

STONEWATER (5) LIMITED
REPORT OF THE BOARD OF
MANAGEMENT, STRATEGIC REPORT
AND FINANCIAL STATEMENTS

For the year ending 31 March 2020

Community Benefit Society Number 31527R

Regulator of Social Housing Number 4717



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Board members and advisors

Board members

George Blunden (Chairman until 30 September 2019)

Sheila Collins (Chairman from 1 October 2019)

Doug Wright

Peter Hammond (until 1 April 2020)

Nicholas Harris

Claire Kearney

Jennifer Bennett

John Weguelin (until 30 September 2019)

Chris Edis (from 1 April 2020)

Brian Roebuck (until 1 April 2020)

Anne Dokov

Tariq Kazi

Andrew Lawrence

Juliana Crowe

Hugh Shields (from 1 October 2019)

Angus Michie (from 1 June 2020)

Advisors

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Principal bankers

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Principal solicitors

Devonshires Solicitors
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Auditors

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London
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Solicitors (for Governance)
Trowers and Hamlins LLP
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M2 4EW

Report of the Board of Management and Strategic report

The Board presents its report and audited financial statements for Stonewater (5) Limited (the 'Association') for the year ended 31 March 2020.

Nature of the business and principal activities

Stonewater (5) Limited is a Registered Society under the Cooperative and Community Benefit Societies Act 2014, with charitable status, and a Registered Provider with the Regulator of Social Housing (RSH). Its parent is Stonewater Limited (the 'Group' or 'Stonewater').

The principle activity of the Association is a not-for-profit organisation, which owns, lets and manages rental housing. Our revenue is mainly acquired through rent and is ploughed back into the acquisition, development of new-affordable homes and the maintenance of property.

Our Vision

For everyone to have the opportunity to have a place that they can call home.

Our Mission

To offer quality homes and services for people whose needs are not met by the open market.

Our Values

Our Values are the principles that guide us and set the tone for the way we behave.

Ethical – We are an ethical housing services provider.

Listening to and understanding the needs of every individual is paramount to delivering homes and services that make a difference to people's lives. We do this by maintaining a professional approach, being honest and open and treating everyone with the equality they deserve. It is our place to help by being friendly, considerate and supportive of everyone that needs us. We will always ensure our actions are inclusive, accountable and fair.

Ambitious – We are a progressive organisation that dares to dream.

Never content to sit back and rest on our laurels, we are the fresh face of the sector, pro-active in our approach to growth. We are not here to make up the numbers. It's our goal to be the leader, to challenge, enhance and be radical, confident in our abilities and clear of our direction. Through strong leadership we are driven to succeed. A competitive streak keeps us focused on being modern and ground-breaking.

Passionate – We will always go the extra mile in everything we do.

We are one team working together, committed to providing a truly personal experience. Our love for what we do comes from the heart and being the best we can be energises us and makes us proud of our achievements. We are motivated by our enthusiasm and empowered to give everyone we work with the confidence that they are working with the most enthusiastic and loyal people in the sector.

Report of the Board of Management and Strategic report

Agile – We are on a journey, so we make sure we never stand still.

Our business dictates that change is both regular and rapid, so as an organisation we always stay one step ahead. Our approaches are flexible, adapting to evolve to individual people's needs or the latest legislation. We pride ourselves on high performance so we expect innovation and initiative to be a part of our every day. We are the smart housing services team, dynamic and slick enough to respond whenever and however change dictates it.

Commercial – We understand the importance of commercial viability.

To remain competitive and effective at what we do, we are prepared to make decisions that maintain value for our residents, our partners and ourselves. From the homes we build to the services we provide, we are open to opportunity and strive to maintain a reputation for knowledge, efficiency and an ability to sustain our business. We benchmark our approach to ensure we are relevant, respected and most importantly, successful in all we do.

Stonewater's Strategic Plan 2019-2024

Due to the uncertainty as a result of the coronavirus pandemic we will update our existing Strategic Plan 2019-24, while reshaping the way we work and deliver our services to take account of the challenging circumstances.

Our Strategic Plan sets out our priorities and what we aim to achieve. The objectives and associated outcomes we aim to achieve are set out under three key themes:

Customer experience

- Deliver an effective service that meets the diverse needs and aspirations of our customers.
- Deliver Retirement Living services that meet the needs and aspirations of our customers.
- Deliver Supported Housing services that meet the needs of our customers and the aspirations of the business.

Growth and influence

- Deliver an ambitious programme to provide more homes for people in need.
- Develop an increased range of housing options from home ownership to affordable rented homes to meet the changing needs of the market.
- Build a reputation as a thought leader in the sector with influence on national and local agendas.

Business excellence

- Achieve consistently high standards of performance for our business critical key performance indicators (KPIs) on income collection and compliance.
- Invest in and support our people in order to attract, develop and retain a highly motivated workforce who will deliver our strategic objectives.
- Manage our resources efficiently and effectively and maximise the return on investment in our assets to ensure we have the financial capacity to deliver our priorities.

Report of the Board of Management and Strategic report

Our priorities in our existing Strategic Plan 2019-24 for the next four years and the objectives we set took account of our assessment of the operating environment for housing, the opportunities available to us and the challenges we faced at the time the Plan was developed.

Along with others in the housing sector, we have had to adapt to change as a result of the impact of the Coronavirus pandemic. We responded quickly and positively, and by adopting safe new working practices we have been able to continue providing essential services to our customers. We also introduced new flexible payment arrangements to support those of our customers who are experiencing financial hardship as a direct result of the coronavirus outbreak. Our significant investment in new technology meant we were able to move quickly to a digitally enabled, home-working approach for the majority of our colleagues at the start of the lockdown.

We have been proactive in planning for the 'new normal' and have developed a programme of work to remobilise and re-imagine our business under the banner of Stonewater'20. We are following Government guidelines, including the Recovery Strategy and the subsequent new guide to working safely published on 12th May 2020. At all times, our plans and decisions will be made with the health, safety and well-being of our colleagues, customers and contractors at the forefront.

The way we work will be different in the future but our focus will remain on providing quality services for our customers, delivering more much needed new homes and making positive contributions to the communities we serve. Our plans to deliver this will be reflected in the update of our Strategic Plan for 2020-25.

External environment

A week is a long time in politics...

After several years of political uncertainty and focus on Brexit at the expense of almost everything else, the 2019 General Election was supposed to bring a new era of stability. A government with a strong majority, with fresh blood and representing areas of the country that the Conservative Party had never before.

The 'levelling up' agenda was supposed to be the focus of the Government. The 2020 Budget – Rishi Sunak's first as Chancellor – prioritised growing the economy in areas outside London and the South East, with major infrastructure spending planned to create jobs and economic stimulus in the UK.

But they say a week is a long time in politics: within a week many businesses were now working from home, businesses having to make difficult decisions, and shortly thereafter the 'lockdown' and social distancing.

The environment we operate in has shifted beyond all recognition in a matter of months. Many people – particularly those who are self-employed – have seen their livelihoods cut and, tragically, lost in some cases. Millions of people have been furloughed, saving many jobs that would have otherwise been lost, but still businesses across the country are having to look at their headcounts and their balance sheets, and plan for a rocky road ahead.

For housing associations like Stonewater, there is a vital role to play. We are both an employer to many, but also relied on by tens of thousands of people to provide safety, security, and support through these challenging times. We will need to be flexible, dynamic, and reactive to ensure that we can operate effectively as a landlord and as a business.

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We will have a key role to play in providing security and safety to our customers, but also to play a key role in the economic recovery.

With the situation remaining highly volatile, we are continuing to monitor how things are evolving in our operating environment. We are constantly looking again and updating the information we send to our customers. We are keeping in touch with key local authorities and stakeholders to understand and ensure that they know they can rely on us to support their constituents – which many have told us they value. We are in close dialogue with our contractors to understand their positions and the situation with their supply chains. We are back on site delivering most of the schemes we were before lockdown began.

We are also retaining strong liquidity levels to deal with financial uncertainties. We are in a good position and feedback from partners indicates that we are being far more proactive than other registered providers even with the ongoing uncertainty around Covid-19. Finally, we are reassuring staff through regular emails, blogs and at team meetings, of the actions we are taking as things continue to evolve.

Housing supply and affordability

The Covid-19 pandemic has put many development sites on hold while the ‘new normal’ becomes clearer, but we are determined that we, and our new homes, should play a key role in the economic and social recovery.

When normality is restored, it is likely that the need for new homes that are good quality and affordable, will be as important as ever. We need to be aware of the changes in the relationship between work and the home – are our homes fit for working from home, for example. And tragically, more people than ever before are faced with homelessness and the cost of housing in many areas continues to rise above affordable levels. Those who have been off the streets since lockdown, in hotels and B&Bs will need somewhere to go after the hospitality industry resumes.

Key statistics include:

- It is estimated that there are more than 280,000 homeless people in England on any given night, including 236,000 people living in temporary accommodation.
- Approximately 130,000 children live in these homeless households and therefore have nowhere to call ‘home’.
- Figures on homeless households and rough sleepers do not include the ‘hidden homeless’ or ‘sofa surfers’: people who do not have a home but also do not qualify for housing assistance.
- Supply of housing is not keeping up with demand. There has been an 11% drop in social housing availability and housing that is affordable for those on a low income.

Delivery of new housing was once again a key commitment of all political parties at the 2019 General Election, and remains the priority of the new Housing, Communities and Local Government team and new Housing Minister.

Since 2015 there has been a real shift in the Government’s vision for the housing sector, with the goal of delivering 300,000 new homes per year. The Housing White Paper “Fixing our broken housing market” indicated a shift in strategy towards a more balanced approach to building new homes which meet the needs of people in all financial circumstances. It recognised the need to create more affordable rental homes, in addition to low cost home ownership options – we are engaging with Government on matters including the new First Homes consultation, and on ensuring there is

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recognition for the value of new affordable homes across multiple tenures. We look forward to the forthcoming White Paper on the planning system and hope that this will allow us to deliver more homes quickly.

Housing associations are seen as having a vital role in delivering new homes to solve the housing crisis even before Covid-19. However, there has been a consistent drive towards higher standards since the Grenfell Tower tragedy but also spurred by fires at other developments. The Government has introduced new safety standards for taller buildings, but safety has been a key priority for all developments. 2020 will see the publication of the long-awaited Social Housing White Paper, which should build on the Green Paper of 2018. We will continue to engage closely with Government, local government and our stakeholders to ensure that the policies that come from the White Paper are strong, clear and support our customers.

2020 was gearing up to be a crucial year for environmental policy, particularly with the UK hosting the COP26 conference. It is important that the environment and sustainability is not overshadowed too much by Covid-19, particularly in the housing and development sectors. Stonewater is working hard to deliver thought leadership on improving environmental standards in existing homes through our work with the Institute for Public Policy Research (IPPR), but our development team is constantly looking at new ways to increase, innovate and keep our carbon footprint down.

Government policy and changes to welfare options

There continues to be significant economic uncertainty due to the unknown impact on the economy of Covid-19, but there are signs that the Government is looking to return to progressing legislation that goes beyond Brexit for the first time in a while. Over the past couple of years, we have welcomed the following changes:

- The Government has introduced a drive towards better design in housing, with the view that building better quality homes will lead to a better public perception of housing and an understanding of social and economic benefits of new housing.
- The Government has shown long-term commitment to funding new affordable housing through the expansion of the Affordable Homes Programme
- The decision to make changes to the payment of Universal Credit, helping to prevent problems with rent arrears associated with claimants not receiving any benefits for long periods between payments.
- The Government has lifted the freeze on Local Housing Allowance rates, allowing rates to rise by inflation from April 2020. Other benefits including Universal Credit and those on the legacy system will also have the benefits freeze unfrozen from April.

A long-term ambition of Stonewater is to reduce homelessness and we are proud of our work in this area. We are particularly pleased that the Government has committed to eradicating homelessness by the end of this Parliament and welcome the £650m made available to help rough sleepers into permanent accommodation.

The reintroduction of the Domestic Abuse Bill to the House of Commons is particularly welcome too by our supported housing team. This is an important piece of legislation that will introduce a definition of domestic abuse of the first time. Stonewater will be monitoring the passage of the Bill and will work to ensure that it protects those who have fled from domestic abuse – including those in Stonewater's dedicated domestic abuse victim housing.

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Performance in the year

Total comprehensive income for the year was £3.1m (2019: £1.1m).

Key Performance indicators:

Rental income loss through voids is 1.32% (2019: 1.26%)

Gross arrears on average were 5.88% (2019: 4.68%)

Throughout 2019/20 the income team has continued to embed national working practices, with caseload distribution across Income Officers specifically focussing on low level, preventative debt and higher levels of debt where legal action has commenced. Preventative activities continue to be routinely undertaken, with examples including 'Welcome Wednesdays' and hand delivery of Notice of Seeking Possession (NOSP) letters in an attempt to address debt levels prior to commencing formal tenancy enforcement action. Furthermore, the team have continued to assist customers to make Discretionary Housing Payment (DHP) applications.

Responsive repairs satisfaction on average was 89.44% (2019: 89.36%)

Operating margin excluding surplus on disposal of fixed assets 32% (2019: 27%). This KPI better reflects trend in operating margin as disposals of fixed assets can vary significantly year or year.

Governance structure

Board

The Board is responsible for the proper and effective management of Stonewater, providing overall strategic direction and ensuring that the organisation meets its strategic aims and objectives. The delegation and control framework established by the Board includes accountability to customers and other stakeholders, such as funding providers and partner local authorities. Board members are listed on pages 1-3. The Board comprised 12 members at 31 March 2020, including one executive member.

Current obligations of Board members to the Board and the company

Board members are collectively responsible for ensuring the success of the company and for its compliance with all legal and regulatory obligations. Members are expected to uphold Stonewater's purpose, values, objectives and policies, share responsibility for decisions taken and represent the company.

Covid-19 duties of Board

Changes to governance arrangements were introduced at the end of March 2020 in response to the Government measures to control the Covid-19 pandemic. Two Board subcommittees were established with delegated authority to take decisions on behalf of the Board in relation to operational changes implemented as a result of the pandemic. Board meetings, using video conferencing, were instigated twice a month to facilitate timely decisions during a rapidly developing situation. During the period of the pandemic the Board, in partnership with the Executive Directors' Group (EDG), has continued to provide strong direction and oversight of operational performance.

Skills, qualities and experience required by the Board

To discharge its responsibilities for the direction of the company, Stonewater's Board needs a broad range of skills, competencies, experience and knowledge. All members are expected to demonstrate customer focus, strong communication and interpersonal skills, strategic thinking and leadership.

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In addition, the Board seeks to have a membership that reflects the diversity of Stonewater's customers and the communities where we work. The Board has set targets for improving diversity across the governance structure. At 31 March 2020, the Board comprised 42% female members, 17% from a black or minority ethnic background and two members identifying as disabled. The average age of the membership at 31 March 2020 was 61 years.

The Board undertakes an annual appraisal of its performance, culminating in the identification of key targets for the year ahead.

In 2019/20 these were deliver a customer-centric service, growth and Board succession.

The Board monitors progress against these objectives through quarterly reporting against sub-targets and the final position is assessed through the annual collective Board appraisal at the end of the year. Headline progress against these objectives was:

- Growth – 654 units handed over against our internal target of 653 for the Group. Homes England Strategic Partnership targets achieved with 260 of the 1500 homes in the programme started on site and cash take up of £29.5m.
- Service delivery – key KPI's are monitored by the Board on a quarterly basis.
- Maintain a cohesive Board team through Board succession – team building activities have been built into the Board calendar. Induction for new members includes opportunities for one to one meetings with colleagues and subject specialists, as well as opportunities to visit offices and Stonewater schemes.

Other actions for improvement arising from the appraisal are monitored through the governance action plan by the Governance and People Committee. Individual members are required to play an active role in the work of the Board and its committees. Each member has an individual annual appraisal, which provides an opportunity to review performance during the year and set objectives for the year ahead.

Specific development needs identified through the appraisal feed into the member learning and development programme

Code of Governance

Stonewater has adopted the 2015 National Housing Federation (NHF) Code of Governance for our registered providers and complies fully with it.

Committees

The Board is supported by seven functional committees, each of which is chaired by a Board member. Each of the Risk and Assurance Committee, the Customer Experience Committee, the Business Design and Technology Committee and the Managed Services Committee include places for independent members.

Each of the Board committees undertakes an annual self-assessment, which reviews how the committee has fulfilled its terms of reference and worked together as a team during the year. During the review, targets for the year ahead and improvements to the committee's operations are identified. The particular areas of focus for each of the committees during 2019/20 are shown, and will be assessed in the 2020 collective appraisals. Two committees, Business Design and Technology and Managed Services Committee, have been newly formed and will set objectives as part of the 2020 collective appraisal process.

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Assets and Development Committee

Oversees Stonewater's asset investment programme, including growth projects and management of assets.

During the year, the committee has been focusing on:

- Implementation of the Homes England strategic partnership
- Opportunity and risk management
- Asset sales

Customer Experience Committee

Oversees front-facing delivery in relation to affordable landlord services, ensuring that Stonewater has knowledge and understanding of the impact of the service provision and Stonewater's activities on local communities.

During the year, the committee has been focusing on:

- Utilising customer insights
- Service delivery
- Monitoring technological developments within the operating environment

Finance Committee

Oversees Stonewater's finances and exercises borrowing and treasury powers.

During the year the committee has been focusing on Value for Money assessment and reporting

Governance and People Committee

Oversees Board and Committee recruitment and performance, reviews members' remuneration and expenses, oversees the recruitment and performance of the Chief Executive, and reviews staff terms and conditions.

During the year, the committee has been focusing on:

- Board succession, including induction
- Implementation of the People Strategy
- Compliance with regulatory requirements

Risk and Assurance Committee

Oversees risk management, the audit function, and considers the annual financial statements and external and internal auditors' reports.

During the year, the committee has been focusing on ensuring:

- the operating environment is monitored and risks managed accordingly
- Stonewater's assurance framework remains appropriate for the business

Business Design and Technology Committee

Oversees the implementation of Stonewater's digital and IT strategies, with responsibility for developing and overseeing technological strategies to support Stonewater's customer offer and organisational development.

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Managed Services Committee

Oversees the mobilisation and delivery of Stonewater's contract with Legal and General Affordable Homes.

Executive Directors Group

Stonewater has an experienced Executive Directors Group which manages the day-to-day running of the business. The Executive team consists of the Chief Executive and five Executive Directors.

The details of the Executive Directors Group are disclosed in the consolidated financial statements.

Access to information

Stonewater aims to work in a transparent and open manner, making information publicly available unless there are justifiable reasons for not doing so, such as personal data or commercially sensitive information.

Information takes a variety of forms including reports, policy statements and publications. Many may be found on our website (www.stonewater.org) and copies are also available on request.

Risks and uncertainties

New, emerging and high scoring risks are monitored through the Strategic and Operational Risk Register. The Executive Director Group and the Risk and Assurance Committee keep the register under review to ensure that it fully reflects the risks to the delivery of Stonewater's operations and Strategic Plan. Designated managers are responsible for each identified risk area and the Company Secretary oversees progress against actions to mitigate risks.

The Board has also adopted a risk appetite statement which sets out the nature and levels of risk we are prepared to take in order to achieve our strategic objectives. Performance against this is kept under review facilitated through the use of metrics to enable the Board and committees to assess whether performance remains within the risk appetite parameters.

The Chief Executive reports to the Risk and Assurance Committee on the effectiveness of the internal control environment.

Further information on risks can be found in the consolidated financial statements.

People strategy

Detail of our people related strategies and objectives can be found in the Consolidated Financial Statements.

Gender pay gap

Stonewater gender pay gap statement is available via the website: www.stonewater.org

Corporate communications

Detail of our corporate communications strategies and objectives can be found in the consolidated financial statements.

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Value for Money

The Value for Money achievements are summarised and can be found through the Group website, and are summarised in the consolidated financial statements.

We recognise that in order to continue to develop new homes, invest in our communities and ensure that our housing properties are maintained in good condition, we need to understand and maximise the value we get from our expenditure and our assets.

Further details on our strategy and results can be found on our website

<https://www.stonewater.org/about-us/value-for-money>

Relationships

We put customers at the heart of everything we do, investing in communities to create great places to live. Providing good quality, affordable homes for the people who need them most is our foundation but, above and beyond that, the way we deliver our services and work with customers is fundamental. We also recognise that to become a great business we must look outwards to excel at customer service.

Understanding housing's relationship and interface with other areas of social policy (social care, health, financial inclusion, regeneration, employability and education), plus gaining deeper insight into our customer base, is vital to our success.

Customer engagement

Our customers are key to our success, and we invest in understanding customer needs and aspirations to provide services, which support their ability to thrive in their communities. Our aim is to deliver innovative, effective and consistent services to our customers, and to listen to their feedback so we can use this to help further shape our services to meet their diverse needs.

We encourage our customers to engage with us and offer a range of involvement opportunities both online and face-to-face, including the Customer Scrutiny Panel, our Customer hubb (our digital forum), and through social media channels such as Facebook and Twitter. We emphasise to customers that we are committed to continuous improvement in the services we offer and we encourage them to let us know what they think.

We are especially focused on improving digital access for our customers and colleagues. Improving and enhancing digital channels enables two-way feedback regardless of where people are. We were early adopters in the National Housing Federation's Together with Tenants plan, reinforcing Stonewater's commitment to continuously nurture positive relationships with our customers and share our experience and good practice with the sector.

Customer insight

Our approach to customer insight allows us to have a better understanding of our customers value and what they value. This helps us to provide better, more tailored services delivered right first time to meet the needs of our diverse customer base.

During 2019/20, 78% of our customers told us that they were satisfied with the services they received from Stonewater. From 2020/21, we are introducing easier and quicker ways for customer feedback to be captured and focusing more on the reducing time in which we respond to customer issues. Putting our Customer Promise at the centre of how we deliver services and invest in our

Report of the Board of Management and Strategic report

colleagues, we will also be rolling out a customer service training programme across the whole of Stonewater.

Equality, diversity and inclusion

Stonewater has adopted the Social Housing Equality Framework (SHEF) to support and drive the organisation's equality and diversity agenda. The Corporate Equality Group is taking action to achieve the SHEF Achieving Level across the business as a whole.

Modern slavery and human trafficking

Stonewater's slavery and human trafficking statement, under the Modern Slavery Act 2015, for the financial year ending 31 March 2020, is available via the website [modern-slavery-and-human-trafficking-statement](#).

Financial inclusion

We provide information via our website and Customer Hubb to keep customers up to date with benefit changes. Our colleagues are trained about welfare benefits and are able to identify customers who require specialist support, who are then signposted to national and local organisations that can provide this. We contact customers as they apply for Universal Credit to ensure they have the necessary support to complete their claim and set up a payment method.

We continue to work with Experian on rental data sharing to improve our customers' access to favourable financial services through their credit rating.

Treasury policies and objectives

Stonewater has a formal treasury management policy which is regularly reviewed. Further detail of this policy and objectives can be found in the consolidated financial statements.

Going concern

The Board has reviewed the Association's five-year strategic plan and 30-year financial projections. This review took account of the Covid-19 pandemic and included stress testing and analysis of potential impact on covenants. The Board is fully satisfied that the Association has adequate resources to continue trading for the foreseeable future and therefore continues to adopt the going concern basis in preparing the Association's financial statements.

Report of the Board of Management and Strategic report

Business planning, risk and internal controls assurance

Purpose

The statement of internal controls provides information to both internal and external stakeholders on how Stonewater governs its business, manages risks and delivers the business plan.

Responsibility

The Board has overall responsibility for establishing and maintaining the system of business planning, risk and internal control and for reviewing its effectiveness across Stonewater. The Risk and Assurance Committee is responsible to the Board for monitoring this system and ensuring its effectiveness.

Approach

Stonewater has adopted the three lines of defence assurance framework, whereby we employ qualified staff and put good policies and procedures in place; monitor these through management activity and governance reporting and seek external assurance through audits, accreditations etc.

In meeting its responsibilities, the Board has adopted a risk-based approach to internal controls, which are embedded within the normal management and governance process. This approach includes the regular evaluation of the nature and extent of risks to which Stonewater is exposed to

- *Identification and evaluation of key risks*
Management responsibility has been clearly defined for the identification, evaluation and control of significant risks. The Executive Directors Group regularly considers significant risks facing Stonewater from both existing and proposed new business, and these are identified and evaluated.
- *Monitoring and corrective action*
A process of control self-assessment and regular management reporting on regulatory and control issues, including any raised by the external auditors, provides hierarchical assurance to successive levels of management and to the Board.
- *Control environment and control procedures*
The Board retains responsibility for a defined range of issues covering strategic, operational, financial and compliance issues including treasury strategy and new investment projects. Stonewater's own Code of Conduct based on the NHF model sets out Stonewater's stance with regard to the quality, integrity and ethics of its employees. A framework of policies and procedures is in place covering issues such as delegated authority, segregation of duties, accounting, treasury management, health and safety, data protection and fraud.
- *Information and financial reporting systems*
Financial reporting procedures include detailed budgets for the year ahead and forecasts for subsequent years. These are reviewed and approved by the Board. The Board also regularly reviews key performance indicators to assess progress towards the achievement of key business objectives, targets and outcomes; and also progress in achieving and retaining recognition for quality management systems.

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Significant changes were made to Stonewater's operations towards the end of 2019/20 in response to the Coronavirus (Covid-19) pandemic. The Board and executive team have followed Government and regulatory guidance in implementing revised working practices. The actions taken in response to Government lockdown and social distancing measures included a move to remote service delivery, where possible, and a scaling back of the repairs service to focus on compliance and emergency works. The risks arising from the evolving operating environment have been carefully assessed at each stage to ensure that business activities remain within the board's risk appetite.

The Board has also agreed additional controls to ensure that during the Covid-19 pandemic Stonewater remains a viable concern. These have included weekly Board meetings to provide strong governance oversight and efficient decision taking. A suite of performance indicators, scenario models and risk appetite measures have been developed to inform Board decisions and performance monitoring. The Board's priority has been to safeguard health and safety, along with other legal, regulatory and financial compliance. Revised and new policies and procedures have been put in place to reflect the revised operating environment and strengthen internal controls.

The internal control framework and the risk management process are subject to regular review by the internal auditors, who are responsible for providing independent assurance to the Board via the Risk and Assurance Committee. The internal auditors have been kept informed of changes made to operations in response to the Coronavirus.

Confirmation from the Board

The Board has received from the Chief Executive an annual report, has conducted its annual review of the effectiveness of the system of internal control, has reviewed the fraud register and has taken account of any changes needed to maintain the effectiveness of risk management and the control process.

The Board confirms that there is an on-going process for identifying, evaluating and managing significant risks faced by Stonewater. This process has been in place throughout the year under review, up to the date of the annual report, and is reviewed by the Board.

The Board is able to confirm to the best of its knowledge compliance with its adopted code of governance and the regulatory governance and financial viability standard as set by Regulator of Social Housing.

Compliance with the regulatory standards

The latest regulatory judgement issued by the Regulator of Social Housing in December 2019 confirms that Stonewater meets the requirements set out in the Governance and Financial Viability Standard of the 2015 Regulatory Framework with the top ratings of G1 (The provider meets the requirements on governance set out in the Governance and Financial Viability Standard) and V1 (The provider meets the requirements on viability set out in the Governance and Financial Viability Standard and has the capacity to mitigate its exposures effectively). Since then the Board has undertaken a self-assessment of compliance with the Governance and Viability Standard, taking account of the Code of Practice, and confirms that Stonewater is compliant with the standard.

Statement of the Board's responsibilities in respect of the Board's report and the financial statements

The board members are responsible for preparing the report of the Board and the financial statements in accordance with applicable law and regulations.

Co-operative and Community Benefit Society law and social housing legislation require the Board members to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

In preparing these financial statements, the Board members are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards and the Statement of Recommended Practice: Accounting by registered social housing providers 2018 have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The board members are responsible for keeping adequate accounting records that are sufficient to show and explain the Association's transactions and disclose with reasonable accuracy at any time the financial position of the association and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019. They are also responsible for safeguarding the assets of the association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board is responsible for ensuring that the report of the Board is prepared in accordance with the Statement of Recommended Practice: Accounting by registered social housing providers 2018.

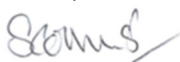
Financial statements are published on the association's website in accordance with legislation in the United Kingdom governing the preparation and dissemination of financial statements, which may vary from legislation in other jurisdictions. The maintenance and integrity of the association's website is the responsibility of the Board members. The Board members' responsibility also extends to the ongoing integrity of the financial statements contained therein.

Disclosure of information to auditors

The Board members who held office at the date of approval of this report confirm that in fulfilling their duties as a Board member they have taken the steps they ought to have taken to make themselves aware of any information relevant to the audit and the auditors are aware of that information. So far as they are aware there is no relevant audit information which they have not made the auditors aware of.

BDO LLP were appointed as Stonewater (5) Limited's external auditors for 2019/20 on 23 July 2019.

The report of the Board was approved on 17 July 2020 and signed on its behalf by:



Sheila Collins
Chairman of Board

Independent auditor's report to the members of Stonewater (5) Limited

Opinion

We have audited the financial statements of Stonewater (5) Limited ("the Association") for the year ended 31 March 2020 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Reserves and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2020 and of the Association's surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been properly prepared in accordance with the Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2019.

Basis for opinion

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

We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Board members use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Board members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Independent auditor's report to the members of Stonewater (5) Limited

Other information

The Board are responsible for the other information. Other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information including the Report of the Board of Management and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where we are required by the Co-operative or Community Benefit Societies Act 2014 or the Housing and Regeneration Act 2008 to report to you if, in our opinion:

- the information given in the Report of the Board and Strategic report for the financial year for which the financial statements are prepared is not consistent with the financial statements;
- adequate accounting records have not been kept by the Association; or
- a satisfactory system of control has not been maintained over transactions; or
- the Association financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Board

As explained more fully in the statement of the Board's responsibilities set out on page 12, the board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board members determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board are responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

Independent auditor's report to the members of Stonewater (5) Limited

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the members of the Association, as a body, in accordance with the Housing and Regeneration Act 2008 and the Co-operative and Community benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an 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 Association and the members as a body, for our audit work, for this report, or for the opinions we have formed.

BDO LLP

Philip Cliftlands
For and on behalf of BDO LLP, statutory auditor
55 Baker Street
United Kingdom
Date 7 August 2020

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Statement of comprehensive income

		2020	2019
	Note	£'000	£'000
Turnover	4	6,064	5,592
Operating costs	4	(4,117)	(4,062)
Surplus on disposal of fixed assets	4,9	1,824	248
Operating surplus	4,7	3,771	1,778
Interest receivable and similar income	10	1,212	801
Interest payable and financing costs	11	(1,867)	(1,479)
Surplus and total comprehensive income for the year		3,116	1,100

All activities relate to continuing operations.

The notes on pages 22 to 41 form part of these financial statements.

Statement of financial position

		2020	2019
	Note	£'000	£'000
Fixed assets			
Tangible fixed assets - housing properties	13	58,609	40,601
Other tangible fixed assets	14	92	84
Total fixed assets		58,701	40,685
Current assets			
Properties held for sale	15	-	6
Debtors: amounts falling due after more than one year	16	17,080	
Debtors: amounts due within one year	16	1,209	4,522
Cash and cash equivalents		7,856	7,514
		26,145	12,042
Creditors: amounts falling due in one year	17	(1,643)	(1,444)
Net current assets		24,502	10,598
Total assets less current liabilities		83,203	51,283
Creditors: amounts falling due after more than one year	18	(73,845)	(45,099)
Net assets		9,358	6,184
Capital and reserves			
Share capital	22	-	-
Income and expenditure reserve		9,358	6,184
Total capital and reserves		9,358	6,184

The notes on pages 22 to 41 form part of these financial statements.

The financial statements were approved by the Board of Directors and authorised for issue on 17 July 2020.



Sheila Collins
Chairman of the Board



Nicholas Harris
Board Member



Anne Harling
Secretary

Statement of changes in reserves

	Income and expenditure reserve
	£'000
Balance at 1 April 2019	6,184
Surplus for the year	3,116
Prior year gift aid receipt	58
Balance at 31 March 2020	9,358
Balance at 1 April 2018	5,084
Surplus for the year	1,110
Balance at 31 March 2019	6,184

The notes on pages 22 to 41 form part of these financial statements.

Notes to the financial statements

	General notes
1	Legal status
2	Accounting policies
3	Judgements in applying accounting policies and key sources of estimation uncertainty
	Statement of comprehensive income related notes
4	Particulars of turnover, cost of sales, operating costs, surplus on disposal of fixed assets and operating surplus/(deficit)
5	Particulars of income and expenditure from social housing lettings
6	Units of housing stock
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8	Employees, Directors' and senior executives' remuneration
9	Surplus on disposal of fixed assets
10	Interest receivable and similar income
11	Interest payable and financing costs
12	Taxation on surplus on ordinary activities
	Statement of financial position related notes
13	Tangible fixed assets – housing properties
14	Other tangible fixed assets
15	Properties held for sale
16	Trade and other debtors
17	Creditors: amounts falling due within one year
18	Creditors: amounts falling due after more than one year
19	Deferred capital grant
20	Recycled capital grant fund
21	Loans and borrowings
22	Share capital
23	Capital commitments
24	Related party disclosures

Notes to the financial statements

1. Legal status

Stonewater (5) Limited is registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Regulator of Social Housing as a social housing provider. The Association is a public benefit entity.

2. Accounting policies

Basis of preparation

The financial statements of the Association have been prepared on a going concern basis, under the historical cost basis of accounting in accordance with Financial Reporting Standard 102 (FRS102). This is the applicable standard in the United Kingdom and the Republic of Ireland and the Housing SORP 2018 “Statement of Recommended Practice for Registered Social Housing Providers” and comply with the Accounting Direction for Private Registered Providers of Social Housing 2019.

The financial statements are presented in Sterling (£'000) except where specifically stated otherwise.

In preparing these financial statements, advantage has been taken of the following disclosure exemptions available to subsidiary undertaking in FRS 102:

- No cash flow statement has been presented.
- Disclosures in respect of the Association’s financial instruments have not been presented.
- Disclosure in respect of the related party transactions with intra group companies.

The information is included in the consolidated financial statements of Stonewater Limited as at 31 March 2020 and these financial statements may be obtained from Stonewaters’ registered address as disclosed on page 1.

The following principal accounting policies have been applied:

Going concern

After making enquiries and reviewing the 30-year financial plan, updated for Covid-19 including stress testing and analysis of potential impact on covenants, the Board has a reasonable expectation that the association has adequate resources to continue in operational existence for at least 12 months from the date on which the financial statements were approved for release. The financial statements have therefore been prepared on a going concerned basis.

In the analysis of potential impact of the Covid-19 on our business, we considered increase in rent arrears and bad debts, loss of rental income due to delayed handovers, temporary inability to sell new shared ownership properties and delays in work on building sites. The principal remedy in more stressed scenarios is to reduce development expenditure followed by reduction in capital repairs and achieving operating costs savings. We have modelled various scenarios and identified the limits that the business can withstand.

As circumstances are particularly uncertain and outside our control, we will continue to carry out formal reviews on a regular basis.

We have a policy of maintaining cash and committed bank facilities equal to contractual commitments (less grant associated with them). At 31 March 2020 we had £7.9m of cash, which

Notes to the financial statements

exceeded the Association's contracted obligations less grant by £5.3m. In addition we have two tranches of guaranteed future funding receivable in the next 18 months: £75m in March 2021 and £28m in September 2021.

Turnover

Turnover represents rental and service charge income, grants receivable from local authorities and from Homes England, income from shared ownership first tranche sales, and proceeds from property sales, grant amortisation and other income, all of which arises in the UK.

Revenue recognition

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

- Rental income is measured at fair value of the consideration received or receivable and represents the amount receivable for the services rendered net of any voids.
- The amortisation of social housing grant is applied by the accruals model in accordance with FRS102, and the income is released over the life of the associated structure component.
- Income from first tranche sales and sales of properties built for sale is recognised at the point of legal completion of the sale.

Service charges

The Association adopts a mixture of fixed and variable method for calculating and charging service charges to its tenants and leaseholders. Expenditure is recorded when a service is provided and charged to the relevant service charge account or to a sinking fund. Income is recorded based on the estimated or fixed amounts chargeable.

Cost of sales

Cost of sales represents development/construction costs including capitalised interest, direct overheads incurred during the course of development of those properties and marketing and other incidental costs incurred during the course of the sale of those properties. Land costs originally incurred during construction are attributed to each sales transaction.

Also included within costs of sales are expenses relating to fees expended in promotion developments through the planning system, which are written off to the statement of comprehensive income until the viability of such a development is reasonably secure, after which such costs are capitalised in accordance with the accounting policy in respect of land and properties held for sale. At the date a sale is recognised a relevant proportion of costs inclusive of in-house development staff, shared ownership sales staff, and a proportion of other staff in other departments which work on development activity attributable to that sale are taken to cost of sales.

Operating costs

Direct employee, administration and operating costs are allocated to either the statement of comprehensive income or capital schemes on the basis of costs of staff or the extent to which they are directly engaged in the operations concerned.

Value Added Tax

The Association charges Value Added Tax (VAT) on some of its income and is able to recover part of the VAT it incurs on expenditure. The financial statements include VAT to the extent that it is

Notes to the financial statements

suffered by the Association and not recoverable from HM Revenue and Customs. Recoverable VAT arises from partially exempt activities and is credited to the statement of comprehensive income.

Government and other grants

Social Housing Grant (SHG) is receivable from Homes England, and is accounted for using the accruals method of accounting for government grants and any new grant received is included as part of creditors. The grant is recognised within income when amortised over the useful economic life of the asset. Grant is amortised even if there are no related depreciation charges.

In accordance with Housing SORP 2018 the useful economic life of the housing property structure has been selected (see table of useful economic lives on page 25)

SHG received against new schemes, which are under construction is included as a long term liability. Amortisation becomes active once the unit is in active management

Grants relating to revenue are recognised in the statement of comprehensive income over the same period as the expenditure to which they relate once performance related conditions have been met.

SHG can be recycled by the Association under certain circumstances such as if a property is sold, or if another relevant event takes place. In these cases, the SHG can be recycled for use on projects approved by Homes England and is held on the statement of financial position as a liability in the recycled capital grant fund. However, SHG may need to be repaid in certain circumstances.

Housing properties

Housing properties constructed or acquired (including land), excluding the estimated cost of the element of shared ownership properties expected to be sold in first tranche, are held at cost less any impairment

Cost comprises of acquiring of land and buildings, development costs, and interest charges incurred during development. In addition staff costs attributable to bring the housing property to bringing housing property into the working condition for their intended use.

Housing properties in the course of construction are stated at cost and not depreciated and are transferred to completed properties when they are ready for letting.

Expenditure on replaced components is capitalised if the component is classified as being wholly replaced. Any remaining net book value of the replaced component is disposed of and recognised as accelerated depreciation.

Expenditure on major refurbishment to properties is capitalised where the works increase the net rental stream over the life of the property. An increase in the net rental stream may arise through an increase in the net rental income, a reduction in future maintenance costs, or a subsequent extension in the life of the property. All other repair and replacement expenditure is charged to the Statement of Comprehensive Income.

Expenditure on schemes which are subsequently aborted, is written off in the period in which it is recognised the scheme will not be developed to completion.

Gains and losses on disposals of housing properties are determined by comparing the proceeds with the carrying amount and incidental costs of sales and amortised grant written back are recognised within surplus on disposal of fixed assets in the statement of comprehensive income.

Notes to the financial statements

Fixed Asset and depreciation

Freehold land is not depreciated. The useful economic lives of all tangible fixed assets are reviewed annually.

Housing components are depreciated from the month following replacement. The range of estimated useful economic useful lives are:

Description	Estimated economic life (years)
Boiler	15
Kitchen	20
Lifts	20
Heating systems	30
Bathrooms and wet rooms	30
Windows and doors	35
Electrics	40
Roof cover	70
Structure	100

Leasehold properties are depreciated over the length of the lease except where the expected useful economic life of properties is shorter than the lease; when the lease and building elements are depreciated separately over their expected useful economic lives.

Social housing grant (SHG) is amortised to income over 100 years for social housing lettings.

Where a purchase of completed properties is made, including transfer of properties between Group entities, the useful lives of the components are adjusted to reflect the actual remaining lives of the properties, using the information obtained from the other social landlord during due diligence. Where accurate cost information on the components is not available, the cost for each unit is apportioned based on the pre-determined assumptions that the Group uses for new build properties.

Impairment

An annual review is undertaken to existing social housing properties to determine if there have been an indicators of impairment in the current financial year for assets which may have suffered an impairment loss. The review is done on a scheme level, which is deemed to be a cash generating unit.

Impairment reviews are carried out in accordance with the Housing SORP, with consideration of the following impairment indicators:

Notes to the financial statements

- Development Issues
- Change in legislation
- Average void time/change in demand
- Material reduction on market value
- Schemes being redeveloped/demolished

If there is an indicator of an impairment the recoverable amount of any affected asset is estimated and compared to the carrying amount. If the estimated recoverable amount is lower than the carrying amount, then the carrying amount is adjusted down to the recoverable value and an impairment loss is recognised as operating expenditure.

Other fixed assets

Other tangible fixed assets are stated at historical cost less accumulated depreciation and accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation of other fixed assets

Freehold land is not depreciated. Depreciation on other assets is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method. The estimated useful lives range as follows:

Description	Estimated useful life (years)
Site Equipment	5 to 25

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, if there is an indication of a significant change since the last reporting date. Residual values for other tangible fixed assets are assumed to be nil.

Gains and losses on disposals of other fixed assets are determined by comparing the proceeds with the carrying amount and incidental costs of sales and are recognised within surplus on disposal of fixed assets in the statement of comprehensive income.

Allocation of costs for mixed tenure and shared ownership developments

Costs are allocated to the appropriate tenure where it is possible to specify which tenure the expense relates to. Where it is not possible to relate costs to a specific tenure costs are allocated on a floor area or unit basis depending on the appropriateness for each scheme.

Shared ownership properties and staircasing

Shared ownership sales are treated under the SORP 2018 as follows:

- Shared ownership properties are split proportionately between current and fixed assets based on the first tranche proportion
- The first tranche proportion is classed as a current asset and related sales proceeds are included in turnover.
- The remaining element is classed as a fixed asset, and included in housing properties at cost, less any provisions needed for depreciation or impairment.

Notes to the financial statements

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 in other operating costs.

Rent and service charge agreements

The association has made arrangement with individuals and households for arrears payments of rent and service charges. These arrangements are effectively loans granted at nil interest rate.

Loans, investments and short term deposits

All loans, investments and short term deposits held by the Association are classified as basic financial instruments in accordance with FRS 102.

These instruments are initially recorded at the transaction price less any transaction costs (historical cost), FRS 102 requires that basic financial instruments are subsequently measured at amortised cost, however the Association has calculated that the difference between the historical cost and amortised cost basis is not material and so these financial instruments are stated in the statement of financial position at historical cost. Loans and investments that are payable or receivable within one year are not discounted.

Financial liabilities and equity

Financial liabilities and equity are classified according to the substance of the financial instrument's contractual obligations, rather than the financial instrument's legal form.

Cash and cash equivalents

Cash and cash equivalents in the Association's statement of financial position consists of cash at bank, in hand, deposits and short term investments with an original maturity of three months or less.

The Association invests in highly rated Low Volatility Net Asset Value (LVNAV) money market funds where capital preservation is the priority. These are valued on an amortised cost basis.

Finance costs

Finance costs on bonds and notes are charged to the statement of comprehensive income over the term of the debt using the effective interest rate method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument. For all other borrowings, finance costs are charged on an amortised cost basis.

Leasehold sinking funds

Unexpended amounts collected from leaseholders for major repairs on leasehold schemes and any interest received are included in creditors.

Income and expenditure reserve

Income and expenditure reserve represents surpluses generated from operating activities each year.

Notes to the financial statements

3. Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the key judgements have been made in respect of the following:

- Whether there are indicators of impairment of the Association's tangible assets. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the asset and where it is a component of a larger cash-generating unit, the viability and expected future performance of that unit. The members have considered the measurement basis to determine the recoverable amount of assets where there are indicators of impairment based on EUV-SH or depreciated replacement cost. The members have also considered impairment based on their assumptions to define cash or asset generating units.
- Determining the anticipated costs to complete on a development scheme based on anticipated construction cost, effective rate of interest on loans during the construction period, legal costs and other costs. Based on the costs to complete, they then determine the recoverability of the cost of properties developed for outright sale and/or land held for sale. This judgement is also based on the member's best estimate of sales value based on economic conditions within the area of development.
- Whether leases entered into by the group either as a lessor or a lessee are operating or lease or finance leases. These decisions depend on an assessment of whether the risks and rewards of ownership have been transferred from the lessor to the lessee on a lease by lease basis.
- Determining the appropriate allocation of costs for mixed tenure developments, and furthermore the allocation of costs relating to shared ownership between current and fixed assets.
- What constitutes a cash generating unit when indicators of impairment require there to be an impairment review.

Other key sources of estimation uncertainty:

- Tangible fixed assets (note 13 and 14)

Tangible fixed assets are depreciated over their useful economic lives. The actual lives of the assets are assessed annually and may vary depending on a number of factors. For housing property assets, the assets are broken down into components based on management's assessment of the properties. Individual useful economic lives are assigned to these components.

Notes to the financial statements

4. Particulars of turnover, costs of sales, operating costs, surplus on disposal of fixed assets and operating surplus

		Turnover	Operating costs	Surplus on disposal of fixed assets	Operating surplus
	Note	2020	2020	2020	2020
		£'000	£'000	£'000	£'000
Social housing lettings	5	6,064	(4,117)	-	1,947
Other social housing activities:					
Surplus on disposals of fixed assets	9	-	-	1,824	1,824
Total		6,064	(4,117)	1,824	3,771

		Turnover	Operating costs	Surplus on disposal of fixed assets	Operating surplus
	Note	2019	2019	2019	2019
		£'000	£'000	£'000	£'000
Social housing lettings	5	5,592	(4,062)	-	1,530
Other social housing activities:					
Surplus on disposals of fixed assets	9	-	-	248	248
Total		5,592	(4,062)	248	1,778

Notes to the financial statements

5. Particulars of the income and expenditure from social housing lettings

	General needs	Supported and housing for older people	Shared ownership	Affordable	Total 2020	Total 2019
	£'000	£'000	£'000	£'000	£'000	£'000
Rent receivable net of identifiable service charges	3,931	562	139	137	4,769	4,768
Service charge income	599	352	150	1	1,102	637
Net rent receivable	4,530	914	289	138	5,871	5,405
Amortised government grants (note 13b and 19)	142	33	7	2	184	184
Other income	-	-	9	-	9	3
Income from social housing lettings	4,672	947	305	140	6,064	5,592
Expenditure on social housing lettings						
Management	(783)	(126)	(58)	(20)	(987)	(949)
Service charge costs	(520)	(318)	(139)	(1)	(978)	(662)
Routine maintenance	(596)	(87)	(11)	(2)	(696)	(879)
Planned maintenance	(62)	(7)	(4)	-	(73)	(77)
Major repairs (note 13b)	(107)	(258)	(1)	-	(366)	(436)
Bad debts	(78)	(5)	-	(1)	(84)	(37)
Depreciation on housing properties – annual charge (note 7 and 13a)	(697)	(143)	(18)	(16)	(874)	(1,018)
Depreciation on housing properties - accelerated on disposals of components (note 7 and 13a)	(58)	(1)	-	-	(59)	(4)
Operating expenditure on social housing lettings	(2,901)	(945)	(231)	(40)	(4,117)	(4,062)
Operating surplus on social housing lettings	1,771	2	74	100	1,947	1,530
Void losses	(54)	(20)	-	-	(74)	(70)

Notes to the financial statements

6. Units of housing stock

	At the start of the year	Additions	Disposals	Reclassification s	At the end of the year
	Number	Number	Number	Number	Number
General needs	824	219	(17)	(3)	1,023
Affordable	19	13	-	-	32
Shared ownership	64	-	(3)	(2)	59
Supported housing	-	4	-	-	4
Housing for older people	132	-	-	-	132
Total owned and managed accommodation	1,039	236	(20)	(5)	1,250
Accommodation managed for others	-	34	2	5	41
Total owned and managed accommodation	1,039	270	(18)	-	1,291

7. Operating surplus

	2020	2019
	£'000	£'000
This is arrived at after charging:		
Depreciation of housing properties		
-annual charge (note 5 and 13a)	874	1,018
-accelerated depreciation (note 5 and 13a)	59	4
Depreciation of other tangible fixed assets (note 14)	9	-

Audit fees for the year ending 31 March 2020 are borne by the parent company, Stonewater Limited, and are disclosed in the consolidated financial statements.

8. Employees, Directors' and senior executives' remuneration

Employee information, including pension costs and the cost of Directors' and senior executives' remuneration are disclosed in the consolidated financial statements.

Notes to the financial statements

9. Surplus on disposal of fixed assets

	Shared ownership properties	Other housing properties	Voluntary right to buy	Total	Total
	2020	2020	2020	2020	2019
	£'000	£'000	£'000	£'000	£'000
Housing properties:					
Disposal proceeds	399	1,949	130	2,478	386
Net book value (note 13a)	(123)	(648)	(24)	(795)	(121)
Other	(4)	142	3	141	(17)
Surplus on disposal	272	1,443	109	1,824	248

10. Interest receivable and similar income

	2020	2019
	£'000	£'000
Interest receivable from group undertakings (note 24)	338	88
Interest receivable and similar income	42	30
Gift aid from group undertakings	832	683
Total	1,212	801

11. Interest payable and financing costs

	2020	2019
	£'000	£'000
Interest on bank loans and overdrafts	-	-
Interest payable to group undertakings (note 24)	1,875	1,480
Interest capitalised on construction of housing properties (note 13b)	(9)	(2)
Recycled capital grant fund (note 20)	1	1
Total	1,867	1,479

12. Taxation on surplus on ordinary activities

Stonewater (5) Limited is registered with charitable rules under Co-operative and Community Benefit Societies Act and as such received charitable relief from Corporation tax.

Notes to the financial statements

13(a). Tangible fixed assets housing properties

	Housing properties held for lettings	Housing properties for letting under construction	Shared ownership properties held for lettings	Total
	£'000	£'000	£'000	£'000
Cost:				
At 1 April 2019	40,709	65	3,270	44,044
<i>Additions:</i>				
- construction costs	-	704	-	704
- replaced components	135	-	-	135
- completed properties	18,890	-	-	18,890
Transfer to completed properties	721	(721)	-	-
Transfer to properties held for sale	6	-	-	6
<i>Disposals:</i>				
- staircasing (note 9)	-	-	(131)	(131)
- replaced components	(100)			(100)
- other sales (note 9)	(840)	-	-	(840)
At 31 March 2020	59,521	48	3,139	62,708
Depreciation:				
At 1 April 2019	3,398	-	45	3,443
Charge for the year (note 5 and 7)	911	-	22	933
<i>Disposals during the year:</i>				
- staircasing (note 9)	-	-	(8)	(8)
- replaced components	(100)	-	-	(100)
- other sales (note 9)	(169)	-	-	(169)
At 31 March 2020	4,040	-	59	4,099
Net book value:				
At 31 March 2020	55,481	48	3,080	58,609
At 31 March 2019	37,311	65	3,225	40,601

Notes to the financial statements

13(b). Tangible fixed assets housing properties (continued)

	2020	2019
	£'000	£'000
The net book value of housing and other properties comprises:		
Freehold	54,898	36,621
Long leasehold	3,711	3,980
Total (note 13a)	58,609	40,601
Interest capitalisation:		
Interest capitalised in the year (note 11)	9	2
Cumulative interest capitalised	11	2
Rate used for capitalisation	4%	4%
Works to properties:		
Improvements to existing properties capitalised	135	220
Major repairs expenditure to statement of comprehensive income (note 5)	366	436
	501	656
Total social housing grant received or receivable to date as follows:		
Capital grant held in deferred income (note 19)	14,100	14,365
Recycled capital grant fund (note 20)	343	98
Amortised to statement of comprehensive income in year (note 5)	184	184
Write back amortisation on disposals (note 19)	(6)	-
Cumulative amortisation to income and expenditure reserve	1,087	909

Impairment

A full impairment review was carried out at 31 March 2016 and no material impairment was identified. At 31 March 2020 we considered whether any specific indications of impairment at scheme or property level exist and identified none.

Properties held for security

The Association had 1,039 properties pledged as security at 31 March 2020 with a NBV of £37.5m (2019: 566 properties, £16.7m).

Notes to the financial statements

14. Other tangible fixed assets

	Computer equipment
	£'000
Cost:	
At 1 April 2019	84
Additions	17
At 31 March 2020	101
Depreciation:	
At 1 April 2019	-
Charge for year (note 7)	9
At 31 March 2020	9
Net book value:	
At 31 March 2020	92
At 31 March 2019	84

15. Properties held for sale

	2020	2019
	£'000	£'000
Other properties for sale	-	6

16. Trade and other debtors

Debtors: amounts due after more than one year

	2020	2019
	£'000	£'000
Amounts owed by group undertakings	17,080	3,175

Amounts owed by group undertakings is a loan of £17,080,000 provided to Stonewater Developments Limited (2019: £3,175,000). This loan is a borrowing under a five year loan facility and interest is charged at LIBOR + 3%.

Notes to the financial statements

16. Trade and other debtors continued

Debtors: amounts due within one year

	2020	2019
	£'000	£'000
Rent and service charge arrears	555	416
Less: Provision for doubtful debts	(253)	(173)
	302	243
Service costs to be charged in future periods	383	147
Amounts owed by group undertakings	499	925
Other debtors	-	4
Prepayment and accrued income	4	28
Social housing grant receivable	21	-
	1,209	1,347

17. Creditors – amounts falling due within one year

	2020	2019
	£'000	£'000
Housing loans internal (note 21)	140	29
Issue costs (note 21)	(4)	-
Other creditors	717	758
Accruals and deferred income	4	-
Amounts owed to group undertakings	201	54
Deferred capital grant (note 19)	183	185
Recycled capital grant fund (note 20)	48	19
Leaseholder sinking funds	354	399
	1,643	1,444

18. Creditors – amounts falling due after more than one year

	2020	2019
	£'000	£'000
Housing loans internal (note 21)	55,000	30,000
Bond premium (note 21)	4,751	889
Bond discount (note 21)	(25)	-
Issue costs (note 21)	(93)	(49)
Deferred capital grant (note 19)	13,833	14,180
Recycled capital grant fund (note 20)	379	79
	73,845	45,099

Notes to the financial statements

Included within Housing loans internal is a loan of £55million (2019: £30 million) from Stonewater Funding PLC, which is repayable in 2042. Interest payable on housing loans are at varying commercial rates. Loans are secured by fixed charges on individual properties. In addition, £4.8 million (2019: £0.9 million) premium is amortised over the life of the loan, which matures in November 2042.

19. Deferred capital grant

	2020	2019
	£'000	£'000
At 1 April	14,365	14,577
Grants received in the year	220	-
Transfer to RCGF (note 20)	(347)	(30)
Released to income in the year (note 5)	(184)	(184)
Write back amortisation on disposals	6	-
Other movements	(44)	2
At 31 March	14,016	14,365
Amounts due for repayments:		
-within one year (note 17)	183	185
-greater than one year (note 18)	13,833	14,180
	14,016	14,365

20. Recycled capital grant fund (RCGF)

	RSH	RSH
	2020	2019
	£'000	£'000
At 1 April	98	67
Inputs to fund:		
Grants recycled from deferred capital grants (note 19)	347	30
Interest accrued (note 11)	1	1
Transfer to other group members	(19)	
At 31 March	427	98
Amounts due for repayments:		
-within one year (note 17)	48	19
-within two to three years (note 18)	379	79
	427	98

Notes to the financial statements

21. Loans and borrowings

Maturity of debt:	Bond lending	Total
	2020	2019
	£'000	£'000
In one year or less, or on demand	140	29
Issue costs	(4)	-
Within one year (note 17)	136	29
In more than one year but not more than two years	178	34
In more than two years but not more than five years	557	107
After five years	58,991	30,748
Issue costs	(93)	(49)
Greater than one year (note 18)	59,633	30,840
Total loans	59,769	30,869

Bond lending includes £55 million (2019: £30 million) from Stonewater Funding PLC, a fellow group member.

22. Share capital

	2020	2019
	£'000	£'000
At 1 April	12	12
Shares issued in the year	2	3
Shares cancelled in the year	(2)	(3)
At 31 March	12	12

The share capital of the Association consists of shares with a nominal value of £1 each, which carry no rights to dividends or other income. Shares in issue are not capable of being repaid or transferred. When a shareholder ceases to be a member, that share is cancelled and the amount paid thereon becomes the property of Stonewater. Therefore, all shareholdings relate to non-equity interests.

Notes to the financial statements

23. Capital commitments

	2020	2019
	£'000	£'000
Stock purchase exchanged but not completed	2,595	-
Commitments contracted but not provided for construction	784	-
Commitments approved by the Board but not contracted for construction	6,546	1,249
Total	9,925	1,249

Capital commitments for the Association will be funded from £0.4m (2019: £0.6m) social housing grant and from property sales £1.8m, with the remainder funded from operating cashflow and external borrowings £7.7m (2019: £0.7m).

24. Related party disclosures

The Association has taken advantage of the disclosure exemption available to subsidiary undertaking in FRS102 in respect of related party transactions with intra group companies

The Association transacted with a non-regulated entity (Stonewater Funding PLC) whose principle activity is to act as the capital markets issuance vehicle for the group. The total loan balance and interest charged by Stonewater Funding PLC in the year was:

	2020	2019
	£'000	£'000
Loan Balance (after issue costs) (note 21)	59,767	30,869
Interest charged (note 11)	1,875	1,480

In September 2019, Stonewater Funding PLC sold £25m of its retained 3.375% 2045 Bonds in a private placement. The bonds were issued at a premium, and the net clean proceeds were £28.9m. Proceeds were on lent to Stonewater (5) Ltd in January 2020.

Under the facility the loans, which are repayable at various dates through to 2042, are secured by fixed charges over the housing properties of Stonewater Ltd, Stonewater (2) Limited and Stonewater (5) Limited; cross guaranteed cover any shortfall; in the security and any unpaid interest and fees in respect of the loans. At 31 March 2020 the potential shortfall covered by the guarantee was nil as the valuation of the security provided by Stonewater Limited, Stonewater (2) Limited and Stonewater (5) exceeded the amount required.

Notes to the financial statements

During the year the Association provided a loan to a subsidiary company, Stonewater Developments Limited, a company which provides development services to the group. The total loan balance and interest charged to Stonewater Developments Limited in the year was:

	2020	2019
	£'000	£'000
Loan Balance (note 16)	17,080	3,175
Interest received (note 10)	338	88

The Association also transacted with a non-regulated entity: Stonewater Procurement Limited, a company that provided design and build services to the Association.

The charge for the design and build services was £648,000 (2019: £ 17,000) plus 2.5% admin charge of £16,000 (2019: £500) a total recharge of £664,000 (2019: £17,500).

The parent company is Stonewater Limited, a registered social housing provider. There is no ultimate controlling party of Stonewater Limited.

A copy of the consolidated financial statements can be obtained for the parent company's registered office, which is shown on page 1.