

**Birmingham Civic Housing Association Limited**

**FINANCIAL STATEMENTS & ANNUAL REPORT**

**for the year ended**

**31 December 2024**

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

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# **BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED**

## **DETAILS OF THE ASSOCIATION**

### **Registered No.**

L1389

### **Co-operative and Community Benefits Societies Act 2014**

18430R

### **Registered Office**

230-234 Wheelwright Road  
Erdington  
Birmingham  
B24 8EH

### **Chairman**

Mrs D Kanco-Hammond

### **Members of the Board**

Mr A Nash  
Mrs J Smith  
Mr M Tomlinson  
Mr C Biddlestone  
Mrs E Bailey  
Mr I Stokes  
Mr G Turton  
Miss K Grealis (Appointed April 2024)  
Mr JL Oliveira-Priez (Appointed April 2024)

### **Officers**

Mrs H Marson - Chief Executive

### **Bankers**

Lloyds TSB Plc  
12 Newhall Street  
Birmingham  
B3 3EW

### **Auditor**

Beever and Struthers  
150 Minories  
London  
EC3N 1LS

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## BOARD OF MANAGEMENT REPORT FOR THE YEAR ENDED 31 December 2024

The members of the Board present their report and the audited financial statements for the financial year ended 31 December 2024.

### *Principal Activities*

Birmingham Civic Housing Association Limited is a Registered Provider with the Regulator of Social Housing, the principal activity of the association is to provide general needs social housing to people in need. The Association owns and manages 217 properties located in Birmingham. The Association is registered under the Co-operative and Community Benefit Societies Act 2014 and is a member of the National Housing Federation. The Association is governed by a voluntary Board of Management.

The Association's purpose is to:

**"Provide good quality homes and services to people in need while ensuring that the association continues to run on a sound financial footing"**

With this vision in mind the Board of Management has set the following key priorities:

1. Provide high quality homes and services that meet the needs, wishes and aspirations of our tenants.
2. Invest in the quality, safety and environmental sustainability of our homes.
3. Demonstrate high standards of governance and business effectiveness and maintain a sound financial position.

The Board of Management aims to maintain the Association's independence, financial strength and viability.

### *Business Strategy*

The Board directs the Association's strategy and ensures that safeguards are in place to protect the current and future viability of the association, whilst delivering our purpose and value for money. The Board delegates responsibility to an Audit Committee to review performance and oversee the management of key risks.

The Board's strategy is to operate efficiently in providing good quality management and maintenance services, generating surpluses to reinvest in improving homes and purchasing additional properties.

The Board is committed to improving the thermal efficiency of all homes to achieve a minimum "C" energy efficiency rating. The Board is also committed to keeping key components in good repair and providing modern kitchens and bathrooms in all homes.

The Board of Management regularly review performance against Key Performance Indicators, a summary of performance for the year ending 31 December 2024 is provided in the following pages.

### Improving our Homes

In the past year £245,387 (2023: £152,906) was spent on capitalised major works to improve energy efficiency and modernise homes.

<b><i>Major Repairs</i></b>	<b><i>Value (2024)</i></b>	<b><i>Value (2023)</i></b>
Kitchen renewal	£34,599	£28,439
Bathroom renewal	£92,041	£58,545
Boiler replacement	£17,014	£ 7,588
Window & Doors	£51,697	£25,405
Roof renewal	£16,600	£10,080
Insulation	£33,436	£22,849
<b>Total</b>	<b>£245,387</b>	<b>£152,906</b>



# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## BOARD OF MANAGEMENT REPORT FOR THE YEAR ENDED 31 December 2024 (continued)

In 2025 a further £205,000 has been allocated for replacement of flat entrance doors and component renewals.

Following investment through our Affordable Warmth Programme, 91% of homes have now achieved a "C" energy efficiency rating, this is a significant achievement given that most of our homes are of solid wall construction. A key priority is to improve the energy efficiency of our remaining homes as soon as possible.

### Repairs and Maintenance

In 2024 the Association spent £305,465 on routine maintenance, of which £19,134 was spent on repairs to vacant properties. A further £189,644 was spent on planned repairs such as electrical testing and repairs, gas servicing, and environmental works.

The Association delivers a responsive repairs service in partnership with Wrekin Housing Trust which includes a 24/7 repairs reporting service, a similar arrangement is in place with Status Heating for gas servicing and repair of gas appliances. In 2024, 88% of non-emergency repairs had a target completion time of 14 days or less, the remaining 12% had a target time of 28 days, the latter are works requiring non-standard materials or a specialist contractor.

The following table provides a summary of performance on repairs and maintenance for the past year. A key priority for the year ahead is to improve performance on the number of emergency and non-emergency repairs completed within the target time.

<b><i>Repairs &amp; Maintenance</i></b>	<b>Target</b>	<b>2024</b>	<b>2023</b>	<b>SPBM</b>
Homes that do not meet the Decent Home Standard	0%	0%	0%	0%
% dwellings with a valid gas certificate	100%	100%	100%	100%
% Fire safety checks complete	100%	100%	100%	100%
% emergency repairs completed within target timescale	100%	95.6%	98.3%	98.5%
% non-emergency repairs completed within target timescale	85%	72.1%	67.5%	93.3%
Satisfaction with repairs & maintenance	86%	85%	85%	82.5%
Satisfaction with time taken to complete most recent repair	90%	82%	82%	80%
Satisfaction that the home is well maintained	95%	89%	89%	82%
Satisfaction that the home is safe	95%	91%	91%	86.9%
Asbestos safety checks	100%	100%	100%	100%
Cost per property of responsive and voids	No target	£1,408	£1,181	£1,040
Cost per property of major repairs and planned	No target	£2,005	£1,361	No data

Note: The Tenant Satisfaction Measures relating to water safety and lift safety are not applicable to our homes.

## BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

### BOARD OF MANAGEMENT REPORT FOR THE YEAR ENDED 31 December 2024 (continued)

Tenant satisfaction with repairs and maintenance was last independently tested in 2023 through an externally validated survey conducted by Acuity Research which showed satisfaction with repairs and maintenance is higher than the average for all providers (85% compared to 71% for all providers) and also higher than the 2024 average for the small housing association benchmark group (82.5%).

#### Listening to our Tenants

The Association's approach to tenancy management is based on personal contact with every tenant at least once a year. In 2024, we made personal contact with 83% of tenants. Through this programme housing managers establish a one-to-one relationship with tenants to tailor service delivery to the tenant's specific needs, contact is maintained more frequently where additional support is required, we also collect feedback on our service and welcome suggestions on how we can improve in the future.

<i>Tenant Liaison</i>	<b>Target</b>	<b>2024</b>	<b>2023</b>	<b>SPBM</b>
Contact with tenants through annual programme	100%	83%	88%	No data

In 2023 a Tenant Satisfaction Survey was carried out by an independent market research company, Acuity Research, the survey collected the Tenant Satisfaction Measures as required by the Regulator of Social Housing.

A new survey will be completed at the end of 2025.

<b>Tenant Satisfaction Measure</b>	<b>2024</b>	<b>2018</b>	<b>SPBM 2024</b>
Overall Satisfaction	89%	89%	83.2%
Satisfaction that the Association listens to tenants views and acts upon them	86%	78%	75.1%
Satisfaction that the Association keeps tenants informed about things that matter to them	91%	88%	80.5%
Agreement that the Association treats tenants fairly and with respect	90%	91%	86%
Satisfaction that the Association keeps communal areas clean and well maintained	90%	63%	75%
Satisfaction that the Association makes a positive contribution to neighbourhoods	73%	69%	73%
Satisfaction with the Association's approach to handling anti-social behaviour	74%	62%	69.3%
Anti-social behaviour cases relative to the size of the Association (per 1000 homes)	18	-	No data
Anti-social behaviour cases that involve hate incidents per 1000 homes	0	-	No data

#### Complaints

The Association is compliant with the Housing Ombudsman's Complaint Handling Code.

In 2024 a total of ten complaints were received, nine of these were resolved at stage 1 of the complaint procedure, of these eight were responded to within the target timescale.

## BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

### BOARD OF MANAGEMENT REPORT FOR THE YEAR ENDED 31 December 2024 (continued)

A further complaint was resolved at stage 2, this was responded to within the target time. Nil complaints were escalated to the Housing Ombudsman.

The Board of Management have appointed a member responsible for oversight of complaints and have published an annual report on complaints on the website.

<b>Complaints</b>	<b>2024</b>	<b>2023</b>	<b>SPBM 2024</b>
Satisfaction with the Association's approach to handling complaints	70%	70%	50%
Number of Stage 1 complaints (per 1000 units)	46	46	No data
Number of Stage 2 complaints (per 1000 units)	5	9	No data
Stage 1 complaints responded to within the Complaint Handling Code timescales	90%	70%	No data
Stage 2 complaints responded to within the Complaint Handling Code timescales	100%	N/A	No data

#### Income Management

In 2024, current tenant rent arrears as a % of rent due is 4.05, up from 3.80 in 2023, the level of rent debt reflects continuing cost of living pressures experienced by many tenants. The Association continues to help tenants manage rent debt and assist them to access independent money advice services.

Our strategy is to help tenants to sustain their tenancy and manage rent debt, providing help with claims for welfare benefits, discretionary housing payments and crisis funds. We have adopted the NHF eviction pledge to help tenants manage rent debt and avoid legal action and eviction wherever possible.

<b>Rent Collection</b>	<b>Target</b>	<b>2024</b>	<b>2023</b>	<b>SPBM 2024</b>
Rent arrears as % of annual debit	2.7	4.05	3.80	3.15
Rent collected as % of annual debit	99.70	98.81	99.16	99.16%
Debt written off as % annual debit	No target	1.32	0.66	No data

Rent loss on vacant properties in 2024 is 0.56% of gross rent compared to 0.36% in 2023. The average re-let time is 32 days compared to 48 days in 2023, however, there are four properties vacant at the end of the year which will be re-let in 2025, one of these has been vacant for six months while undergoing major works.

#### Vacant Properties

<b>Vacant Properties</b>	<b>Target</b>	<b>2024</b>	<b>2023</b>	<b>SPBM</b>
Average re-let time	19 days	32 days	48 days	37.6 days
Re-lets as a % of stock	No target	3.2	2.8	No data
Rent loss as % of gross rent	<1.5	0.56	0.36	0.52



## BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

### BOARD OF MANAGEMENT REPORT FOR THE YEAR ENDED 31 December 2024 (continued)

#### Value for Money

The Association is committed to achieving Value for Money (VfM) for its tenants and stakeholders. The Association's VfM objective is to **"optimise the use of assets, be efficient in the provision of services and improve our operating cashflows to re-invest in providing good quality homes for social rent"**. By embracing VfM as an integral part of service delivery the Association aims to create surpluses to re-invest in existing homes and to acquire additional properties.

In 2024 the Association spent £495,109 (2023: £398,844) on routine and planned works and a further £245,387 (2023: £152,906) on capitalised major works to modernise homes and improve energy efficiency.

The Regulator of Social Housing VfM regulation requires registered providers to report performance against a standard suite of VfM metrics, performance against the metrics is provided below:

<i>Performance against VfM Metrics</i>	<b>2024</b>	<b>2023</b>	<b>SPBM 2024</b>
Reinvestment %	3.27	2.03	2.7
New Supply Delivered	0	0	0
Gearing	5.90	6.78	17.3
EBITDA MRI (as % of interest)	312	552	200
Headline Social Housing Cost Per Unit	£5,165	£4,177	£6,447
Operating Margin % (Social Housing)	13.53	17.36	18.52
Return on Capital Employed (ROCE) %	2.25	2.67	2.53

Expenditure on major works of £245,387 (2023:£152,906) is reflected in the re-investment metric score of 3.27 (re-investment as a % of the value of fixed assets at cost), this is higher than the 2.03 achieved in 2023 because of the higher capital spend in 2024. In 2025 the re-investment score is expected to reduce to around 2.75 as expenditure on major works will be lower than in the 2024 year (£205,000 compared to £245,387).

The Association is not a developing organisation and has not acquired any newly built housing units.

The EBITDA MRI interest measure reduced to 312 (from 552 in 2023) due to a combination of a reduced operating surplus (£178,524 compared to £213,762 in 2023) and an increase in expenditure on capital funded major works (£245,387 compared to £152,906 in 2023).

The gearing metric, which assess net debt, reduced to 5.90 (from 6.78 in 2023) reflecting the reduction in loan balances (£895,340 compared to £1,003,394 in 2023). Net debt remains very low compared to the SPBM benchmark group (17.3). It is unlikely that the Association will take on any additional borrowing before 2026 when two existing loans will mature, the Association's strategy is to generate surpluses to invest in existing homes and further acquisitions.

Expenditure on major repairs is £1,131 per unit, up from £705 in 2023 and expenditure on responsive and planned maintenance is £2,282 per unit, up from £1,838 in 2023. The increased investment in homes during 2024 is reflected in the £5,165 Headline Social Housing Cost per unit (up from £4,177 per unit in 2023).

The lower operating surplus, referred to above, resulted in a reduction in the operating margin metric (surplus as a % of turnover) which is 13.53 in 2024 down from 17.36 in 2023. The main reason for the reduction in the surplus was increased expenditure on maintaining and improving homes, management and services costs increased by less than 5%.

The lower operating surplus of £178,524 (£213,762 in 2023) is also reflected in a lower Return on Capital Employed (ROCE) down to 2.25 from 2.67 the previous year.

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## BOARD OF MANAGEMENT REPORT FOR THE YEAR ENDED 31 December 2024 (continued)

Turnover of £1,319,256 compared to £1,231,659 in 2023 reflects a rent increase of 7.7% implemented in April 2024.

Overall, financial performance in 2024 remained strong:

### **Financial Position**

At 31 December 2024 the Association has retained reserves totalling £4,730,681 (2023: £4,578,351).

Liquidity ratio is	1.69	(2023: 2.06)
Interest cover is	4.34	(2023: 4.65)
Loan balances as % of Equity	19	(2023: 22)

Matters relating to cash inflows and outflows during the year are shown by the statement of cash flows on page 17 and in note 17a to the financial statements.

### **Risk Management**

The Association is in a strong financial position with a healthy level of cash reserves, low gearing and only 48 of the stock holding secured against loans. All loans are at fixed rates for the full term and are therefore protected from increases in interest rates.

The Business Plan is regularly reviewed and robust stress tests are completed against a range of scenarios to assess the most significant risks to financial viability, this has identified the key risk is a rent settlement for social housing below the rate of (CPI) inflation. Other factors, such as rent loss on vacant properties and rent arrears, which are explored further below, are unlikely to compromise the financial viability of the association in the short to medium term and the Board of Management have no reservations in presenting the financial statements on a going concern basis.

#### Rent Loss on Vacant Properties

In 2024 rent loss on vacant properties was well below the 1.5% assumed in the budget, there were only seven re-lets during the year, as a result, rent loss on vacant properties is low at 0.56% (0.36% in 2023). At the close of the year four properties are vacant pending completion of repair work. Early indications are that there will be an increase in vacant property numbers in 2025, accordingly, a prudent assumption of 1.5% rent loss has been assumed in the 2025 budget.

A range of stress tests against various scenarios have been completed from containing rent loss in 2025 within the budget of 1.5% up to 4% rent loss in 2025 – 2026, should this scenario become a reality the impact could be managed within available resources.

#### Cash Collection / Rent Debt

Around 70% of tenants are in receipt of Housing Benefit or Universal Credit and the greater proportion of this is paid direct to the association. The majority of older tenants are within the group receiving either Housing Benefit or Universal Credit with only a small number in receipt of pensions that take them above the benefit entitlement level. The remaining tenants are currently in employment and are most vulnerable to a reduction in income or unemployment,

In 2024 rent collected as a % of annual debit is 98.81% down from 99.16% in 2023 and current tenant rent arrears increased to 4.05% of gross rent from 3.80% in 2023, the increase in rent debt reflects the continuing cost of living pressures experienced by many tenants, particularly as a result of increases in the cost of fuel bills, food and other essential items.

Stress tests have been completed to assess the implications of further increases in rent debt ranging from an additional £10,000 in each year between 2025-2028 to an additional £20,000 in 2025-2028. While increases in rent debt would impact on cash flow and require an increase in bad debt provision, the level of cash reserves brought forward would provide a cushion against the impact, other options are also available to manage the impact such as reducing expenditure, or raising finance from sale of assets.



# **BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED**

## **BOARD OF MANAGEMENT REPORT FOR THE YEAR ENDED 31 December 2024 (continued)**

### Capital Programme

In 2024, £245,387 was spent on major repairs an increase on the £152,906 in 2023. The Business Plan provides £205,000 for capital expenditure in 2025 and a further £200,000 in 2026 and 2027. Should it be necessary to reduce expenditure during this period the planned replacement of components, such as kitchens, bathrooms and boilers could be re-phased over future years to preserve cash.

### Acquisitions

No acquisitions are planned in 2025, however, the Association will continue to re-invest surpluses above the reserves policy threshold to improve existing homes and, if possible, to acquire additional properties.

### Revenue Funded Repairs and Maintenance

The Association will continue to prioritise reactive repairs and annual servicing of gas appliances ensuring that homes are well maintained, and the safety of tenants is protected. Accordingly, the Business Plan provides sufficient resources for revenue funded programmes at CPI+1.5% maintenance cost inflation.

The Business Plan provides over £120,000 a year for planned maintenance works in the period 2025- 2028. Should it be necessary, there is scope to reduce expenditure on planned works such as painting and gardening.

The Business Plan provides £65,000 for repairs to vacant properties in 2025. A range of scenarios have been forecast in the stress tests from containing void repair costs within the budget and increasing up to £90,000 a year up to 2027.

### Going Concern

The business plan is based on robust assumptions and has sufficient headroom against a range of potential risks. The greatest risk to the long-term viability of the association is continuation of a rent policy that caps annual rent increases below the rate of CPI Inflation.

The business plan demonstrates that the association will continue to make a healthy surplus in the years 2025-2028, cash reserves will exceed the reserves policy and the EBITDA metric will be higher than the 1.1 required to achieve loan covenant compliance. From 2026 onwards surpluses increase further as two loans will be fully settled. The Board of Management are confident in confirming that the association is viable as a going concern.

### **Governance**

The Association is a community benefit society and exempt charity. In 2011 the Association converted to charitable tax status in order to benefit from charitable tax savings which could be reinvested in homes and services. The Association operates for the benefit of the community. The rules of the Association are the NHF Model Rules (2011).

The Board of Management are working toward full compliance with the NHF Code of Governance (2020) and aim to achieve this by the end of 2025.

The Board of Management, which is responsible for managing the affairs of the Association, comprises up to twelve volunteer non-executive directors. The Board meet five times a year for regular business. The Board have established an Audit Committee with delegated powers to monitor implementation of the Risk Management Plan, oversee internal and external audit programmes of work, review financial performance against the approved business plan and monitor governance arrangements. During 2024 two new board members joined the Board. Board Members (who are also shareholders) are listed on page 1.

# **BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED**

## **BOARD OF MANAGEMENT REPORT FOR THE YEAR ENDED 31 December 2024 (continued)**

### ***Board's Responsibilities Statement***

The Co-operative and Community Benefit Societies Act 2014, and registered social housing legislation requires 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 the surplus or deficit for that year. In preparing those 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 financial statements 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 to 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. It has general responsibility for taking reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

### ***Internal Financial Control***

A statement of internal financial control and financial reporting is given on page 10.

### ***Auditor***

A resolution to appoint auditors for 2025 will be proposed at the Annual General Meeting.

Signed on behalf of the Board of Management on 10<sup>th</sup> April 2025.



**D Kanco-Hammond**  
Chairperson

## **BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED**

### **STATEMENT OF INTERNAL FINANCIAL CONTROL AND FINANCIAL REPORTING FOR THE YEAR ENDED 31 December 2024**

The Board of Birmingham Civic Housing Association Limited acknowledge their responsibility for the Association's system of internal financial control in the pursuit of safeguarding the assets of the Association and maintaining proper accounting records and reliable financial information.

It is the Board's responsibility to establish and maintain systems of internal financial control. Such systems are designed to manage rather than eliminate the risk of failure to achieve business objectives and can only provide reasonable and not absolute assurance against material misstatement or loss.

The Board has reviewed its approach to risk assessment and has in place an on-going process for identifying and managing significant risks faced by the Association. The approach is strategically based.

The Board has reviewed the effectiveness of the system of internal control. In particular, it has reviewed and updated the process for identifying and evaluating the significant risks affecting the business and the policies and procedures by which these risks are managed.

Management are responsible for the identification and evaluation of significant risks applicable to their area of business together with the design and operation of suitable internal controls. These risks are assessed on a continual basis and may be associated with a variety of internal or external sources, including disruption in information systems, and regulatory requirements.

Compliance with policies and procedures is monitored by internal audit and findings are reported to the Board through the Audit Committee who also provide a degree of assurance as to the operation and validity of the system of internal control. Planned corrective actions are monitored for timely completion.

Management report regularly on their review of risks and how they are managed to the Audit Committee, whose main role is to review on behalf of the Board the key risks inherent in the business and the system of control necessary to manage such risks and to present their finding to the Board on an annual basis.

The Chief Executive also reports to the Board on significant changes in the business and the external environment which affect significant risks. The Chief Executive provides the Board with regular financial information, which includes key performance indicators. Management are committed to ensuring best value in all areas of the business and to continuing improvement. Where areas for improvement in the system are identified, the Board considers the recommendations made by management and the Audit Committee.

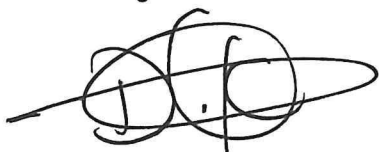
All material developments and new legislation have been taken into account in the preparation of the financial statements and the review of systems and procedures.

#### **Statement of disclosure of information to auditor**

We, the Board members of the Association 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 Association's auditor is 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 Association's auditor is aware of that information.

Signed on behalf of the Board of Management on 10<sup>th</sup> April 2025.



**D Kanco-Hammond**  
Chairperson



# **BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED**

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED**

***FOR THE YEAR ENDED 31 December 2024***

### **Opinion**

We have audited the financial statements of Birmingham Civic Housing Association Limited (the 'association') for the year ended 31 December 2024 which comprise the Statement of Comprehensive Income, the Statement of Changes in Equity, the Statement of Financial Position, the Statement of Cash Flows 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 FRS 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 December 2024 and of its surplus 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 2022.

### **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**

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.

# **BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED**

## **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED (continued)**

### **FOR THE YEAR ENDED 31 December 2024**

#### **Other information**

The Board is responsible for the other information. The 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 and, except to the extent otherwise explicitly stated in our report, 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 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 in relation to which 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; or
- a satisfactory system of control over transactions has not been maintained; or
- the financial statements are not in agreement with the 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 Statement of the Board's responsibilities set out on page 9, 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 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 have 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.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK). Those standards require us to comply with the Financial Reporting Council's Ethical Standard. 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](http://www.frc.org.uk/auditorsresponsibilities).

#### **Extent to which the audit was considered capable of detecting irregularities, including fraud**

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and addressing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, our procedures included the following:

## BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED (continued)

#### FOR THE YEAR ENDED 31 December 2024

- We obtained an understanding of laws and regulations that affect the association, focusing on those that had a direct effect on the financial statements or that had a fundamental effect on its operations. Key laws and regulations that we identified included the Co-operative and Community Benefit Societies Act, the Statement of Recommended Practice for registered housing providers: Housing SORP 2018, the Housing and Regeneration Act 2008, the Accounting Direction for Private Registered Providers of Social Housing 2022, tax legislation, health and safety legislation, and employment legislation.
- We enquired of the Board and reviewed correspondence and Board meeting minutes for evidence of non-compliance with relevant laws and regulations. We also reviewed controls the Board have in place, where necessary, to ensure compliance.
- We gained an understanding of the controls that the Board have in place to prevent and detect fraud.
- We enquired of the Board about any incidences of fraud that had taken place during the accounting period.
- The risk of fraud and non-compliance with laws and regulations and fraud was discussed within the audit team and tests were planned and performed to address these risks. We identified the potential for fraud in the following areas: laws related to the construction and provision of social housing, recognising the nature of the association's activities and the regulated nature of the association's activities.
- We reviewed financial statements disclosures and tested to supporting documentation to assess compliance with relevant laws and regulations discussed above.
- We enquired of the Board about actual and potential litigation and claims.
- We performed analytical procedures to identify any unusual or unexpected relationships that might indicate risks of material misstatement due to fraud.
- In addressing the risk of fraud due to management override of internal controls we tested the appropriateness of journal entries and assessed whether the judgements made in making accounting estimates were indicative of a potential bias.

Due to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

#### Use of the audit report

This report is made solely to the association's members as a body in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014 and Chapter 4 of Part 2 of the Housing and Regeneration Act 2008. 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.

*Beever and Struthers*

#### Beever and Struthers

Beever and Struthers  
150 Minories  
London  
EC3N 1LS


Date 17 April 2025

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 December 2024

	Note	2024 £	2023 £
<b>Turnover</b>	2	1,319,256	1,231,659
Operating costs	3	(1,140,732)	(1,017,897)
<b>Operating surplus</b>	4	178,524	213,762
Interest receivable	8	7,929	8,130
Interest payable and similar charges	9	(41,123)	(46,002)
<b>Surplus for the year</b>		145,330	175,890
<b>Other Comprehensive Income</b>			
Actuarial gain/(loss) on SHPS obligation	7	7,000	2,000
<b>Total Comprehensive Income</b>		152,330	177,890

The Association's results relate wholly to continuing activities and the notes on pages 18 to 39 form an integral part of these financial statements.

  
..... Chairperson  
D Kanco-Hammond

  
..... Chair of Audit Committee  
G Turton

  
..... Chief Executive & Secretary  
H Marson



# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 December 2024

	Share Capital	Income and Expenditure Reserve	Total
	£	£	£
Balance at 1 January 2023	15	4,400,461	4,400,476
Surplus for the year	1	175,890	175,891
Movement on pension scheme		2,000	2,000
	<hr/>	<hr/>	<hr/>
Balance at 31 December 2023	16	4,578,351	4,578,367
Surplus for the year	(1)	145,330	145,329
Movement on pension scheme	-	7,000	7,000
	<hr/>	<hr/>	<hr/>
Balance as 31 December 2024	15	4,730,681	4,730,696
	<hr/>	<hr/>	<hr/>

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## STATEMENT OF FINANCIAL POSITION


AS AT 31 December 2024

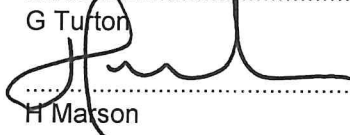
Registration No: 18430R

	Note	2024		2023	
		£	£	£	£
<b>Fixed Assets</b>					
Tangible assets:					
Housing Properties at depreciated cost	11	7,514,674		7,534,595	
Other fixed assets	11	190,081		189,597	
Total Fixed Assets			7,704,755		7,724,192
<b>Current Assets</b>					
Debtors	12	72,101		59,902	
Cash at bank and in hand	17c	453,917		495,446	
		526,018		555,348	
<b>Creditors: amounts falling due within one year</b>					
	13	(310,424)		(269,826)	
<b>Net Current Assets</b>			215,594		285,522
<b>Total Assets Less Current Liabilities</b>			7,920,349		8,009,714
<b>Creditors: amounts falling due after more than one year</b>					
	14	(3,122,626)		(3,338,069)	
Provision for liabilities – pension	7	(67,027)		(93,278)	
<b>Total Net Assets</b>			4,730,696		4,578,367
<b>Capital and Reserves</b>					
Called up share capital	16		15		16
Income and expenditure reserve			4,730,681		4,578,351
			4,730,696		4,578,367

The financial statements on pages 14-39 were approved and authorised for issue by the Board on 10<sup>th</sup> April 2025 and were signed on its behalf by:

 ..... Chairperson  
D Kanco-Hammond

 ..... Chair of Audit Committee  
G Turton

 ..... Chief Executive & Secretary  
H Maeson

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 December 2024

	Note	2024		2023	
		£	£	£	£
<b>Net Cash generated from operating activities</b>	17a		359,298		383,065
<b>Cash flow from investing activities</b>					
Interest received		7,929		8,130	
Purchase of tangible fixed assets		(259,579)		(157,422)	
Proceeds from disposal of housing properties		-		-	
<b>Net cash (outflow) from investing activities</b>			(251,650)		(149,292)
<b>Cash inflow from financing activities</b>					
Interest paid		(41,123)		(46,002)	
Repayment of borrowing		(108,053)		(97,934)	
Draw down of funds		-		-	
<b>Net cash inflow/(outflow) from financing activities</b>			(149,176)		(143,936)
<b>Net change in cash and cash equivalents</b>			41,529		(89,837)
<b>Cash and cash equivalents at beginning of the year</b>			495,446		405,609
<b>Cash and cash equivalents at end of the year</b>			453,917		495,446

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

### 1 Principal Accounting Policies

#### Basis of accounting

These financial statements have been prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), the Housing SORP 2018 "Statement of Recommended Practice for Registered Housing Providers" and they comply with the Accounting Direction for Private Registered Providers of Social Housing 2022. They are prepared under the historical cost convention.

Monetary amounts in these financial statements are rounded to the nearest whole £1 except where otherwise indicated.

#### Turnover

Turnover represents rental and service charge income receivable and also amortisation of capital grants.

#### Fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. Depreciation is charged on a straight line basis over the expected useful economic lives of the assets at the following annual rates:

Office Equipment – 20%  
Computer Equipment – 20%  
Vehicles – 25%  
Other Freehold Non-housing – 20%

Depreciation is provided on general needs housing at rates calculated to write off the cost of each component over its expected useful economic life ("UEL") on a straight-line basis. The components and rates applied are as follows:

	Years
Structure	50-120
Kitchen	20
Bathroom	30
Roof	50
Windows	30
Insulation	40
Central Heating	15

Freehold land is not depreciated.

A full year of depreciation is charged in the year of acquisition and none in the year of disposal.

Expenditure on housing properties which results in a replacement of components or an enhancement of economic benefits of the asset such as an increase in the net rental stream over the life of the property is capitalised.

Any works which do not result in an enhancement of economic benefits of a property are charged to the income and expenditure account. This includes expenditure incurred to ensure that the property can maintain its existing level of net rental income.



# **BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024**

### **1 Principal Accounting Policies (continued)**

The disposal proceeds from properties owned outright and the surplus or deficit on those properties are accounted for in the Statement of Comprehensive Income in the period in which the disposal occurs as the difference between the net sale proceeds and net carrying value.

#### **Social Housing Grant**

Social Housing Grant is recognised in income over the useful economic life of the structure of the related housing asset under the accruals model. When a property is sold the full amount of the original grant is credited to a Recycled Capital Grant Fund with any previously amortised grant being set against the surplus on disposal where applicable.

Social Housing grant is repayable under certain circumstances, primarily following the sale of a property, but will normally be restricted to the net proceeds of the sale.

#### **Recycled Capital Grant Fund**

Social Housing Grant which relates to housing properties sold under Right To Buy arrangements is credited to the Recycled Capital Grant Fund insofar as it is not required to cover a loss arising on the sale.

#### **Current Taxation**

In December 2011 the Association gained charitable tax status so is no longer taxable on income generated from charitable activities.

#### **Operating lease agreements**

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against the Income and Expenditure account to which they relate on a straight line basis over the period of the lease.

#### **Social Housing Pension Scheme**

The Association participates in the Social Housing Pension Scheme (the scheme), a multi-employer scheme which provides benefits to some 500 non-associated employers. The scheme is a defined benefit scheme in the UK.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2020. This valuation revealed a deficit of £1,560m. A recovery plan has been put in place with the aim of removing this deficit by 31 March 2028.

The scheme is classified as a 'last-man standing arrangement'. Therefore, the company is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 December 2024**

**1. Principal Accounting Policies (continued)**

For financial years ending on or before 28 February 2019, it has not been possible for the company to obtain sufficient information to enable it to account for the scheme as a defined benefit scheme, therefore the company has accounted for the Scheme as a defined contribution scheme.

For financial years ending on or after 31 March 2019, it is possible to obtain sufficient information to enable the company to account for the Scheme as a defined benefit scheme.

For accounting purposes, two actuarial valuations for the scheme were carried out with effective dates of 31 March 2018 and 30 September 2018. The liability figures from each valuation are rolled forward to the relevant accounting dates, if applicable, and are used in conjunction with the company's fair share of the Scheme's total assets to calculate the company's net deficit or surplus at the accounting period start and end dates. Detail of the Association's deficit contributions is provided in Section 7.

**The Pension Trust Growth Plan**

The company participates in The Pensions Trust Growth Plan (the scheme), a multi-employer scheme which provides benefits to some 950 non-associated participating employers. The scheme is a defined benefit scheme in the UK.

It is not possible for the company to obtain sufficient information to enable it to account for the scheme as a defined benefit scheme. Therefore, it accounts for the scheme as a defined contribution scheme.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The scheme is classified as a 'last-man standing arrangement'. Therefore, the company is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

A full actuarial valuation of the scheme was carried out at 30 September 2020. This valuation showed a deficit of £31.6m. To eliminate this funding shortfall, the trustee has asked the participating employers to pay additional contributions to the scheme. Detail of the Association's deficit contributions is provided in Section 7.

**Social Housing Defined Contribution Scheme**

The Association also pays contributions for members in the Social Housing Defined Contribution Scheme. Contributions to this scheme are charged to the Income and Expenditure Account in the period in which they become payable. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the balance sheet.

**Financial Instruments**

The Association has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102, in full, to all of its financial instruments.

Financial assets and financial liabilities are recognised when the Association becomes a party to the contractual provisions of the instrument, and are offset only when the group currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 December 2024**

**1 Principal Accounting Policies (continued)**

**Financial assets**

*Debtors*

Debtors which are receivable within one year and which do not constitute a financing transaction are initially measured at the transaction price. Trade debtors are subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses.

Where the arrangement with a trade debtor constitutes a financing transaction, the debtor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument.

A provision for impairment of debtors is established when there is objective evidence that the amounts due will not be collected according to the original terms of the contract. Impairment losses are recognised in income or expenditure for the excess of the carrying value of the trade debtor over the present value of the future cash flows discounted using the original effective interest rate. Subsequent reversals of an impairment loss that objectively relate to an event occurring after the impairment loss was recognised, are recognised immediately in income or expenditure.

**Financial liabilities**

*Trade creditors*

Trade creditors payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

Where the arrangement with a trade creditor constitutes a financing transaction, the creditor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar instrument.

*Borrowings*

Borrowings are initially recognised at the transaction price, including transaction costs, and subsequently measured at amortised cost using the effective interest method. Interest expense is recognised on the basis of the effective interest method and is included in interest payable and other similar charges.

**De-recognition of financial assets and liabilities**

A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

**Critical Accounting Estimates and Areas of Judgement.**

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

*Critical accounting estimates and assumptions*

The Association makes estimates and assumptions concerning the future. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.



**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 December 2024**

**1 Principal Accounting Policies (continued)**

*Tangible Fixed Assets*

Tangible fixed assets are depreciated over their estimated future lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

Depreciation is charged on a straight line basis over the expected useful economic lives of the assets at the following annual rates:

Office Equipment – 20%	Vehicles – 20%
Computer Equipment – 20%	Other Freehold Non-housing – 2%

Depreciation is provided on general needs housing at rates calculated to write off the cost of each component over its expected useful economic life ("UEL") on a straight-line basis. The components and rates applied are as follows:

	Years		Years
Structure	50-120	Windows	30
Kitchen	20	Central Heating	15
Bathroom	30	Insulation	40
Roof	50		

*Pension Scheme Obligations*

The Association in conjunction with the scheme actuary, assesses the assets and liabilities of the SHPS scheme and hence the net liability at each year end using a number of key assumptions including mortality rates, discount rates, inflation, and salary growth in order to establish the fair value of the assets and liabilities at the balance sheet date. Further, information in relation to the assumption used to evaluate the deficit as at 31 December 2024 is set out in Note 7 to these financial statements.

**Tenant Board Members**

In the case of any tenants of the Association also becoming board members, their tenancies will be on normal commercial terms, and they cannot use their position to their advantage.

**Cash and cash equivalents**

Cash and cash equivalents comprise cash balances and deposits.

**VAT**

The Association is not registered for VAT. Its costs are therefore shown inclusive of VAT.

**Going Concern**

The financial statements have been prepared on a going concern basis. Having carried out a detailed review of the Association's resources and the challenges presented by the current economic climate, Board Members are satisfied that the Association has sufficient cash flows to meet its liabilities as they fall due for at least one year from the date of approval of the financial statements.

The cash flow forecast and revised plan shows that the Association will have adequate reserves and will be able to meet its liabilities, even when modelling several adverse scenarios, such as an increase in void properties or an increase in rent arrears. Consequently, the Board do not consider there to be any material uncertainties in continuing to adopt the going concern basis in preparing the financial statements.

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

### 2 Turnover, operating costs and operating surplus

	Turnover £	2024 Operating Costs £	Operating surplus £
Income and expenditure from:			
Social housing lettings (note 3)	1,319,256	(1,140,732)	178,524
	Turnover £	2023 Operating Costs £	Operating surplus £
Income and expenditure from:			
Social housing lettings (note 3)	1,231,659	(1,017,897)	213,762

### 3 Income from Social Housing Lettings

	2024 £	2023 £
Gross rents inclusive of service charges	1,234,522	1,144,026
Voids	(6,897)	(3,998)
Net rental income	1,227,625	1,140,028
Capital Grant amortisation	91,631	91,631
Charitable Donation	-	-
Sundry Income	-	-
Turnover from Social Housing lettings	1,319,256	1,231,659
<b>Operating Costs on Social Housing Lettings</b>		
Social Housing Accommodation owned and in management 217 units (2023: 217)		
Management and services	(364,011)	(347,169)
Routine maintenance	(305,465)	(256,316)
Planned maintenance	(189,644)	(142,528)
Bad debts	(16,304)	(7,567)
Depreciation of general needs housing properties	(265,308)	(264,317)
Surplus on disposal of fixed assets	-	-
Operating costs on Social Housing Lettings	(1,140,732)	(1,017,897)
<b>Operating Surplus on Social Housing Lettings</b>	178,524	213,762

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

<b>4</b>	<b>Operating surplus</b>		
	Operating surplus is stated after charging/(crediting):	<b>2024</b>	<b>2023</b>
		£	£
	Audit fee (exclusive of VAT and expenses)		
	- in their capacity as auditor	14,435	14,040
	- in respect of other services	650	-
	Depreciation	279,016	276,655
	Amortisation of capital grant	(91,631)	(91,631)
	Operating lease rentals – Fixture & fittings	938	2,122
		<hr/>	<hr/>
<b>5</b>	<b>Officers' Emoluments and Key Management Personnel</b>	<b>2024</b>	<b>2023</b>
		£	£
	Officers who are executive staff members (including Chief Executive)	55,419	51,931
		<hr/>	<hr/>
		<b>2024</b>	<b>2023</b>
		£	£
	The emoluments of officers disclosed above include amounts paid to: The highest paid officer (excluding pension contributions).	55,419	51,931
		<hr/>	<hr/>
		<b>2024</b>	<b>2023</b>
		No.	No.
	Number of officers accruing benefit in the pension scheme	1	1
		<hr/>	<hr/>

The Chief Executive is an ordinary member of the Association's defined contribution pension scheme. The Association made £5,542 (2023: £5,193) of pension contributions during the year. No enhanced or special terms apply and there are no additional pension arrangements.

The Board of Management received no expenses or remuneration during the year.

The Association paid National Insurance Contributions of £6,393 (2023 £5,911) on the emoluments paid above.

## BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

6	Employee Information	2024 No.	2023 No.
	The average weekly number of persons employed (including the Officers) during the year was:		
	Office staff	7	7
	Maintenance	2	2
		<hr/> 9	<hr/> 9
	Average number of employees as full-time equivalents (calculated on a 37-hour week basis)	<hr/> 5	<hr/> 5
		<hr/>	<hr/>
	Staff costs (for the above persons) were:		
	Wages and salaries	222,322	201,101
	Social security costs	14,170	11,955
	Pension costs (Employees)	24,511	22,491
	Other pension costs (past service deficit)	23,464	22,322
	Movement in Pension Liability	(26,259)	(23,263)
	Current Pension Cost – Defined Benefit Scheme	4,000	3,000
		<hr/> 262,208	<hr/> 237,606
		<hr/>	<hr/>

The estimated pension contribution for the forthcoming year is £48,760 (2024: £44,165).

This includes £23,464 annual deficit contributions and admin set by the actuary.

## BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

#### 7. Pension Obligations

##### SCHEME: TPT Retirement Solutions – Social Housing Pension Scheme (SHPS)

The company participates in the Social Housing Pension Scheme (the Scheme), a multi-employer scheme which provides benefits to some 500 non-associated employers. The scheme is a defined benefit scheme in the UK.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2020. This valuation revealed a deficit of £1,560m. A recovery plan has been put in place with the aim of removing this deficit by 31 March 2028. Under the recovery plan, from 1 April 2022 the deficit contributions required from the Association are £17,607 a year increasing annually by 5.5% from 1 April 2023.

The scheme is classified as a 'last-man standing arrangement'. Therefore, the company is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

For financial years ending on or before 28 February 2019, it has not been possible for the company to obtain sufficient information to enable it to account for the scheme as a defined benefit scheme, therefore the company has accounted for the Scheme as a defined contribution scheme.

For financial years ending on or after 31 March 2019, it is possible to obtain sufficient information to enable the company to account for the Scheme as a defined benefit scheme.

For accounting purposes, two actuarial valuations for the scheme were carried out with effective dates of 31 March 2018 and 30 September 2018. The liability figures from each valuation are rolled forward to the relevant accounting dates, if applicable, and are used in conjunction with the company's fair share of the Scheme's total assets to calculate the company's net deficit or surplus at the accounting period start and end dates.

#### PRESENT VALUES OF DEFINED BENEFIT OBLIGATION, FAIR VALUE OF ASSETS AND DEFINED BENEFIT ASSET (LIABILITY)

	Period Ending 31 December 2024 (£000s)	Period Ending 31 December 2023 (£000s)
Fair value of plan assets	396	393
Present value of defined benefit obligation	463	486
Surplus (deficit) in plan	(67)	(93)
Unrecognised surplus	-	-
Defined benefit asset (liability) to be recognised	(67)	(93)
Deferred tax	-	-
Net defined asset (liability) to be recognised	(67)	(93)



# **BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED**

## **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024**

### **7. Pension Obligations (continued)**

#### **SCHEME: TPT Retirement Solutions – Social Housing Pension Scheme (SHPS continued)**

#### **RECONCILIATION OF THE IMPACT OF THE ASSET CEILING**

	Period Ending 31 December 2024 (£000s)
Impact of asset ceiling at start of period	-
Effect of the asset ceiling included in net interest cost	-
Actuarial losses (gains) on asset ceiling	-
Impact of asset ceiling at end of period	-

#### **RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE DEFINED BENEFIT OBLIGATION**

	Period Ending 31 December 2024 (£000s)
Defined benefit obligation at start of period	476
Current service cost	1
Expenses	3
Interest expense	22
Member contributions	2
Actuarial losses (gains) due to scheme experience	12
Actuarial losses (gains) due to changes in demographic assumptions	(8)
Actuarial losses (gains) due to changes in financial assumptions	(18)
Benefits paid and expenses	(37)
Liabilities acquired in a business combination	-
Liabilities extinguished on settlements	-
Losses (gains) on curtailments	-
Losses (gains) due to benefit changes	-
Exchange rate changes	-
Defined benefit obligations at end of period	463

**BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 December 2024****7. Pension Obligations (continued)****SCHEME: TPT Retirement Solutions – Social Housing Pension Scheme (SHPS continued)****RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE FAIR VALUE OF PLAN ASSETS**

	Period Ending 31 December 2024 (£000s)
Fair value of plan assets at start of period	393
Interest Income	19
Experience on plan assets (excluding amounts included in interest income)- gain (loss)	(7)
Employer contributions	26
Member contributions	2
Benefits paid and expenses	(37)
Assets acquired in a business combination	-
Assets distributed on settlements	-
Exchange rate changes	-
Fair value of plan assets at end of period	396

The actual return on the plan assets (including any change in share of assets) over the period ended 31 December 2023 was £38,000.

**DEFINED BENEFIT COSTS RECOGNISED IN STATEMENT OF COMPREHENSIVE INCOME (SOCl)**

	Period Ending 31 December 2024 (£000s)
Current service cost	1
Expenses	3
Net Interest expense	3
Losses (gains) on business combinations	-
Losses (gains) on settlements	-
Losses (gains) on curtailments	-
Losses (gains) due to Losses (gains) due to business changes	-
Defined benefit costs recognised in statement of comprehensive income (SoCl)	7

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

### 7. Pension Obligations (continued)

#### SCHEME: TPT Retirement Solutions – Social Housing Pension Scheme (SHPS continued)

#### DEFINED BENEFIT COSTS RECOGNISED IN OTHER COMPREHENSIVE INCOME (SOCI)

	Period Ending 31 December 2024 (£000s)
Experience on plan assets (excluding amounts included in net interest cost) – gain (loss)	(7)
Experience gains and losses arising on the plan liabilities – gain (loss)	(12)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation – gain (loss)	8
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation – gain (loss)	18
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) – gain (loss)	7
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) – gain (loss)	-
Total amount recognised in other comprehensive income – gain (loss)	7

### ASSETS

	Period Ending 31 December 2024 (£000s)	Period Ending 31 December 2023 (£000s)
Global Equity	46	32
Absolute Return	-	7
Distressed Opportunities	-	13
Credit Relative Value	-	13
Alternative Risk Premia	-	6
Liquid Alternatives	71	-
Emerging Market Debt	-	6
Risk Sharing	-	23
Insurance- Linked Securities	2	2
Property	19	16
Infrastructure	-	37
Private Debt	-	15

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

### 7. Pension Obligations (continued)

#### SCHEME: TPT Retirement Solutions – Social Housing Pension Scheme (SHPS continued)

Opportunistic liquid Credit	-	17
Private Credit	50	-
Credit	15	-
Investment Grade Credit	10	-
Cash	3	6
Corporate Bond Fund	-	-
Liquid Credit	-	-
Long Lease Property	-	11
Secured Income	7	10
Over 15 Year Gilts	-	-
Index Linked All Stock Gilts	-	-
Liability Driven Investment	127	177
Currency Hedging	(1)	1
Net Current Assets	2	1
Total Assets	396	393

None of the fair values of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.

#### KEY ASSUMPTIONS

	31 December 2024 % per annum	31 December 2023 % per annum
Discount Rate	5.33	4.75
Inflation (RPI)	3.26	3.13
Inflation (CPI)	2.79	2.65
Salary Growth	3.79	3.65
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

The mortality assumptions adopted at 31 December 2023 imply the following life expectancies:

## BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

#### 7. Pension Obligations (continued)

##### SCHEME: TPT Retirement Solutions – Social Housing Pension Scheme (SHPS continued)

	Life expectancy at age 65 (years)
Male retiring in 2024	20.5
Female retiring in 2024	23.0
Male retiring in 2044	21.8
Female retiring in 2044	24.4

##### Potential employer debt (SHPS)

As a result of pension scheme legislation there is a potential debt on the employer that could be levied by the Trustee of the Scheme. The debt is due in the event of the employer ceasing to participate in the Scheme or the Scheme winding up.

The debt for the scheme as a whole is calculated by comparing the liabilities for the scheme with the assets of the Scheme. If the liabilities exceed the assets there is a buy-out debt.

The leaving employer's share of the buy-out debt is the proportion of the Scheme's liability attributable to employment with the leaving employer compared to the total amount of the Scheme's liabilities (relating to employment with all the currently participating employers). The leaving employer's debt therefore includes a share of any 'orphan' liabilities in respect of previously participating employers. The amount of the debt therefore depends on many factors including total Scheme liabilities, Scheme investment performance, the liabilities in respect of current and former employees of the employer, financial conditions at the time of the cessation event and the insurance buy-out market. The amount of debt can therefore be volatile over time.

The Association has been notified by The Pensions Trust of the estimated employer debt on withdrawal from the Social Housing Pension Scheme, based on the funding of the scheme as at 30 September 2023. At this date the estimated debt for The Association was £190,310.

##### SCHEME: TPT Retirement Solutions – The Growth Plan

The company participates in the scheme, a multi-employer scheme which provides benefits to some 638 non-associated participating employers. The scheme is a defined benefit scheme in the UK.

It is not possible for the company to obtain sufficient information to enable it to account for the scheme as a defined benefit scheme. Therefore, it accounts for the scheme as a defined contribution scheme.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The scheme is classified as a 'last-man standing arrangement'. Therefore, the company is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

### 7. Pension Obligations (continued)

#### SCHEME: TPT Retirement Solutions – The Growth Plan (continued)

A full actuarial valuation for the scheme was carried out at 30 September 2020. This valuation showed assets of £800.3m, liabilities of £831.9m and a deficit of £31.6m. To eliminate this funding shortfall, the Trustee has asked the participating employers to pay additional contributions to the scheme as follows:

#### Deficit contributions

From 1 April 2022 to 31 January 2025:	£3,312,000 per annum (payable monthly)
---------------------------------------	---

Unless a concession has been agreed with the Trustee the term to 31 January 2025 applies.

Note that the scheme's previous valuation was carried out with an effective date of 30 September 2017. This valuation showed assets of £794.9m, liabilities of £926.4m and a deficit of £131.5m. To eliminate this funding shortfall, the Trustee has asked the participating employers to pay additional contributions to the scheme as follows:

#### Deficit contributions

From 1 April 2019 to 30 September 2025:	£11,243,000 per annum (payable monthly and increasing by 3% each year on 1st April)
---	--

The recovery plan contributions are allocated to each participating employer in line with their estimated share of the Series 1 and Series 2 scheme liabilities.

Where the scheme is in deficit and where the company has agreed to a deficit funding arrangement the company recognises a liability for this obligation. The amount recognised is the net present value of the deficit reduction contributions payable under the agreement that relates to the deficit. The present value is calculated using the discount rate detailed in these disclosures. The unwinding of the discount rate is recognised as a finance cost.

#### PRESENT VALUES OF PROVISION

	31 December 2024 (£s)	31 December 2023 (£s)	31 December 2022 (£s)
Present value of provision	278	278	522

#### RECONCILIATION OF OPENING AND CLOSING PROVISIONS

	Period Ending 31 December 2024 (£s)	Period Ending 31 December 2023 (£s)
Provision at start of period	522	522
Unwinding of the discount factor (interest expense)	19	19
Deficit contribution paid	(263)	(263)
Remeasurements - impact of any change in assumptions	(0)	(0)
Remeasurements - amendments to the contribution schedule	-	-
Provision at end of period	278	278



# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

### 7. Pension Obligations (continued)

#### SCHEME: TPT Retirement Solutions – The Growth Plan (continued)

#### INCOME AND EXPENDITURE IMPACT

	Period Ending 31 December 2024 (£s)	Period Ending 31 December 2023 (£s)
Interest expense	19	19
Remeasurements – impact of any change in assumptions	(0)	(0)
Remeasurements – amendments to the contribution schedule	-	-
Contributions paid in respect of future service*	*	*
Costs recognised in income and expenditure account	*	*

\*includes defined contribution schemes and future service contributions (i.e. excluding any deficit reduction payments) to defined benefit schemes which are treated as defined contribution schemes. To be completed by the company.

#### ASSUMPTIONS

	31 December 2024 % per annum	31 December 2023 % per annum	31 December 2022 % per annum
Rate of discount	5.31	5.31	4.96

The discount rates shown above are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

The following schedule details the deficit contributions agreed between the company and the scheme at each year end period:

#### DEFICIT CONTRIBUTIONS SCHEDULE

Year ending	31 December 2024 (£s)	31 December 2023 (£s)	31 December 2022 (£s)
Year 1	263	263	263
Year 2	22	22	263
Year 3	-	-	22
Year 4	-	-	-
Year 5	-	-	-
Year 6	-	-	-
Year 7	-	-	-
Year 8	-	-	-
Year 9	-	-	-
Year 10	-	-	-
Year 11	-	-	-

## BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

#### 7. Pension Obligations (continued)

##### SCHEME: TPT Retirement Solutions – The Growth Plan (continued)

The company must recognise a liability measured as the present value of the contributions payable that arise from the deficit recovery agreement and the resulting expense in the income and expenditure account i.e., the unwinding of the discount rate as a finance cost in the period in which it arises.

It is these contributions that have been used to derive the company's balance sheet liability.

##### Potential employer debt (Growth Plan)

When an employer withdraws from a multi-employer defined benefit pension scheme which is in deficit, the employer is required by law to pay its share of the deficit, calculated on a statutory basis (known as the buy-out basis).

The Growth Plan is a "last man standing" multi- employer scheme. This means that if a withdrawing employer is unable to pay its debt on withdrawal, the liability is shared amongst the remaining employers. The participating employers are therefore jointly and severally liable for the deficit in the Growth Plan.

The Association has been notified by The Pensions Trust of the estimated employer debt on withdrawal from The Growth Plan, based on the financial of the scheme as at 30 September 2023. At this date the estimated debt for The Association was £3,178.

<b>8 Interest Receivable</b>	<b>2024</b>	<b>2023</b>
	£	£
Interest receivable from bank deposits	7,929	8,130
	<u>          </u>	<u>          </u>
<b>9 Interest Payable and Similar Charges</b>	<b>2024</b>	<b>2023</b>
	£	£
On bank loans, overdrafts and other loans:	38,115	40,983
Unwinding of discount on pension provision	8	19
Defined Benefit Pension – net interest	3,000	5,000
	<u>          </u>	<u>          </u>
	41,123	46,002
	<u>          </u>	<u>          </u>

#### 10 Taxation

From 2 December 2011 the Association became a charitable entity for tax purposes in line with paragraph 1 of the schedule 6 of the finance Act 2010. As a consequence, no corporation tax is payable on its charitable activities.



# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

### 11 Tangible Fixed Assets

	General needs housing properties £	Office equipment and vehicles £	Computer equipment and software £	Freehold office £	Total £
<b>Cost</b>					
1 January 2024	10,918,322	36,813	86,748	252,048	11,293,931
New properties acquired		4,758	1,282	8,152	14,192
Additions to existing properties	245,387				245,387
Disposal of components	(60,479)				(60,479)
Disposal of properties	-	-	-	-	-
31 December 2024	11,103,230	41,571	88,030	260,200	11,493,031
<b>Depreciation</b>					
1 January 2024	3,383,727	32,926	75,952	77,134	3,569,739
Charge for year	265,308	3,944	4,560	5,204	279,016
Disposal of components	(60,479)				(60,479)
Disposal of properties	-	-	-	-	-
31 December 2024	3,588,556	36,870	80,512	82,338	3,788,276
<b>Net book value</b>					
31 December 2023	7,534,595	3,887	10,796	174,914	7,724,192
31 December 2024	7,514,674	4,701	7,518	177,862	7,704,755

	2024 £	2023 £
General needs housing properties comprise:		
Freeholds (at depreciated cost)	7,514,674	7,534,595

The additions to General needs housing properties of £245,387 (2023: £152,906) include component replacements of £211,951 (2023: £130,062) and £33,436 (2023: £22,844) of improvements. Component disposals of £60,479 (2023: £65,268) relate to the residual value of components such as kitchens, bathrooms and boilers that were replaced during the year.

The depreciation charge of £279,016 includes £13,680 of accelerated depreciation relating to components disposed of in the year.

The cost of properties included £nil (2023: £nil) for direct administrative costs (excluding interest) incurred in the year, the accumulated amount being £164,377 (2023: £164,377).

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

<b>12</b>	<b>Debtors</b>	<b>2024</b>	<b>2023</b>
		£	£
	Amounts falling due within one year:		
	Rental debtors	61,780	48,519
	Bad debt provision	(34,460)	(23,045)
	Prepayments, accrued income and other debtors	44,781	34,428
		<u>72,101</u>	<u>59,902</u>

<b>13</b>	<b>Creditors: Amounts Falling Due Within One Year</b>	<b>2024</b>	<b>2023</b>
		£	£
	Housing loans (note 15)	119,971	104,212
	Trade creditors	29,181	30,426
	Other tax and social security	2,593	3,350
	Rents received in advance	19,307	20,934
	Accruals	46,491	18,023
	Deferred Income	1,250	1,250
	Deferred Capital Grant (note 14a)	91,631	91,631
		<u>310,424</u>	<u>269,826</u>

There was £6,071 in unpaid pension contributions at the year end. (2023: £nil)

<b>14</b>	<b>Creditors: Amounts Falling Due After More Than One Year</b>	<b>2024</b>	<b>2023</b>
		£	£
	Deposits held	6	6
	Housing loans (note 15)	775,370	899,182
	Deferred Capital Grant (note 14a)	<u>2,347,250</u>	<u>2,438,881</u>
		<u>3,122,626</u>	<u>3,338,069</u>

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

### 14(a) Deferred Capital Grant

	£	
At 31 December 2023	2,530,512	
Amortisation in year	(91,631)	
Property Disposals	-	
	<hr/>	
At 31 December 2024	2,438,881	
	<hr/>	
	2024	2023
	£	£
Analysed as:		
Estimate of amount due to be amortised in less than one year (Note 13)	91,631	91,631
Estimate of amount due to be amortised in more than one year (Note 14)	2,347,250	2,438,881
	<hr/>	<hr/>
	2,438,881	2,530,512
	<hr/>	<hr/>

### 15 Housing Loans

Housing loans are secured by specific charges on the Association's housing properties and are repayable at varying rates of interest and in instalments due as follows:

	2024	2023
	£	£
In less than one year	119,971	104,212
Between 1 – 2 years	103,781	113,218
Within two to five years	106,560	183,815
After more than five years	565,028	602,149
	<hr/>	<hr/>
	895,340	1,003,394
	<hr/>	<hr/>

Housing loans consist of six individual loan balances:

£103,878 (2023: £153,117) of bank loan accrues interest at 2.65% per annum (2023: 2.65%) per annum and is repayable in quarterly instalments - matures 2026.

£56,000 (2023: £85,000) of bank loan accrues interest at 2.35% per annum (2023: 2.35%) per annum and is repayable in quarterly instalments - matures 2026.

£113,935 (2023: £118,169) of bank loan accrues interest at 5.175% (2023: 5.175%) per annum and is repayable in monthly instalments - matures 2041.

£207,393 (2023: £215,852) of bank loan accrues interest at 4.24% (2023: 4.24%) per annum and is repayable in monthly instalments - matures 2041.

£207,560 (2023: £215,993) of bank loan accrues interest at 4.28% (2023: 4.28%) per annum and is repayable in monthly instalments – matures 2041.

£206,575 (2023: £215,263) of bank loan accrues interest at 4.04% (2023: 4.04%) per annum and is repayable in monthly instalments – matures 2041.

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

### 16 Called-up Share Capital

Each of the 10 Board members hold a £1 share in the Association, the remaining shareholders are retired Board members who retain a shareholding. No member shall receive any property or sum beyond the repayment of the share investment.

	2024	2023
	£	£
Allotted, issued and fully paid		
At 1 January	16	15
Additions in the year	(1)	1
At 31 December	<u>15</u>	<u>16</u>

### 17a Reconciliation of surplus to net cash generated from operating activities.

	2024	2023
	£	£
Surplus for the year	145,330	175,890
Interest payable and similar charges	41,123	46,002
Interest receivable	(7,929)	(8,130)
Costs on disposal of housing property components	-	-
Surplus on disposal of fixed assets	-	-
Depreciation charges	279,016	276,655
Decrease/(increase) in debtors	(12,200)	5,940
(Decrease)/increase in creditors	24,840	(6,417)
Amortisation of grant	(91,631)	(91,631)
Pension obligation movements	(19,251)	(15,244)
Net Cash generated from operating activities	<u>359,298</u>	<u>383,065</u>

### 17b Reconciliation of net cash to movement in net debt

	2024	2023
	£	£
Increase/(decrease) in cash in the year	(41,529)	89,837
Cash flow from movement in financing	<u>108,053</u>	<u>97,934</u>
Change in net debt resulting from cash flows	66,524	187,771
Opening net debt	(507,948)	(695,719)
Closing net debt	<u>(441,424)</u>	<u>(507,948)</u>

### 17c Analysis of changes in net debt

	1 January 2024	Cash Flows	Non-Cash Flows	31 December 2024
	£	£	£	£
Cash at bank and in hand	495,446	(41,529)	-	453,917
Loans due within one year	(104,212)	108,053	(119,971)	(116,130)
Loans due in more than one year	(899,182)	-	119,971	(779,211)
	<u>(507,948)</u>	<u>66,524</u>	<u>-</u>	<u>(441,424)</u>

Of the £453,918 cash at bank and in hand, £53,202 is held in a 32-day notice savings account, £300,586 is held in a 6 month fixed term savings account and the remainder in the current account.

# BIRMINGHAM CIVIC HOUSING ASSOCIATION LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 December 2024

### 18 Capital Commitments

The Association had no capital commitments either authorised but not contracted or authorised and contracted for at the year-end (2023: £none).

### 19 Legislative Provisions

The Association is incorporated under the Co-operative and Community Benefit Societies Act 2014.

### 20 Social Housing Grant

The total accumulated amount of amortised Social Housing Grant received or receivable at the balance sheet date:

	2024 £	2023 £
Total Capital Grant	4,722,265	4,722,265
Amortised	(2,283,384)	(2,191,753)
Deferred Capital Grant (Note 14a)	<u>2,438,881</u>	<u>2,530,512</u>

### 21 Commitments under Operating Leases

At 31 December 2024 the Association had future minimum lease payments under non-cancellable operating leases as follows:

	2024 £	2023 £
<b>Fixtures and fittings:</b>		
Within 1 year	938	938
Between one and five years	1,173	2,110
	<u>2,111</u>	<u>3,048</u>

### 22 Financial Instruments

	2024 £	2023 £
Financial assets – measured at amortised cost	61,780	48,519
Financial assets – other	<u>453,917</u>	<u>495,446</u>
Financial liabilities – measured at amortised cost	<u>971,012</u>	<u>1,051,842</u>