

Financial Conduct Authority Registration Number:  
IP21669R

Regulator of Social Housing Registration Number:  
C2198

Battersea Tenants Co-operative Limited

Financial Statements

31 March 2022

**Battersea Tenants Co-operative Limited**  
**Financial Statements**  
**for the year ended 31 March 2022**

<b>Contents</b>	<b>Page</b>
Registered Social Housing Provider information	1
Board's Report	2 - 3
Board's Responsibilities Statement	4
Independent Auditors' Report	5 - 7
Statement of Comprehensive Income	8 - 9
Statement of Financial Position	10
Statement of Changes in Reserves	11
Statement of Cash Flows	12
Notes to the Financial Statements	13 - 22

**Battersea Tenants Co-operative Limited**  
**Registered Social Housing Provider Information**

**Committee of Management**

R Bell  
R Cargill  
D Cooke  
T Fagan  
A Fraser  
J Fulcher  
M Fulcher  
L Hayward  
A Porter  
D Studholme

**Secretary**

T Fagan

**Auditors**

K A Johnson  
Chartered Accountants  
Equity House  
23 The Paddock  
Chalfont St Peter  
Buckinghamshire  
SL9 0JJ

**Bankers**

HSBC Bank plc  
240 Lavender Hill  
Clapham Junction  
London  
SW11 1LJ

**Management Services Provided by**

Treehouse Property Management Services

**Registered office**

155 Battersea Rise  
Battersea  
London  
SW11 1QD

**Registered number**

The society is registered with the Financial Conduct Authority  
Registered number  
IP21669R

The society is a registered provider of social housing, registered with the Regulator of Social Housing (RSH).

Registered number  
C2198

**Battersea Tenants Co-operative Limited**  
**Registered number: IP21669R**  
**Board's Report for the year ended 31 March 2022**

The Board of Battersea Tenants Co-operative Limited presents their report and the audited financial statements of the RP for the year ended 31 March 2022.

**Principal activities**

Battersea Tenants Co-operative Limited is a Housing Co-operative providing general housing for the community.

The objectives of the Co-operative are to provide affordable accommodation in accordance with the Rent Standard Guidance and the Decent Home Standard.

**Review of the year**

The Co-operative had a surplus for the year of £175,220.

**Committee of Management**

The following persons served as members of the committee of management during the year:

R Bell  
R Cargill  
D Cooke  
T Fagan  
A Fraser  
J Fulcher  
M Fulcher  
L Hayward  
A Porter  
D Studholme

**Code of Governance**

The board have adopted and apply the principles as set out in the Code of Governance issued by the Confederation of Co-operative Housing (CCH).

**Value for Money**

The board is committed to operating efficiently to give good value for money to its tenants and members. One means by which this is achieved is a robust approach to the use of resources and the regular tendering of services to the RSL.

In accordance with the Value for Money Standard the relevant metrics to the Co-operative are as follows:

Gearing	-13% (2021 : -8%)
Social housing cost per unit	£ 4,060 (2021 : £5,575)
Operating margin	40% (2021 : 15%)
Return on capital employed	5% (2021 : 2%)

**Internal Control**

The board has carried out its annual review of the effectiveness of the system of internal control and has taken account of any changes needed to maintain the effectiveness of the risk management and control process.

**Battersea Tenants Co-operative Limited**  
**Registered number: IP21669R**  
**Board's Report for the year ended 31 March 2022**

**Governance and Financial Viability Standard**

The board confirms that it has complied with the Regulator of Social Housing Governance and Financial Viability Standard.

**Disclosure of information to auditors**

We, the Board members of the RSHP who held office at the date of approval of these Financial Statements as set out above each confirm, so far as we are aware, that:

- there is no relevant audit information of which the RSHP's auditors are unaware; and
- we have taken all the steps that we ought to have taken as Board members in order to make ourselves aware of any relevant audit information and to establish that the RSHP's auditors are aware of that information.

This report was approved by the board on 1 November 2022 and signed on its behalf.

.....  
R Cargill  
Member of the Board

**Battersea Tenants Co-operative Limited**  
**Board's Responsibilities Statement**  
**(RSHP registered in England and registered under the Co-operative and Community Benefit Societies Act 2014)**

The Board is responsible for preparing the report and financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of its income and expenditure for that period. In preparing these financial statements, the Board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the association will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it 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 in England 2019. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

**Battersea Tenants Co-operative Limited**  
**Independent auditor's report**  
**to the members of Battersea Tenants Co-operative Limited**

**Opinion**

We have audited the financial statements of Battersea Tenants Co-operative Limited (the 'association') for the year ended 31 March 2022 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, Statement of Cash Flows and notes to the financial statements, including 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 2022 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of 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 in England 2019.

**Basis of 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**

In auditing the financial statements, we have concluded that the board's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the board with respect to going concern are described in the relevant sections of this report.

**Other information**

The other information comprises the information included in the board's report, other than the financial statements and our auditor's report thereon. The board are responsible for the other information contained within the board's report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

**Battersea Tenants Co-operative Limited**  
**Independent auditor's report**  
**to the members of Battersea Tenants Co-operative Limited**

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

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- the association has not kept proper books of account, and not maintained a satisfactory system of control over its transactions, in accordance with the requirements of the legislation; or
- the revenue account, any other accounts to which our report relates, and the balance sheet are not in agreement with the association's books of account; 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 board's responsibilities statement set out on page 4, 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 it determines 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 is 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 intends to liquidate the association or to cease operations, or has no realistic alternative but to do so.

**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.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The specific procedures for this engagement and the extent to which these are capable of detecting irregularities, including fraud is detailed below:

Our approach to assessing the risks of material misstatement and non-compliance with laws and regulations was as follows:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the entity and determined that the most significant are those that relate to the financial reporting requirements of FRS 102, Housing SORP, Accounting Directions and Co-operative & Community Act 2014.
- The audit procedures performed to respond to the risks of non-compliance with laws and regulations were based on the results of risk assessment on which we designed our audit procedures to identify non-compliance with such laws and regulations identified above.
- We made enquiries of management, those charged with governance and the service organisation and corroborated these by reviewing board minutes and correspondence with other regulatory bodies as to whether they were aware of any instances of non-compliance.

We assessed the risks of material misstatement in respect of fraud as follows:

- We made enquiries of management, those charged with governance and the service organisation as to whether they have knowledge of any actual, suspected or alleged fraud.
- We considered the risk of fraud through management override and, in response, we incorporated testing of manual journal entries and any large or unusual transactions into our audit approach.

Based on the results of our risk assessment we designed our audit procedures to identify and to address material misstatements in relation to fraud.

**Battersea Tenants Co-operative Limited**  
**Independent auditor's report**  
**to the members of Battersea Tenants Co-operative Limited**

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/Our-Work/Audit/Audit-and-assurance/Standards-and-guidance/Standards-and-guidance-for-auditors/Auditors-responsibilities-for-audit/Description-of-auditors-responsibilities-for-audit.aspx>. This description forms part of our auditor's report.

**Use of our report**

This report is made solely to the association's members, as a body, in accordance with section 87 of 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 association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Keith Johnson  
(Senior Statutory Auditor)  
for and on behalf of  
K A Johnson  
Accountants and Statutory Auditors  
1 November 2022

Equity House  
23 The Paddock  
Chalfont St Peter  
Buckinghamshire  
SL9 0JJ

**Battersea Tenants Co-operative Limited**  
**Statement of Comprehensive Income**  
**for the year ended 31 March 2022**

	Notes	2022 £	2021 £
<b>Turnover</b>	2	437,810	432,547
Administrative expenses	3	(262,199)	(360,204)
Other operating income		5,378	150
<b>Operating surplus</b>		180,989	72,493
Interest receivable and similar income	7	28	145
Interest payable and similar charges	8	(5,792)	(7,765)
<b>Surplus on ordinary activities before taxation</b>		175,225	64,873
Tax on surplus on ordinary activities	9	(5)	(27)
<b>Surplus for the financial year</b>		175,220	64,846

The financial statements were authorised and approved by the board on 1 November 2022

.....  
R Cargill  
Member of the Board

.....  
Name .....  
Member of the Board

.....  
T Fagan  
Secretary

The only recognised gain is the surplus for the year of £175,220.

There is no difference between the reported surplus for the year and historical cost surpluses or deficits.

The results relate wholly to continuing activities.

The annexed notes form part of these financial statements.

**Battersea Tenants Co-operative Limited**  
**Statement of Comprehensive Income**  
**for the year ended 31 March 2022**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Surplus for the financial year</b>	175,220	64,846
<b>Other comprehensive income</b>	-	-
<b>Total comprehensive income for the year</b>	<u>175,220</u>	<u>64,846</u>

**Battersea Tenants Co-operative Limited**  
**Registered number:** IP21669R  
**Statement of Financial Position**  
**as at 31 March 2022**

	<b>Notes</b>	<b>2022</b> £	<b>2021</b> £
<b>Fixed assets</b>			
Tangible assets	10	3,007,483	3,052,195
<b>Current assets</b>			
Stocks		24	24
Debtors	11	67,928	28,339
Cash at bank and in hand		543,920	428,215
		<u>611,872</u>	<u>456,578</u>
<b>Creditors: amounts falling due within one year</b>	13	(144,577)	(148,876)
<b>Net current assets</b>		<u>467,295</u>	<u>307,702</u>
<b>Total assets less current liabilities</b>		<u>3,474,778</u>	<u>3,359,897</u>
<b>Creditors: amounts falling due after more than one year</b>	14	(2,049,375)	(2,109,720)
<b>Net assets</b>		<u>1,425,403</u>	<u>1,250,177</u>
<b>Capital and reserves</b>			
Called up share capital	16	81	75
Revenue reserves	17	1,425,322	1,250,102
<b>Total reserves</b>		<u>1,425,403</u>	<u>1,250,177</u>

The financial statements were authorised and approved by the board on 1 November 2022

.....  
R Cargill  
Member of the Board

.....  
Name .....  
Member of the Board

.....  
T Fagan  
Secretary

The annexed notes form part of these financial statements.

**Battersea Tenants Co-operative Limited**  
**Statement of Changes in Reserves**  
**for the year ended 31 March 2022**

	Share capital	Re- valuation reserve	Revenue reserves	Total
	£	£	£	£
<b>At 1 April 2020</b>	75	-	1,185,256	1,185,331
Surplus for the financial year			64,846	64,846
<b>At 31 March 2021</b>	<u>75</u>	<u>-</u>	<u>1,250,102</u>	<u>1,250,177</u>
<b>At 1 April 2021</b>	75	-	1,250,102	1,250,177
Surplus for the financial year			175,220	175,220
Shares issued	6			6
<b>At 31 March 2022</b>	<u>81</u>	<u>-</u>	<u>1,425,322</u>	<u>1,425,403</u>

**Battersea Tenants Co-operative Limited**  
**Statement of Cash Flows**  
**for the year ended 31 March 2022**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Surplus for the year</b>	175,220	64,846
Interest payable	5,792	7,765
Interest receivable	(28)	(145)
Depreciation of tangible fixed assets	81,763	79,306
Carrying amount of tangible fixed asset disposal	-	-
Taxation	5	27
(Increase)/decrease in trade and other debtors	(39,588)	7,557
Increase/(decrease) in trade and other creditors	(3,930)	7,215
Cancellation of shares	-	-
Government grants utilised in year	(33,883)	(33,883)
<b>Cash flow from operating activities</b>	<u>185,351</u>	<u>132,688</u>
<b>Cash flow from operating activities</b>	185,351	132,688
Interest paid	(5,792)	(7,765)
Taxation paid	(28)	(122)
<b>Net cash flow from operating activities</b>	<u>179,531</u>	<u>124,801</u>
<b>Cash flow from investing activities</b>		
Payments to acquire tangible fixed assets	(37,051)	(36,268)
Receipts from sales of tangible fixed assets	-	-
Interest received	28	145
<b>Net cash flow from investing activities</b>	<u>(37,023)</u>	<u>(36,123)</u>
<b>Cash flow from financing activities</b>		
Proceeds from issue of shares	6	-
Repayment of long term loans	(26,809)	(24,837)
Interest paid	-	-
<b>Net cash flow from financial activities</b>	<u>(26,803)</u>	<u>(24,837)</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>	115,705	63,841
<b>Cash and cash equivalents at 1 April 2021</b>	428,215	364,374
<b>Cash and cash equivalents at 31 March 2022</b>	<u><u>543,920</u></u>	<u><u>428,215</u></u>
<b>Cash and cash equivalents consist of:</b>		
Cash at bank and in hand	307,924	192,243
Short term deposits	235,996	235,972
<b>Cash and cash equivalents at 31 March 2022</b>	<u><u>543,920</u></u>	<u><u>428,215</u></u>

**Battersea Tenants Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2022**

**1 Accounting policies**

Battersea Tenants Co-operative Limited is incorporated under the Co-operative and Community Benefit Societies Act 2014 in England, a private registered provider of social housing in the United Kingdom. The address of the registered office is given in the RP information on page 1 of these financial statements.

The nature of the RP's operations and principal activities are providing general housing for the community in particular the special needs of persons on low income.

The RP constitutes a public benefit entity as defined by FRS102.

***Basis of preparation***

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS102), the Statement of Recommended Practice for Social Housing Providers 2018 and with the Accounting Direction for private registered providers of social housing in England 2019. The financial statements are also prepared under the requirements of the Housing and Regeneration Act 2008 and the Co-operative and Community Benefit Societies Act 2014. The financial statements have been prepared on a going concern basis under the historical cost convention. The financial statements are presented in sterling, which is the currency of the RP, and rounded to the nearest £1.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

***Turnover***

Turnover is measured at the fair value of the consideration received or receivable. Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, and revenue grants from local authorities and Homes England.

***Property managed by agents***

Where the RP carries the financial risk on property managed by agents, all the income and expenditure arising from the property is included in the Statement of Comprehensive Income.

**Battersea Tenants Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2022**

***Tangible fixed assets and depreciation***

Tangible fixed assets are stated at cost, less accumulated depreciation.

Depreciation is charged on a straight line basis at rates anticipated to write off the cost of the asset, less estimated residual value over the expected useful lives of the assets at the following annual rates:

Structure	1%
Housing property components	4% & 10%
Office equipment	25%

Freehold land is not depreciated.

The useful economic lives of all tangible fixed assets are reviewed annually.

***Housing properties***

Housing properties are principally properties available for rent and are stated at cost less any provision for impairment (representing a diminution in the recoverable service potential of the asset below its carrying value in the balance sheet) less depreciation. Cost includes the cost of acquiring land and buildings, development costs, interest charges incurred during the development and expenditure incurred in respect of improvements.

Improvements are works to existing properties which result in an increase in the net rental income, including a reduction in maintenance costs or result in a significant extension of the useful economic life of the property.

Major components of housing properties such as central heating systems, have been accounted for and depreciated separately from the connected housing property, over their expected useful economic lives.

***Impairment***

Properties and other tangible assets are reviewed for impairment at the end of each reporting period.

**Battersea Tenants Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2022**

***Government grants***

Government grants include grants from Homes England. These grants are recognised at the fair value of the asset received or receivable. Where the assets are accounted for using the cost model then the government grant is accounted for using the accruals model. The difference between the fair value of the asset and the consideration is recognised as a liability and amortised over the useful economic life of the asset. This amortisation is recognised within turnover. Where the assets are accounted for using the valuation model then the government grant is accounted for using the performance model so that turnover is taken once the performance conditions have been met.

Where disposal of government donated assets are required to be recycled, a liability is included to recognise this obligation.

Government grants received as a contribution to revenue expenditure are recognised in the statement of comprehensive income on a systematic basis over the period in which the landlord recognises the related costs for which the grant is intended to compensate. The related expenditure is included under administrative expenses. Grants are recognised in the same period as the related expenditure provided the conditions for receipt have been satisfied and there is reasonable assurance that the grant will be received.

***Designated reserves***

Designated reserves are part of unrestricted reserves which have been earmarked by the Board for a particular purpose. Such designations may be reversed by future Board decisions. Expenditure cannot be directly set against designated reserves but is taken through the income and expenditure account. A transfer is then made from designated reserves as appropriate.

The RP designates those reserves set aside for future major repairs on all of its housing properties. The amounts set aside are based on a stock condition survey of the RP's housing properties and represents the expenditure that cannot be met from the RP's future rental income stream. The designated reserve is the amount that the Board estimates is required for future major repairs.

***Cyclical repairs and maintenance***

A transfer is made to a cyclical repairs fund which reflects the Co-operative's liability to maintain its properties in accordance with a planned programme of works. The cyclical repairs fund forms part of designated reserves.

The cost of repairs, cyclical maintenance and internal decorations are recognised when the work is completed.

***Provisions***

Provisions for cyclical maintenance or major works to existing stock are not made unless they represent commitments or obligations at the year end where there is no discretion to avoid or delay the expenditure.

**Battersea Tenants Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2022**

***Debtors and creditors***

Debtors and creditors with no stated interest rate and receivable and payable within one year are recorded at transaction price.

***Current taxation***

Current tax represents the amount of tax payable or receivable in respect of taxable income for the current or past reporting periods. It is measured at the amount expected to be paid or recovered using the tax rates and laws that have been enacted or substantively enacted by the reporting date.

Current tax is measured at the amounts expected to be paid (or recovered) and is only payable on interest received.

The activities of the RP are exempt from VAT.

***Deferred taxation***

Deferred tax represents the future tax consequences of transactions and events recognised in the financial statements of current and previous periods. It is recognised in respect of all timing differences, with certain exceptions. Timing differences are differences between taxable profits and total comprehensive income as stated in the financial statements that arise from the inclusion of income and expense in tax assessments in periods different from those in which they are recognised in the financial statements. Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date that are expected to apply to the reversal of timing differences. Deferred tax on revalued non-depreciable tangible fixed assets and investment properties is measured using the rates and allowances that apply to the sale of the asset.

**Judgements and key sources of estimation uncertainty**

The following judgements (apart from those involving estimates) have been made in the process of applying the above accounting policies that have had the most significant effect on amounts recognised in the financial statements:

**Categorisation of fixed assets**

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have had a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

**Useful lives of fixed assets**

**Recoverable amount of debtors**

**Battersea Tenants Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2022**

<b>2 Turnover from social housing lettings</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Gross rents receivable	385,353	384,443
Service charges receivable	22,444	18,616
Less: rent and service charge losses from voids	(3,870)	(4,395)
Net rents receivable	403,927	398,664
Amortised government grants	33,883	33,883
	<u>437,810</u>	<u>432,547</u>

All the Co-operative's turnover is derived from housing accommodation.

<b>3 Income and expenditure from social housing lettings</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>General needs housing</b>		
Rent receivable net of voids	381,483	380,049
Service income	22,444	18,616
<b>Net rental income</b>	403,927	398,665
Amortised government grants	33,883	33,883
<b>Turnover from social housing lettings</b>	<u>437,810</u>	<u>432,548</u>
<b>Administrative expenses</b>		
Premises	14,908	13,377
General administration	192,966	295,639
Legal and professional	54,325	51,188
<b>Operating costs on social housing lettings</b>	<u>262,199</u>	<u>360,204</u>
<b>Operating surplus on housing lettings</b>	<u>175,611</u>	<u>72,344</u>
Void losses	<u><b>3,870</b></u>	<u><b>4,395</b></u>
Amortised government grants	<u><b>33,883</b></u>	<u><b>33,883</b></u>

<b>4 Operating surplus</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
This is stated after charging:		
Depreciation of tangible fixed assets	81,763	79,306
Auditors' remuneration - audit (excluding vat)	2,275	2,275
Auditors' remuneration - other services (excluding vat)	1,100	1,100
Rent losses from bad debts	-	868
Repairs and maintenance (included in general administration):		
Planned	93,314	70,755
Major repairs	-	-
Cyclical maintenance	-	138,714
	<u>-</u>	<u>138,714</u>

**Battersea Tenants Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2022**

<b>5 Accommodation owned and in management</b>	<b>2022</b>	<b>2021</b>
	<b>Number</b>	<b>Number</b>
General needs housing - let at social rent	<u>66</u>	<u>66</u>
<b>Properties managed by agents</b>		
The RP owns property managed by other bodies as follows:		
Treehouse Property Management Services	<u>66</u>	<u>66</u>

**6 Board and key management personnel remuneration**

The Board of Management neither received nor waived any remunerations in the year.  
There were no staff employed as the Management functions have been delegated to their managing agents.

<b>7 Interest receivable and similar income</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Shares cancelled	-	-
Interest receivable	28	145
Other income	<u>5,378</u>	<u>150</u>
	<u>5,406</u>	<u>295</u>

<b>8 Interest payable and similar charges</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
On housing loans	<u>5,792</u>	<u>7,765</u>

<b>9 Taxation</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
UK corporation tax	<u>5</u>	<u>27</u>

**Battersea Tenants Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2022**

**10 Tangible fixed assets**

	<b>Freehold properties £</b>	<b>Housing property component £</b>	<b>Office equipment £</b>	<b>Total £</b>
<b>Cost</b>				
At 1 April 2021	3,912,694	1,138,003	14,559	5,065,256
Additions	-	37,051	-	37,051
At 31 March 2022	<u>3,912,694</u>	<u>1,175,054</u>	<u>14,559</u>	<u>5,102,307</u>
<b>Depreciation</b>				
At 1 April 2021	1,542,225	457,112	13,724	2,013,061
Charge for the year	39,378	42,049	336	81,763
At 31 March 2022	<u>1,581,603</u>	<u>499,161</u>	<u>14,060</u>	<u>2,094,824</u>
<b>Net book value</b>				
At 31 March 2022	<u>2,331,091</u>	<u>675,893</u>	<u>499</u>	<u>3,007,483</u>
At 31 March 2021	<u>2,370,469</u>	<u>680,891</u>	<u>835</u>	<u>3,052,195</u>

**Freehold properties comprise:**

	<b>Freehold housing properties for letting £</b>	<b>Freehold office £</b>	<b>Total £</b>
<b>Cost</b>			
At 1 April 2021	3,739,829	172,865	3,912,694
Additions	-	-	-
Disposals	-	-	-
At 31 March 2022	<u>3,739,829</u>	<u>172,865</u>	<u>3,912,694</u>
<b>Depreciation</b>			
At 1 April 2021	1,533,331	8,894	1,542,225
Charge for the year	37,399	1,979	39,378
Disposals	-	-	-
At 31 March 2022	<u>1,570,730</u>	<u>10,873</u>	<u>1,581,603</u>
<b>Net book value</b>			
At 31 March 2022	<u>2,169,099</u>	<u>161,992</u>	<u>2,331,091</u>

Housing properties all comprise completed schemes

All freehold and leasehold properties are held for letting.

**Battersea Tenants Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2022**

<b>11 Debtors</b>	<b>2022</b>	<b>2021</b>
All receivable within one year	£	£
Rent arrears	12,530	10,311
Less: Provision for bad & doubtful debts	(744)	(716)
	11,786	9,595
Other debtors	56,142	18,744
	<u>67,928</u>	<u>28,339</u>
<b>12 Cash at bank</b>	<b>2022</b>	<b>2021</b>
	£	£
In cash at bank are balances which are held on short term deposit totalling:	<u>235,996</u>	<u>235,972</u>
<b>13 Creditors: amounts falling due within one year</b>	<b>2022</b>	<b>2021</b>
	£	£
Housing and bank loans (instalment debt)	24,860	25,207
Trade creditors	944	1,059
Corporation tax	5	27
Rents paid in advance	20,753	19,856
Government grants	33,883	33,883
Other creditors	64,132	68,844
	<u>144,577</u>	<u>148,876</u>
<b>14 Creditors: amounts falling due after one year</b>	<b>2022</b>	<b>2021</b>
	£	£
Housing and bank loans (instalment debt)	118,038	144,500
Government grants	1,931,337	1,965,220
	<u>2,049,375</u>	<u>2,109,720</u>
<b>15 Borrowings - Housing loans</b>	<b>2022</b>	<b>2021</b>
	£	£
Analysis of maturity of debt		
Less than one year or on demand	24,860	25,207
Between one and two years	29,381	21,268
Between two and five years	56,240	55,464
After five years	32,417	67,768
	<u>142,898</u>	<u>169,707</u>

Housing loans are secured by specific charges on the Co-operative's housing properties and are repayable at 4.15% and 4.9% interest in instalments with end dates varying up to 31 March 2027.

**Battersea Tenants Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2022**

<b>16 Share capital</b>		<b>2022</b>	<b>2022</b>	<b>2021</b>
		<b>Number</b>	<b>£</b>	<b>£</b>
Allotted, called up and fully paid:				
Ordinary shares	£1 each	81	81	75
	<b>Nominal value</b>	<b>Number</b>	<b>Amount</b>	
			<b>£</b>	
At 1 April 2021				
Ordinary shares	£1 each	75	75	
Shares issued during the period				
Ordinary shares	£1 each	6	6	
Shares cancelled during the period				
Ordinary shares	£1 each	-	-	
At 31 March 2022				
Ordinary shares	£1 each	81	81	

Each member of the Co-operative holds one share of £1 in the Co-operative.

The shares do not have rights to any dividends, nor to a distribution in a winding-up, and they are not redeemable. Each share carries one vote in a general meeting of the Association.

<b>17 Revenue reserves</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Income and expenditure (note 19)	1,255,322	1,080,102
Designated reserves (note 18)	170,000	170,000
	<u>1,425,322</u>	<u>1,250,102</u>

<b>18 Designated reserves</b>	<b>Major</b>	<b>Cyclical</b>	<b>Total</b>
	<b>Repairs</b>	<b>Maintenance</b>	
	<b>£</b>	<b>£</b>	<b>£</b>
Balance as at 1 April 2021	170,000	-	170,000
Provision for year	-	- )	
Expenditure in year	-	- )	
Balance as at 31 March 2022	<u>170,000</u>	<u>-</u>	<u>170,000</u>

**Battersea Tenants Co-operative Limited**  
**Notes to the Financial Statements**  
**for the year ended 31 March 2022**

<b>19 Income and expenditure reserve</b>	<b>2022</b>
	<b>£</b>
At 1 April 2021	1,080,102
Surplus for the year	175,220
Transfer from designated reserves	-
At 31 March 2022	<u>1,255,322</u>

**20 Contingent liabilities**

Grants from Homes England may be repayable in accordance with the Housing Act 1974 & 1980.

**21 Related party transactions**

At the date of these financial statements all the Board and Committee members were tenants of Association properties. Their tenancies are on normal commercial terms and they cannot use their position to their advantage, the rent level or policy for managing arrears is not different to that for non Committee tenants.

**Battersea Tenants Co-operative Limited**  
**Detailed income and expenditure account**  
**for the year ended 31 March 2022**

*This schedule does not form part of the statutory accounts*

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Turnover</b>	437,810	432,547
Administrative expenses	(262,199)	(360,204)
Other operating income	5,378	150
<b>Operating surplus</b>	<u>180,989</u>	<u>72,493</u>
Interest receivable	28	145
Interest payable	(5,792)	(7,765)
<b>Surplus before tax</b>	<u>175,225</u>	<u>64,873</u>

**Battersea Tenants Co-operative Limited**  
**Detailed income and expenditure account**  
**for the year ended 31 March 2022**

*This schedule does not form part of the statutory accounts*

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Turnover</b>		
Gross rents receivable	385,353	384,443
Service charges receivable	22,444	18,616
Rent and service charge losses from voids	(3,870)	(4,395)
Net rents receivable	403,927	398,664
Amortised government grants	33,883	33,883
	<u>437,810</u>	<u>432,547</u>
<b>Administrative expenses</b>		
Premises costs:		
Rates	173	868
Communal costs	2,100	1,355
Electricity and gas	1,967	1,006
Service costs	10,668	10,148
	<u>14,908</u>	<u>13,377</u>
General administrative expenses:		
Telephone and fax	1,580	2,225
Postage	284	243
Stationery and printing	668	836
Conference and subscriptions	741	933
Bank charges	397	530
Insurance	15,684	12,074
Equipment expended	1,894	2,090
Repairs and maintenance	89,644	196,403
Depreciation	81,763	79,306
Bad debts	-	868
Sundry expenses	311	131
	<u>192,966</u>	<u>295,639</u>
Legal and professional costs:		
Audit fees	4,050	4,050
Legal and professional fees	10,440	7,887
Management fees	39,835	39,251
	<u>54,325</u>	<u>51,188</u>
	<u>262,199</u>	<u>360,204</u>
<b>Other operating income</b>		
Shares cancelled	-	-
Other income	5,378	150
	<u>5,378</u>	<u>150</u>