and the wardens have been active in addressing, among other things, graffiti, dog mess, and street rubbish. Through the Community Development Group, initiatives such as the Community Notice Boards and the summer Fun Day have begun, aimed at building the sense of community spirit in Stockfield.

The Associations' Current And Future Action

During 2005 the Association carefully monitored its new repairs arrangement with BMS Property Care Limited and its management arrangements with Birmingham City Council. The anticipated significant improvements in the service offered to tenants have accrued. The Association carried out a comprehensive review of its Tenancy Agreement. Consultation with Residents was undertaken and the new agreement was introduced on 1st January 2005. The Association has commissioned a stock condition survey to gather information about its housing stock to inform the updating of its Major Repairs and Cyclical Maintenance Programmes. A comprehensive Cyclical Maintenance Programme of works was carried out to all the Association's dwellings in the autumn of 2005.

The Association has continued its policy of setting aside funds to meet future major repairs/replacement costs. The Association has the following reserves:-

Major Repairs Sinking Fund: £675,000 to fund

- a. Replacement of gas fires with electric fires
- b. Updating/renewing kitchens
- c. Updating/renewing bathrooms
- d. Updating/renewing central heating systems
- e. Updating/renewing windows
- f. Electrical rewiring
- g. Updating/renewing other major components

Cyclical Maintenance Sinking Fund: £10,000 to fund programmed repairs to exterior of dwellings in 5 to 7 years time

Disability Adaptations Sinking Fund: £10,000 to provide particular adaptations for tenants' medical requirements where Birmingham City Council is unable to fund such works within a reasonable timescale.

Community Facility Fund: £166,058 to fund, when identified, community facilities and other programmes for the benefit of residents of the Stockfield estate.

Stockfield will continue in its efforts to identify suitable sites/premises to provide a Community Centre for residents' use and has identified 1073 Warwick Road as a potential location.

The Association will continue to pursue the possibility of providing other Community facilities for the benefit of residents of the Stockfield estate.

SECTION 3 : REVIEW OF THE FINANCIAL POSITION

Appendix 1 is an extract from the Charity's accounts, the Statement of Financial Activities, which details the Charity's main financial movements during the year.

Income

The Charity's main income is rental income from the lettings of the homes, and interest from bank account balances and Gift Aid from its Subsidiary Company.

Expenditure

The major elements of expenditure are the cost of:-

- The management, maintenance and depreciation of the existing houses;
- Administering the Charity; and
- Loan interest and loan repayments.

The only donation received on a regular basis is from the Charity's Subsidiary Company under gift aid arrangements. The Charity has also received the use of offices for its Board Meetings provided by its Solicitors at no charge. Since the opening of 2a Alexander Road the Association holds its Board Meetings there.

Loans

The Charity has a long-term loan facility with Halifax Bank Of Scotland Plc. At the year end the Charity owed a total sum of £564,487 having made a total of £200,000 capital repayments during the year. It is expected that the loans will be repaid in full by 2023.

Assets

The cost of the 119 properties owned by the Charity on 31 December 2005 was £5,726,836 of which £3,584,774 was provided by public sector grants. The properties are held by the Charity so that it can fulfil its objects.

Future

The Charity's future financial commitments will be the continued management and maintenance of all its properties. As part of that process, funds have been and will be set aside to fund programmes of major replacements such as kitchens and bathrooms and rewiring. The Charity's major repairs and cyclical maintenance sinking fund at 31st December 2005 was £685,000. In the longer term, the Charity will continue to seek a location for a community facility and fund other community programmes and has set aside a reserve to this end of £166,058. The adaptations sinking fund will be maintained at a balance of £10,000.

Subsidiary

The only sources of income to the Subsidiary are ground rent and interest on bank balances. After management and administration costs all balances collected by the Subsidiary are paid to the Charity under a gift aid arrangement that amounted in the year to £4.

By Order of the Board

Mike Russell – Chair

Dated: 29th September 2006 .

Statement of Financial Activities
for the Year Ended 31 December 2005

	Notes	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total 2005 £	Total 2004 £
Incoming Resources						
Donations from Subsidiary	10	4	-	-	4	8,335
Interest on deposits		45,887	-	-	45,887	41,975
Social Housing rents		456,842	-	-	456,842	446,858
Other Income		1,954	-	-	1,954	1,293
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Incoming Resources		<u>504,687</u>	<u>-</u>	<u>-</u>	<u>504,687</u>	<u>498,461</u>
Resources Expended						
Direct Charitable Expenditure	1	294,180	76,457	-	370,637	286,403
Management and Administration of the Charity	2	28,036	-	-	28,036	26,346
Exceptional Item	4	(28,487)	-	-	(28,487)	-
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Resources Expended		<u>293,729</u>	<u>76,457</u>	<u>-</u>	<u>370,186</u>	<u>312,749</u>
Net Incoming/Outgoing Resources before Gain on Investments						
		210,958	(76,457)	-	134,501	185,712
Unrealised Gain on Investments	5	269	-	-	269	230
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Net Incoming/Outgoing Resources before Transfers		211,227	(76,457)	-	134,770	185,942
Transfers between Funds	3	(143,735)	143,735	-	-	-
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
		67,492	67,278	-	134,770	185,942
Balances brought forward at 1 January 2005		1,149,004	835,075	3,597,774	5,581,853	5,395,911
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Balances carried forward at 31 December 2005		<u>1,216,496</u>	<u>902,353</u>	<u>3,597,774</u>	<u>5,716,623</u>	<u>5,581,853</u>

The notes form part of these financial statements