

**BROMFORD ASSURED HOMES  
LIMITED**

**Financial Statements**

**for the year ended 31 March 2020**

**Company Registration Number 2677730**

**Bromford.**

# **Bromford Assured Homes Limited**

## **Financial Statements**

**For the Year Ended 31 March 2020**

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## Bromford Assured Homes Limited

### General information

For the year ended 31 March 2020

#### Directors:

The directors who served from 1 April 2019 up to the date of approval of these financial statements were as follows:

Directors	Position	Appointed/Retired from Board
Darren Lee Gibson	Executive Director	Appointed 1 August 2016
Robert Nettleton	Chief Executive Officer	Appointed 1 November 2018
Company Secretary		
Sarah Beal	Company Secretary	Appointed 1 August 2018

None of the Directors had a beneficial interest in the share capital of the company during the years ended 31 March 2019 and 31 March 2020

#### Advisors:

##### External Auditors:

KPMG LLP  
One Snowhill  
Snow Hill Queensway  
Birmingham B4 6GH.

##### Business Assurance Provider:

PricewaterhouseCoopers LLP  
2 Glass Wharf  
Bristol BS2 0FR

##### Bankers:

Barclays Bank plc  
15 Colmore Row  
Birmingham B3 2BH.

##### Taxation Advisor:

Deloitte LLP  
Four Brindley Place,  
Birmingham,  
B1 2HZ.

#### Registered office:

1 Exchange Court,  
Brabourne Avenue,  
Wolverhampton Business Park,  
Wolverhampton,  
WV10 6AU.

## **Bromford Assured Homes Limited**

### **The Directors' Report For the year end 31 March 2020**

The directors of Bromford Assured Homes Limited ('BAH' and "the Company") are pleased to present their annual report and financial statements for the year ended 31 March 2020.

#### **Who are we and what do we do?**

BAH is a subsidiary of Bromford Housing Group Limited ('BHG'). Together, BHG and its subsidiaries are known as 'Bromford'.

Bromford exists to provide affordable homes for people who can't access market housing. We believe in providing safe, secure and warm homes, but we're ultimately a people business. Not only do we care about what happens to people that live in a Bromford home, we want people to thrive.

That's why our purpose is simple and honest. ***We invest in homes and relationships so people can thrive.***

Bromford is a housing group – one that owns over 44,000 homes; has individual relationships with more than 100,000 customers; has a very strong balance sheet; and plans to build a further 14,000 new homes over the next decade. All this is only possible because of the 1,800 people who work for the organisation.

**BAH's principal activity** is to act as a property investment company.

#### **Business Review**

The company achieved an operating profit of £488k (2019: £392k). A Gift Aid payment of £475k (2019: £414k) was paid to Bromford Housing Association Limited during the year ended 31 March 2020. The Directors do not propose a dividend and recommend that the profit of £337,000 is transferred to reserves.

#### **Going Concern**

In preparing the financial statements, the directors have reviewed the Company's financial plan, including changes arising from the Covid-19 pandemic, and is of the opinion that, taking account of severe but plausible downsides, the group and company have adequate resources to continue in business for the foreseeable future. While the company has a net current liability position of £0.8m, this mainly relates to trading balances within the group. The directors therefore continue to adopt the going concern basis in preparing the annual financial statements set out on pages 6 to 19.

## **Bromford Assured Homes Limited**

### **The Directors' Report For the year end 31 March 2020**

#### **STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE DIRECTORS' REPORT AND THE FINANCIAL STATEMENTS**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with UK accounting standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- assess the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the company or to cease operations or have no realistic alternative but to do so.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

#### **Information for auditors**

Each of the persons who is a director at the date of approval of this report confirms that:

- So far as they are aware, there is no relevant audit information of which the company's auditor is unaware; and
- They have taken all steps that they ought to have taken as a Director to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

#### **Appointment of Auditors**

In 2017, KPMG LLP were appointed as BHA's external auditor for a period up to 2021. Bromford is currently re-tendering for audit services for the 2020 to 21 financial year.

#### **Small company provisions**

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

This report was approved for issue by the Board of Directors on 28 July 2020 and signed on its behalf by:



Darren Lee Gibson  
Director

## **Bromford Assured Homes Limited**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BROMFORD ASSURED HOMES LIMITED**

#### **Opinion**

We have audited the financial statements of Bromford Assured Homes Limited ("the company") for the year ended 31 March 2020, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, Statement of Cashflows and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

#### **Going concern**

The directors have prepared the financial statements on the going concern basis as they do not intend to liquidate the company or to cease its operations, and as they have concluded that the company's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

We are required to report to you if we have concluded that the use of the going concern basis of accounting is inappropriate or there is an undisclosed material uncertainty that may cast significant doubt over the use of that basis for a period of at least a year from the date of approval of the financial statements. In our evaluation of the directors' conclusions, we considered the inherent risks to the company's business model and analysed how those risks might affect the company's financial resources or ability to continue operations over the going concern period. We have nothing to report in these respects.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the company will continue in operation.

#### **Directors' report**

The directors are responsible for the directors' report. Our opinion on the financial statements does not cover that report and we do not express an audit opinion thereon.

Our responsibility is to read the directors' report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that work:

- we have not identified material misstatements in the directors' report;
- in our opinion the information given in that report for the financial year is consistent with the financial statements; and
- in our opinion that report has been prepared in accordance with the Companies Act 2006.

#### **Matters on which we are required to report by exception**

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or

## **Bromford Assured Homes Limited**

- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption from the requirement to prepare a strategic report.

We have nothing to report in these respects.

### **Directors' responsibilities**

As explained more fully in their statement set out on page 3, the directors are responsible for: the preparation of the financial statements and for being satisfied that they give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the company'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 they either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

### **Auditor's responsibilities**

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 our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities).

### **The purpose of our audit work and to whom we owe our responsibilities**

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.



**Sarah Brown (Senior Statutory Auditor)  
for and on behalf of KPMG LLP, Statutory Auditor**

*Chartered Accountants*

One Snowhill

Snow Hill Queensway

Birmingham B4 6GH

United Kingdom

4 August 2020

**Bromford Assured Homes Limited**

**Statement of Comprehensive Income  
For the year ended 31 March 2020**

	Notes	2020 £'000	2019 £'000
<b>Turnover</b>		<b>686</b>	655
Operating costs		<b>(246)</b>	(266)
Increase in valuation of investment properties	<b>8</b>	<b>48</b>	3
<b>Operating profit</b>	<b>2</b>	<b>488</b>	392
<b>Profit on ordinary activities before taxation</b>		<b>488</b>	392
Taxation on profit on ordinary activities	<b>5</b>	<b>(151)</b>	-
<b>Profit for the year after taxation</b>		<b>337</b>	392
<b>Total comprehensive income for the year</b>		<b>337</b>	392

## Bromford Assured Homes Limited

### Statement of Financial Position As at 31 March 2020

	Notes	2020 £'000	2019 £'000
<b>Fixed Assets</b>			
Housing properties	6	4,039	4,240
Investment properties	8	797	541
		<u>4,836</u>	<u>4,781</u>
<b>Current Assets</b>			
Trade and other debtors : receivable within one year	9	24	116
Cash and cash equivalents		3	4
		<u>27</u>	<u>120</u>
<b>Creditors: Amounts falling due within one year</b>	10	<u>(863)</u>	<u>(759)</u>
<b>Net current liabilities</b>		<b>(836)</b>	<b>(639)</b>
<b>Total assets less current liabilities</b>		<u><b>4,000</b></u>	<u>4,142</u>
<b>Creditors - Amounts falling due after more than one year</b>	11	-	(4)
<b>Total net assets</b>		<u><b>4,000</b></u>	<u>4,138</u>
<b>Reserves</b>			
Called up share capital	13	2,493	2,493
Income and expenditure reserve		1,507	1,645
<b>Shareholder funds</b>		<u><b>4,000</b></u>	<u>4,138</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the Board of Directors and authorised for issue on 28 July 2020, and are signed on behalf of the Board by



Darren Lee Gibson  
Director

**Bromford Assured Homes Limited**

**Statement of Changes in Equity  
As at 31 March 2020**

	<b>Called up share capital £'000</b>	<b>Income and expenditure reserve £'000</b>	<b>Total £'000</b>
<b>Balance at 1 April 2018</b>	2,493	1,667	<b>4,160</b>
Surplus from Statement of Comprehensive Income	-	392	<b>392</b>
Gift aid	-	(414)	<b>(414)</b>
<b>Balance at 31 March 2019</b>	<u>2,493</u>	<u>1,645</u>	<u><b>4,138</b></u>
Surplus from Statement of Comprehensive Income	-	337	<b>337</b>
Gift aid	-	(475)	<b>(475)</b>
<b>Balance at 31 March 2020</b>	<u><u>2,493</u></u>	<u><u>1,507</u></u>	<u><u><b>4,000</b></u></u>

The notes on pages 10 to 19 form an integral part of the financial statements

**Bromford Assured Homes Limited**

**Statement of Cash Flows  
For the year ended 31 March 2020**

		2020		2019	
	Note	£'000	£'000	£'000	£'000
<b>Net cash generated from operating activities</b>	<b>16</b>		575		518
<b>Cashflow from investing activities</b>					
Purchase of tangible fixed assets		(101)		(105)	
Gift aid		<u>(475)</u>		<u>(414)</u>	
<b>Net cashflow from investing activities</b>			<u>(576)</u>		<u>(519)</u>
<b>Net change in cash and cash equivalents</b>			(1)		(1)
Cash and cash equivalents at the beginning of the year			4		5
<b>Cash and cash equivalents at the end of the year</b>			<u>3</u>		<u>4</u>

The notes on pages 10 to 19 form an integral part of the financial statements

## **Bromford Assured Homes Limited**

### **Notes to the Financial Statements For the year ended 31 March 2020**

#### **Legal status**

Bromford Assured Homes Limited is incorporated in England under the Companies Act 2006 company number 2677730. The registered office is 1 Exchange Court, Brabourne Avenue, Wolverhampton Business Park, Wolverhampton, WV10 6AU.

#### **1. Principal accounting policies**

##### **Basis of accounting**

The company's financial statements have been prepared in accordance with applicable United Kingdom Accounting Generally Accepted Accounting Practice (UK GAAP).

The financial statements comply with the Companies Act 2006. The accounts are prepared on the historical cost basis of accounting as modified by the revaluation of investment properties and are presented in sterling £.

The company's financial statements have been prepared in compliance with FRS 102.

##### **Going Concern**

The financial statements have been prepared on a going concern basis which the directors consider to be appropriate for the following reasons.

The directors have reviewed the Company's financial plan including cash flow forecasts for a period of 12 months from the date of approval of these financial statements. The directors are of the opinion that, taking account of severe but plausible downsides including those arising from Covid-19 pandemic, the group and company have, through funding from its parent company, Bromford Housing Group Limited, adequate resources to continue in business for the foreseeable future.

The plan is dependent on the company's parent company, Bromford Housing Group Limited not seeking repayment of the amounts currently due to the group, which at 31 March 2020 amounted to £0.8m. Bromford Housing Group Limited has indicated that it does not intend to seek repayment of these amounts for the period covered by the plan. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Consequently, the directors are confident that the company will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and therefore have prepared the financial statements on a going concern basis.

##### **Turnover**

Turnover represents rental income receivable and amounts invoiced in respect of the provision of services and other income.

##### **Fixed assets and depreciation**

Tangible fixed assets are stated at cost, less accumulated depreciation. The Company has reviewed the economic useful lives of its housing properties and depreciates the property cost less the land cost. Depreciation is charged on a straight line basis over the expected economic useful lives of the assets as follows:

Housing properties, houses	130 years
Housing properties, flats	75 years

The useful economic lives of all tangible fixed assets are reviewed annually. Fixed assets which are considered to be permanently impaired are written down to their recoverable amounts.

Where a housing property comprises two or more major components with substantially different useful economic lives (UEL), each component is accounted for separately and depreciated over its individual useful economic life.

## Bromford Assured Homes Limited

### Notes to the Financial Statements For the year ended 31 March 2020

Expenditure relating to subsequent replacement or renewal of components is capitalised as incurred. The components identified and their expected useful economic lives are as follows:

Roofs	65 years
Bathrooms	30 years
Heating systems	30 years
Windows and doors	25 years
Kitchens	20 years
Boilers	15 years

#### Investment properties

Investment property includes properties not held for the social benefit of the company. Investment properties are measured at cost on initial recognition, which includes purchase cost and any directly attributable expenditure, and subsequently at fair value at the reporting date. Fair value is determined annually by external valuers and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the Statement of Comprehensive income.

#### Short-term debtors and creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the Statement of Comprehensive Income statement in other operating expenses.

#### Financial instruments

Financial assets and financial liabilities are initially measured at the transaction price adjusted, where the financial asset or liability is not required to be held at fair value, for any directly attributable costs of acquisition.

At the end of each reporting period, financial instruments are measured as follows, without any deduction for transaction costs the entity may incur on sale or other disposal:

Debt instruments that meet the conditions in paragraph 11.8(b) of FRS 102 are measured at amortised cost using the effective interest method, except where the arrangement constitutes a financing transaction. In this case the debt instrument is measured at the present value of the future payments discounted at a market rate of interest for a similar debt.

Commitments to receive or make a loan to another entity which meet the conditions in para 11.8(c) of FRS 102 are measured at cost less impairment.

Investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are measured at:

- Fair value with changes in fair value recognised in profit or loss if the shares are publicly traded or their value can otherwise be measured reliably.
- At cost less impairment for all other such investments.

Financial instruments held by the company are classified as follows:

- Financial assets such as cash, current asset investments and receivables are classified as loans and receivables and held at amortised cost using the effective interest method;
- Financial liabilities such as bonds and loans are held at amortised cost using the effective interest method;
- Loans to or from subsidiaries including those that are due on demand are held at amortised cost using the effective interest method;

## Bromford Assured Homes Limited

### Notes to the Financial Statements For the year ended 31 March 2020

- Commitments to receive or make a loan to another entity which meet the conditions above are held at cost less impairment;
- An investment in another entity's equity instruments other than non-convertible preference shares and non-puttable ordinary and preference shares are held at fair value
- Derivatives such as interest rate swaps are classified as financial assets or financial liabilities at fair value

Financial assets and financial liabilities at fair value are classified using the following fair value hierarchy:

- a) The best evidence of fair value is a quoted price in an active market.
- b) When quoted prices are unavailable, the price of a recent transaction for an identical asset, adjusted to reflect any circumstances specific to the sale, such as a distress sale, if appropriate.
- c) Where there is no active market or recent transactions then a valuation technique is used to estimate what the transaction price would have been on the measurement date in an arm's length exchange motivated by normal business considerations.

#### Impairment of financial assets

Financial assets are assessed at each reporting date to determine whether there is any objective evidence that a financial asset or group of financial assets is impaired. If there is objective evidence of impairment, an impairment loss is recognised in the Statement of Comprehensive Income immediately.

The following financial instruments are assessed individually for impairment:

- a) All equity instruments regardless of significance; and
- b) Other financial assets that are individually significant.

Other financial instruments are assessed for impairment either individually or grouped on the basis of similar credit risk characteristics.

An impairment loss is measured as follows on instruments measured at cost or amortised cost:

- a) For an instrument measured at amortised cost, the impairment loss is the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate.
- b) For an instrument measured at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount that the entity would receive for the asset if it were to be sold at the reporting date.

If, in a subsequent period, the amount of an impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed either directly or by adjusting an allowance account. The reversal cannot result in a carrying amount (net of any allowance account) which exceeds what the carrying amount would have been had the impairment not previously been recognised. The amount of the reversal is recognised in Statement of Comprehensive Income immediately.

#### Taxation

The tax expense for the period comprises current and deferred tax. Tax is recognised in the Statement of Comprehensive Income, except that where a tax change arises as a result of an item recognised as other comprehensive income or recognised directly in equity, that tax charge is also recognised in other comprehensive income or directly in equity as appropriate.

Both the current and deferred income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company operates and generates taxable income.

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except:

## Bromford Assured Homes Limited

### Notes to the Financial Statements For the year ended 31 March 2020

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits;
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.

#### Gift Aid

The company, as a subsidiary of a charitable parent, has recognised the tax credit on gift aid payments into account at the reporting date, where it is probable gift aid payment will be made within nine months of the reporting date. Additionally, the tax credit on gift aid payment have been recognised in the Statement of Comprehensive Income.

#### 2. Surplus on ordinary activities

The surplus on ordinary activities is stated after charging

	2020 £'000	2019 £'000
Depreciation of fixed assets	86	86
Current auditor's remuneration		
- Audit of financial statements	<u>8</u>	<u>4</u>

#### 3. Colleague costs

The company does not employ any colleagues.

Colleagues in the group are employed on a joint and several basis by the Group and its members. Details of colleague numbers and costs are available in the group accounts.

#### 4. Directors' emoluments

Emoluments to directors are paid through Bromford Housing Group and are disclosed in the group accounts.

No Directors' emoluments are charged to the company.

**Bromford Assured Homes Limited**

**Notes to the Financial Statements  
For the year ended 31 March 2020**

<b>5. Taxation on surplus on ordinary activities</b>	<b>2020</b>	<b>2019</b>
	<b>£'000</b>	<b>£'000</b>
<b>Current tax</b>		
UK corporation tax charge on ordinary activities	55	-
Under provision in previous years	<u>100</u>	<u>-</u>
Total current tax	<b>155</b>	<b>-</b>
<b>Deferred tax</b>		
Origination and reversal of timing differences	(4)	-
Under provision in previous years	<u>-</u>	<u>-</u>
<b>Tax on Profit on ordinary activities</b>	<b><u>151</u></b>	<b><u>-</u></b>
<b>Total tax reconciliation</b>		
<b>Profit on ordinary activities</b>	<b><u>488</u></b>	<b><u>392</u></b>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2019: 19%)	93	74
Effects of		
Items not allowable for tax purposes	8	16
Tax rate changes	(1)	-
Deferred tax not provided	(49)	-
Adjustment in respect of prior years	148	-
Tax credit in respect of gift aid payment	(48)	(90)
	<u>151</u>	<u>-</u>

**Bromford Assured Homes Limited**

**Notes to the Financial Statements  
For the year ended 31 March 2020**

<b>6. Tangible fixed assets</b>	<b>Land and Buildings £'000</b>
<b>Cost</b>	
As at 1 April 2019	5,678
Additions	11
Replacement of components	90
Components disposed	(55)
Transfers to investment property	(210)
<b>As at 31 March 2020</b>	<b><u>5,514</u></b>
<b>Depreciation</b>	
As at 1 April 2019	1,438
Charge for the year	86
Disposals	(49)
<b>As at 31 March 2020</b>	<b><u>1,475</u></b>
<b>Net book value</b>	
<b>As at 31 March 2020</b>	<b><u>4,039</u></b>
As at 31 March 2019	<u>4,240</u>

All property is held on long leasehold.

The component depreciation within the total depreciation charge of £86,000 (2018/19: £86,000) is £57,000 (2018/19: £57,000).

<b>7. Expenditure on work to existing properties</b>	<b>2020 £'000</b>	<b>2019 £'000</b>
Replacement of components	<b>90</b>	105
Amounts charged to income and expenditure account	<b>4</b>	14
	<b><u>94</u></b>	<u>119</u>

## Bromford Assured Homes Limited

### Notes to the Financial Statements For the year ended 31 March 2020

<b>8. Investment properties held for letting</b>	<b>2020</b>	2019
	<b>£'000</b>	£'000
As at 1 April	541	537
Transfer from/(to) tangible fixed assets	210	1
Gain on transfer of properties	19	-
Gain from adjustment in value		
Market rent investment properties	29	3
Disposals		
Market rent investment properties	(2)	-
<b>As at 31 March</b>	<b>797</b>	<b>541</b>

In valuing the properties the following significant assumptions were used

Discount rate	6.5%-9%
Annual inflation rate	1%
Level of long term rent increase	1%

The investment properties were valued at 31 March 2020 by Jones Lang Lasalle Limited, professional qualified external valuers.

The valuation of the properties was undertaken in accordance with the Royal Institute of Chartered Surveyors Valuation Standards.

<b>9. Trade and other debtors</b>	<b>2020</b>	2019
	<b>£'000</b>	£'000
<b>Amounts falling due within one year</b>		
Rent arrears	30	25
Less: provision for bad debts	(7)	(10)
	<b>23</b>	15
Trade debtors	-	1
Corporation tax	-	100
Other debtors	1	-
	<b>24</b>	116

<b>10. Creditors: amounts falling due within one year</b>	<b>2020</b>	2019
	<b>£'000</b>	£'000
Prepaid rental income	14	14
Amounts due to group companies	789	744
Corporation tax	54	-
Accruals and deferred income	6	1
	<b>863</b>	<b>759</b>

Amounts due to group companies are trading balances, non-interest bearing and repayable on demand.

**Bromford Assured Homes Limited**

**Notes to the Financial Statements  
For the year ended 31 March 2020**

<b>11. Creditors: amounts falling due after more than one year</b>	<b>2020 £'000</b>	<b>2019 £'000</b>
Deferred tax	-	4
	<u>-</u>	<u>4</u>

<b>12. Deferred tax</b>	<b>2020 £'000</b>	<b>2019 £'000</b>
As at 1 April	4	4
Release	(4)	-
As at 31 March	<u>-</u>	<u>4</u>

<b>13. Share Capital</b>	<b>2020 £</b>	<b>2019 £</b>
<b>Issued and fully paid</b>		
At 1 April and 31 March	<u>2,492,825</u>	<u>2,492,825</u>

<b>14. Reconciliation of net cashflow to movement in net funds</b>	<b>2020 £'000</b>	<b>2019 £'000</b>
Decrease in cash and cash equivalents per cashflow	(1)	(1)
<b>Change in net debt resulting from cashflows and net debt for the year</b>	<u>(1)</u>	<u>(1)</u>
<b>Net funds as at 1 April 2019</b>	4	5
<b>Net funds as at 31 March 2020</b>	<u>3</u>	<u>4</u>

<b>15. Analysis of changes in net debt</b>	<b>As at 1 April 2019 £'000</b>	<b>Cashflows £'000</b>	<b>As at 31 March 2020 £'000</b>
Cash at bank and cash equivalents	<u>4</u>	<u>(1)</u>	<u>3</u>

**Bromford Assured Homes Limited**

**Notes to the Financial Statements  
For the year ended 31 March 2020**

<b>16. Cash flow from operating activities</b>	<b>2020</b>	2019
	<b>£'000</b>	£'000
Surplus for the year	<b>273</b>	392
<b>Adjustments for non-cash items</b>		
Depreciation of tangible fixed assets	<b>86</b>	86
(Increase) in trade and other debtors	<b>(8)</b>	(2)
Increase/(decrease) in trade and other creditors	<b>5</b>	(3)
Increase in intergroup balances	<b>45</b>	36
Carrying amount of tangible fixed assets disposals	<b>6</b>	12
Carrying amount of tangible investment disposals	<b>2</b>	-
<b>Adjustments for investing or financing activities</b>		
Movement in value of investment property	<b>(48)</b>	(3)
Corporation Tax	<b>214</b>	-
<b>Net cash generated from operating activities</b>	<b>575</b>	518

**17. Financial instruments**

The company's financial instruments may be analysed as follows

	<b>2020</b>	2019
	<b>£'000</b>	£'000
<b>Financial assets</b>		
<b>Financial assets measured at amortised cost</b>		
Rent debtors	<b>23</b>	15
Other receivables	<b>1</b>	101
Cash and cash equivalents	<b>3</b>	4
<b>Total financial assets</b>	<b>27</b>	120
<b>Financial liabilities</b>		
<b>Financial liabilities measured at amortised cost</b>		
Other creditors	<b>853</b>	748
<b>Total financial liabilities</b>	<b>853</b>	748

## **Bromford Assured Homes Limited**

### **Notes to the Financial Statements For the year ended 31 March 2020**

#### **18. Related party transactions**

The company has taken advantage of the exemption provided by s33.1A of FRS102 not to disclose related party transactions with other group companies.

#### **19. Post Balance Sheet event**

The COVID-19 pandemic is disclosed as a non-adjusting balance sheet event and the Board has adopted the going concern basis in preparing the annual financial statements.

#### **20. Parent Entity**

The company's immediate parent organisation is Bromford Housing Association Limited registered in England and Wales under the Co-operative & Community Benefit Societies Act 2014 (Registered Society Number 7106).

The company's ultimate parent organisation is Bromford Housing Group Limited registered in England and Wales under the Co-operative & Community Benefit Societies Act 2014 (Registered Society Number 29996R).

Copies of the Group financial statements for Bromford Housing Group Limited are available from 1 Exchange Court, Brabourne Avenue, Wolverhampton Business Park, Wolverhampton, WV10 6AU.