

**BROMFORD ASSURED HOMES
LIMITED**

Financial Statements

for the

year ended 31 March 2019

Company Registration Number 2677730

Bromford.

Bromford Assured Homes Limited

Financial Statements

For the Year Ended 31 March 2019

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Bromford Assured Homes Limited

General information

For the year ended 31 March 2019

Directors:

The directors who served from 1 April 2018 up to the date of approval of these financial statements were as follows:

Directors	Position	Appointed/Retired from Board
Philippa Jones	Executive Director	Appointed 1 January 2009 Retired 1 November 2018
Darren Gibson	Executive Director	Appointed 1 August 2016
Robert Nettleton	Chief Executive Officer	Appointed 1 November 2018
Company Secretary		
John Wade	Company Secretary	Appointed 19 July 2016 Retired 1 August 2018
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 2018 and 31 March 2019

Advisors:

External Auditors:

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

Business Assurance Provider:

Mazars LLP
45 Church Street
Birmingham B3 2RT.

Bankers:

Barclays Bank plc
15 Colmore Row
Birmingham B3 2BH.

Taxation Advisor:

Beever & Struthers LLP
St George's House
215-219 Chester Road
Manchester
M15 4JE.

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 2019

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 2019.

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 43,000 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. The principle activity of BHG, as the parent company, is the provision of central services to other group members.

Business Review

The company achieved an operating profit of £392,000 (2017/18: £435,000). A Gift Aid payment of £414,000 (2017/18: £481,000) was made to Bromford Housing Association Limited. The Directors do not propose a dividend and recommend that the profit of £392,000 is transferred to reserves.

Going Concern

In preparing the financial statements, the directors have reviewed the Company's financial plan, and has a reasonable expectation that BAH has adequate resources to continue in operational existence for the foreseeable future.

Accordingly, the financial statements set out on pages 6 to 20 have been prepared on a going concern basis.

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;

Bromford Assured Homes Limited

The Directors' Report For the year end 31 March 2019

- 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 BAH's external auditors for a period of up to five years to 2021.

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 22 August 2019 and signed on its behalf by:



Darren Gibson
Director

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 2019 which comprise the statement of comprehensive income, statement of financial position, statement of changes in reserves, 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 2019 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.

The impact of uncertainties due to the UK exiting the European Union on our audit

Uncertainties related to the effects of Brexit are relevant to understanding our audit of the financial statements. All audits assess and challenge the reasonableness of estimates made by the directors, related disclosures and the appropriateness of the going concern basis of preparation of the financial statements. All of these depend on assessments of the future economic environment and the company's future prospects and performance.

Brexit is one of the most significant economic events for the UK, and at the date of this report its effects are subject to unprecedented levels of uncertainty of outcomes, with the full range of possible effects unknown. We applied a standardised firm-wide approach in response to that uncertainty when assessing the company's future prospects and performance. However, no audit should be expected to predict the unknowable factors or all possible future implications for a company and this is particularly the case in relation to Brexit.

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, including the impact of Brexit, 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;

Bromford Assured Homes Limited

- 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
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to 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 2, 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.

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.



Victoria Sewell (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
One Snowhill
Snow Hill Queensway
Birmingham
B4 6GH

20 September 2019

Bromford Assured Homes Limited

**Statement of Comprehensive Income
For the year ended 31 March 2019**

	Notes	2019 £000	2018 £000
Turnover		655	637
Operating costs		(266)	(280)
Loss on sale of properties and other fixed assets	18	-	(9)
Increase in valuation of investment properties	8	3	87
Operating profit	2	392	435
Profit on ordinary activities before taxation		392	435
Taxation on profit on ordinary activities	5	-	100
Profit for the year after taxation		392	535
Total comprehensive income for the year		392	535

The notes on pages 10 - 20 form an integral part of the financial statements

Bromford Assured Homes Limited

**Statement of Financial Position
As at 31 March 2019**

	Notes	2019 £000	2018 £000
Fixed Assets			
Housing properties	6	4,240	4,234
Investment properties	8	541	537
		<u>4,781</u>	<u>4,771</u>
Current Assets			
Trade and other debtors : receivable within one year	9	116	114
Cash and cash equivalents		4	5
		<u>120</u>	<u>119</u>
Creditors: Amounts falling due within one year	10	<u>(759)</u>	<u>(726)</u>
Net current liabilities		(639)	(607)
Total assets less current liabilities		<u>4,142</u>	<u>4,164</u>
Creditors - Amounts falling due after more than one year	11	(4)	(4)
Total net assets		<u>4,138</u>	<u>4,160</u>
Reserves			
Called up share capital	13	2,493	2,493
Income and expenditure reserve		1,645	1,667
Shareholder funds		<u>4,138</u>	<u>4,160</u>

The notes on pages 10 - 20 form an integral part of the financial statements

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 22 August 2019, and are signed on behalf of the Board by



Darren Gibson
Director

Company Registration number 2677730

Bromford Assured Homes Limited

Statement of Changes in Equity As at 31 March 2019

	Called up share capital £000	Income and expenditure reserve £000	Total £000
Balance at 1 April 2017	2,493	1,613	4,106
Surplus from Statement of Comprehensive Income	-	535	535
Gift aid	-	(481)	(481)
Balance at 31 March 2018	<u>2,493</u>	<u>1,667</u>	<u>4,160</u>
Surplus from Statement of Comprehensive Income	-	392	392
Gift aid	-	(414)	(414)
Balance at 31 March 2019	<u><u>2,493</u></u>	<u><u>1,645</u></u>	<u><u>4,138</u></u>

The notes on pages 10 - 20 form an integral part of the financial statements

Bromford Assured Homes Limited

**Statement of Cash Flows
For the year ended 31 March 2019**

		2019		2018	
	Note	£000	£000	£000	£000
Net cash generated from operating activities	16		518		552
Cashflow from investing activities					
Purchase of tangible fixed assets		(105)		(72)	
Gift aid		(414)		(481)	
Net cashflow from investing activities			<u>(519)</u>	<u>(481)</u>	<u>(553)</u>
Net change in cash and cash equivalents			(1)		(1)
Cash and cash equivalents at the beginning of the year			5		6
Cash and cash equivalents at the end of the year			<u>4</u>		<u>5</u>

The notes on pages 10 - 20 form an integral part of the financial statements

Bromford Assured Homes Limited

Notes to the Financial Statements For the year ended 31 March 2019

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.

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. 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

Bromford Assured Homes Limited

Notes to the Financial Statements For the year ended 31 March 2019

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 Group 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;
- 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.

Bromford Assured Homes Limited

Notes to the Financial Statements For the year ended 31 March 2019

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.

Provisions

The Company only provides for contractual liabilities.

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:

- 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.

Early adoption of FRED 68 amendment to FRS 102

The company has decided on the early adoption of FRED 68 'Draft amendments to FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland' in respect of gift aid payments. This means that as the company is a subsidiary of a charitable parent, the tax effects of the gift aid payments have been taken into account at the

Bromford Assured Homes Limited

**Notes to the Financial Statements
For the year ended 31 March 2019**

reporting date, where it is probable payment will be made within nine months of the reporting date. Additionally, the tax effects of the gift aid payment have been recognised in the Statement of Comprehensive Income. The financial statements for both the year ended 31 March 2019 and the period ended 31 March 2018 have been updated to reflect this.

Bromford Assured Homes Limited

Notes to the Financial Statements For the year ended 31 March 2019

2. Surplus on ordinary activities

The surplus on ordinary activities is stated after charging	2019 £000	2018 £000
Depreciation of fixed assets	86	83
Current auditor's remuneration		
- Audit of financial statements	<u>4</u>	<u>3</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 2019**

5. Taxation on surplus on ordinary activities	2019	2018
	£000	£000
Current tax		
UK corporation tax charge on ordinary activities	-	-
Under/(over) provision in previous years	-	(100)
Total current tax	-	(100)
Deferred tax		
Origination and reversal of timing differences	-	-
Tax on Profit on ordinary activities	-	(100)
Total tax reconciliation		
Profit on ordinary activities	392	434
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19% (2018: 19%)	74	83
Effects of Items not allowable for tax purposes	16	16
Fixed asset differences	-	(3)
Income not taxable for tax purposes	-	(17)
Current tax charged/credited directly to equity	-	(79)
Adjustment in respect of prior years	-	(100)
Tax credit in respect of gift aid payment	(90)	-
	-	(100)

Bromford Assured Homes Limited

**Notes to the Financial Statements
For the year ended 31 March 2019**

6. Tangible fixed assets	Land and Buildings £000
Cost	
As at 1 April 2018	5,645
Additions	-
Replacement of components	105
Components disposed	(71)
Transfers to investment property	(1)
As at 31 March 2019	<u>5,678</u>
Depreciation	
As at 1 April 2018	1,411
Charge for the year	86
Disposals	(59)
As at 31 March 2019	<u>1,438</u>
Net book value	
As at 31 March 2019	<u>4,240</u>
As at 31 March 2018	<u>4,234</u>

All property is held on long leasehold.

The component depreciation within the total depreciation charge of £86,000 (2017/18: £83,000) is £57,000 (2017/18: £55,000).

7. Expenditure on work to existing properties	2019 £000	2018 £000
Replacement of components	105	72
Amounts charged to income and expenditure account	14	-
	<u>119</u>	<u>72</u>

Bromford Assured Homes Limited

**Notes to the Financial Statements
For the year ended 31 March 2019**

8. Investment properties held for letting	2019	2018
	£000	£000
As at 1 April	537	490
Transfer from/(to) tangible fixed assets	1	(40)
Gain from adjustment in value		
Market rent investment properties	3	87
As at 31 March	541	537

The investment properties were valued at 31 March 2019 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.

In valuing the properties the following significant assumptions were used

Discount rate	8%
Annual inflation rate	1.5% - 6.5%
Level of long term rent increase	<u>1%</u>

9. Trade and other debtors	2019	2018
	£000	£000
Amounts falling due within one year		
Rent arrears	25	22
Less: provision for bad debts	<u>(10)</u>	<u>(9)</u>
	15	13
Trade debtors	1	-
Corporation tax	100	100
Other debtors	<u>-</u>	<u>1</u>
	116	114

10. Creditors: amounts falling due within one year	2019	2018
	£000	£000
Prepaid rental income	14	15
Amounts due to group companies	744	708
Accruals and deferred income	<u>1</u>	<u>3</u>
	759	726

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 2019**

11. Creditors: amounts falling due after more than one year	2019	2018
	£000	£000
Deferred tax	4	4
	<u>4</u>	<u>4</u>

12. Deferred tax	2019	2018
	£000	£000
As at 1 April and 31 March	4	4
	<u>4</u>	<u>4</u>

13. Share Capital	2019	2018
	£	£
Issued and fully paid		
At 1 April and 31 March	2,492,825	2,492,825
	<u>2,492,825</u>	<u>2,492,825</u>

14. Reconciliation of net cashflow to movement in net funds	2019	2018
	£000	£000
Increase/(decrease) in cash and cash equivalents per cashflow	(1)	(1)
Change in net debt resulting from cashflows and net debt for the year	(1)	(1)
Net funds as at 1 April 2018	5	6
Net funds as at 31 March 2019	<u>4</u>	<u>5</u>

15. Analysis of changes in net debt	As at 1 April	Cashflows	As at 31
	2018	£000	March 2019
	£000	£000	£000
Cash at bank and cash equivalents	5	(1)	4
	<u>5</u>	<u>(1)</u>	<u>4</u>

Bromford Assured Homes Limited

Notes to the Financial Statements For the year ended 31 March 2019

16. Cash flow from operating activities	2019	2018
	£000	£000
Surplus for the year	392	535
Adjustments for non-cash items		
Depreciation of tangible fixed assets	86	83
(Increase) in trade and other debtors	(2)	(55)
(Decrease)/Increase in trade and other creditors	(3)	3
Increase in intergroup balances	36	64
Carrying amount of tangible fixed assets disposals	12	9
Adjustments for investing or financing activities		
Movement in value of investment property	(3)	(87)
Net cash generated from operating activities	518	552

17. Financial instruments

The company's financial instruments may be analysed as follows

	2019	2018
	£000	£000
Financial assets		
Financial assets measured at amortised cost		
Rent debtors	15	13
Other receivables	101	1
Cash and cash equivalents	4	5
Total financial assets	120	19
Financial liabilities		
Financial liabilities measured at amortised cost		
Other creditors	748	711
Total financial liabilities	748	711

Bromford Assured Homes Limited

**Notes to the Financial Statements
For the year ended 31 March 2019**

18. Sale of properties and other fixed assets

	Proceeds of sales £000	Cost of sales £000	Surplus/ (deficit) £000
Other property disposals	-	-	-
Total 2019	<u>-</u>	<u>-</u>	<u>-</u>
Total 2018	<u>-</u>	<u>(9)</u>	<u>(9)</u>

19. Related party transactions

There were gift aid payments in the year as follows

	2019 £000	2018 £000
Bromford Housing Association Limited	<u>414</u>	<u>481</u>

No other related party transactions

20. Parent Entity

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.