

Co-operative and Community Benefit Society no 8137R

**WOMEN'S PIONEER HOUSING LIMITED
CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**



**WOMEN'S PIONEER HOUSING LIMITED
BOARD REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

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Legal and administrative details

Women's Pioneer Housing (the association) is a charitable housing association registered under the Co-operative and Community Benefit Societies Act 2014 (no 8137R) and as a Registered Provider under the Housing and Regeneration Act 2008 (no LHI548).

Registered office

227 Wood Lane, London, W12 0EX

Board Members

Maureen Hopcroft	Chair
Sofia Nilsson	Vice Chair
Eleena Broadfoot	
Jo Ghelmini	
Michael Harle	
Vivienne King	
Louise Wolfson	
Caroline Portsmouth	
Kim Vernau	
Chris Brown	
Claire Thurston	

Secretary

Mark Cole

Executive Directors

Janet Davies	Chief Executive (until 28 April 2017)
Denise Fowler	Chief Executive (from 5 June 2017)
Christine Desborough	Director of Housing
Mark Cole	Director of Resources
Sue Hockett	Director of Property and Estate Services

Independent Auditors

Beever and Struthers, 15 Bunhill Row, London EC1Y 8LP

Principal Bankers

HSBC, 133 Regents Street, London, W1B 4HX

Principal Solicitors

Trowers and Hamlins, 3 Bunhill Row, London EC1Y 8YZ

WOMEN'S PIONEER HOUSING LIMITED BOARD REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

Board Report

The Board of Women's Pioneer Housing (the group) is pleased to present its report, together with the audited financial statements for the year ended 31 December 2017.

Principal Activities

The association's principal activity is letting and managing homes for women at rents consistent with its charitable status. It provides both general needs and sheltered housing.

Other activities include developing new homes for rent and managing leasehold properties.

The group has a wholly owned subsidiary Women's Pioneer Homes Limited (WPHL) which was set up in December 2014 to develop and provide additional accommodation at a wider variety of rent levels. As at 31 December 2017 the subsidiary owned 8 properties let at market rent and had 4 properties under development.

History

Women's Pioneer was founded in 1920 by women and men who understood the link between providing women with good quality affordable accommodation and the wider fight for women's suffrage and independence.

Almost a century on since we were founded, gender inequality remains a huge issue. The need for an organisation that understands and champions women's housing needs has never been more relevant.

Property Portfolio

We have a portfolio of properties in North and West London (North and South of the river Thames) acquired over nearly a century. Two thirds are in Kensington and Chelsea and the rest are spread over seven other boroughs. Most of our homes are converted flats within large Victorian buildings. Many of these are listed or in conservation areas. Recently we have begun developing new buildings. Our assets allow us to provide good quality homes and also act as a valuable investment that supports our work and growth.

Most of our properties are studios or one bedroom flats. Around 800 homes are let as general needs, that is to women who require no additional support. We also provide around 180 homes for older women in sheltered housing schemes. Historically a number of residents have exercised the right to buy and so we also manage a small portfolio of leasehold properties. We also manage a small number of properties held as an investment and rented at market rents through our wholly owned subsidiary Women's Pioneer Homes.

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Mission, Vision and Objectives

The group's objectives and strategy are set out in our new 5-year corporate plan which was approved by the Board in November 2017.

Our Vision: Making a positive difference to women's lives.

Our Mission: We provide homes and services which offer a springboard to independent women to achieve their potential. We aim to influence others to do the same.

Objectives: Our 5 corporate objectives are:

1. Providing high quality homes and services
2. Supporting our residents' independence and well-being
3. Growing locally to provide more homes
4. Being a leading voice for women's housing
5. Developing our organisational strength

Achievements in 2017

Below are our achievements in 2017 under each objective:

1. Providing high quality homes and services

We continue to maintain and improve our homes, letting them to women in need and facilitating successful sustained tenancies.

We delivered 29 'more than decent' improvements to our studio and one bedroomed flats (2016: 12). Ongoing maintenance costs are noticeably reducing after improvements and this is highlighted when benchmarking our responsive repairs costs against our peers.

The Board received health and safety reports throughout the year to provide assurance. As a result of the tragic events due to the fire at Grenfell Tower, we conducted enhanced fire risk assessments on all our stock and are actioning all recommendations.

During the year, the Board continued to develop its approach to performance reporting in order to understand the impact of management actions and strategic decisions. We continued to monitor and benchmark performance through our membership of Housemark. As a member of this group, we have access to comparative data from a wide range of other providers which we use to identify areas where there may be potential to improve performance and value for money.

The Resident Scrutiny Panel continued to undertake reviews in 2017 and completed assessments of service charges and empty properties. These have resulted in improvements to our practice.

Going forward into 2018, we will be establishing a new resident engagement strategy and conducting quarterly tenant surveys to enable us to work with residents to improve our homes and services.

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2. Enabling our tenants to live fulfilled independent lives (until November 2017 this objective was “Enabling our tenants to live healthy and fulfilled lives”)

We have continued to work to maintain and improve the independence and wellbeing of our residents.

We own and manage five sheltered housing schemes in the Royal Borough of Kensington and Chelsea. The communal lounges in our five schemes are used by our sheltered tenants, and are also available for use by our overall tenant base, and indeed the wider community. In these schemes, and in our overall inclusion work, we aim to benefit tenants in need by signposting to or, where necessary liaising on their behalf with support services which can help them to address a wide variety of issues. These include hoarding, assistance with accessing correct benefits, delivery of aids and adaptations, and end-of-life planning. We have recently been successfully accredited by the Domestic Abuse Housing Alliance (DAHA), which provides confirmation that we are following best practice in responding to domestic abuse

In 2018 we have begun to work more closely in partnership with Best Chance, a social enterprise run by Shepherd's Bush Housing Group (SBHG), who have already delivered IT skills training to a group of our older residents. We are hoping to work with Best Chance in order to help our tenants with employment and life skills, befriending for those who are isolated, volunteering opportunities, and help with some basic home improvements.

3. Growing locally to provide more homes

During 2017 we continued to develop new homes using our existing portfolio under our 'Hidden Homes programme'. We completed 4 new properties during the year and continue preparations for the delivery of a further 13 properties which will complete the programme.

As part of the new corporate plan, the Board have set a target to achieve 15% growth (150 homes) over the next 5 years. This includes diversifying our housing asset streams to include shared ownership. Our debt and gearing levels are currently low and therefore we have the capacity to achieve this growth.

One major project in achieving this growth is the redevelopment of our offices and properties at Wood Lane. We are running an OJEU compliant process to select a development partner. This is projected to deliver growth of 50 homes (5%) and we will be entering into contract with a developer in 2018.

4. Being a leading voice for women's housing

We aim to increase awareness of women's specific housing needs and to influence the housing sector to do more to meet these needs.

We have reviewed and publicised research which identifies women's specific difficulties in accessing and keeping suitable housing. We are working with the National Housing Federation (NHF) to conduct a fuller research review.

We are working with the NHF, Chartered Institute of Housing, Housing for Women and others in the housing sector to establish a national Women's Housing Forum.

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We have obtained funding from the Heritage Lottery Fund for a project to explore our history including the links between the women's suffrage campaign at the turn of the last century and the founding of Women's Pioneer Housing and the impact of our homes on women's working lives. We have publicised this project through our networks, social media, speaking at events and through interviews in the specialist housing press.

We aim to involve our residents in the development of this work through our resident engagement strategy.

5. Developing our organisational strength

Corporate plan

Our new Chief Executive joined us in June 2017 and worked with the Board and all staff on the development of a new 5 year corporate plan. This was approved by the Board in November 2017 and will help to strengthen the organisation further in the future.

Financial health

We aim to remain a well-regarded, independent body with strong financial health. Our results continue to show that we meet our ongoing financial commitments. The group has continued to diversify during 2017 and we have invested a further 4 properties in our subsidiary to let on a market rent basis. The profits generated by the subsidiary will be gift aided back to the association to support our core activities.

We regularly stress-test our financial plans to ensure we are resilient to changes in economic assumptions in relation to internal and external factors. Our new financial plan which demonstrates we have the capacity to deliver 15% growth has undergone rigorous stress testing to ensure we remain financially strong.

Related to the above, during 2018 we will undergo a full treasury review to ensure our finances are structured in the most efficient way to achieve the growth aspirations of the association.

Governance

The group undertook a full review of governance arrangements during 2017 and has revised the standing orders, scheme of delegations and its committee structures. Further details of the governance structure are reported on page 14.

People

During 2017 we carried out reviews of staff roles and responsibilities and strengthened them where possible. This will continue in 2018 as part of a wider HR strategy. In addition we have recently increased our resources by recruiting a new Income Officer, a PA and Communications officer and a new Governance and Performance officer.

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Risks and uncertainties

Risks that may prevent the group from meeting its objectives are considered and reviewed regularly by the group's management team and by the Board. The risks are recorded and assessed by reference to their impact and likelihood.

Major risks, presenting the greatest threats to the group, which were managed during 2017 are analysed below:

Key Risk	Action to manage risk
<p>New business and investment activities This risk covers the issues arising from the Wood Lane development. Risks include the failure to deliver on time and in budget, the failure to deliver to a standard that will be maintained economically, the total failure of the programme and the subsequent loss of income and the failure of a workable exit.</p>	<p>We have made use of reputable advisors to procure the development opportunity at our office site on Wood Lane.</p> <p>A Wood Lane Steering committee was also established with Board members with specific skills to oversee the project effectively.</p>
<p>Catastrophic event results in significant damage to assets, residents or staff This risk covers issues relating to resident health and safety and to business resilience and disaster recovery.</p>	<p>We report resident health and safety aspects to senior management on a weekly basis and at all Board meetings. Key actions mitigating health and safety risks include:</p> <ul style="list-style-type: none"> • Annual gas safety checks are undertaken by a Gas Safe approved supplier, • Fire Risk assessments are in place for all properties and have been undertaken by a fire safety expert, • Independent consultant oversees servicing arrangements including completing spot checks. • We maintain detailed business continuity and disaster recovery plans including overnight emergency contacts for residents and a resilient IT infrastructure including remote working and daily IT back up off site.
<p>Financial viability is threatened due to changes to regulatory requirements or adverse economic factors This risk covers a fall in rental income and increase in borrowing costs which would adversely affect the business.</p>	<p>The business plan is regularly stress tested with multiple assumptions including further decrease in rental inflation, increase in the cost of borrowing and increase in maintenance and development costs.</p>

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Risks and uncertainties (continued)

Key Risk	Action to manage risk
<p>Resident Engagement WPH's reputation is negatively impacted by a perceived failure to listen to and respond to residents' concerns</p>	<p>We are introducing a new resident engagement strategy in 2018 which considers new methods of obtaining resident feedback. This includes the use of quarterly surveys. The Board receives a performance report at each meeting.</p>
<p>Scale of change As we implement our new corporate plan, this risk relates to the failure to maintain standards for day to day business during a significant change programme.</p>	<p>We are working closely with staff to ensure that we manage the changes effectively. Staff resources have been increased and new software has been implemented to monitor actions, risks and performance.</p>
<p>Cashflow Failure to maintain adequate levels of liquidity.</p>	<p>We maintain an 18 month cashflow to ensure appropriate liquid levels are maintained and treasury activities are reported 6 monthly to the Board.</p> <p>In 2018 we will be appointing treasury advisers to work with us on our long term liquidity.</p>
<p>General Data Protection Regulations Failure to comply with the new data protection requirements (GDPR) which comes into law on 25 May 2018.</p>	<p>We have developed a plan to ensure we are addressing all GDPR requirements and have employed a dedicated officer to help implement any action points.</p> <p>Staff have also received appropriate training from our consultants.</p>
<p>Arrears Management Change in resident's circumstances reducing income to such an extent that resident is unable to pay rent/service charges.</p> <p>For example the implementation of universal credit and rules regarding "no recourse to public funds" will significantly increase the number of residents requiring benefit advice.</p>	<p>During 2017 we implemented new software which helps predict recent receipt activity and enables our Housing Officers to review arrears cases in an efficient manner</p> <p>A new income officer joined us in November 2017 specifically to help residents with the universal credit (UC) and other benefit issues. Arrears levels remain within target.</p>

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Value for Money Statement

What does Value for Money mean to Women's Pioneer

Our Value for Money strategy sets out how Women's Pioneer Housing approaches, measures and reports Value for Money. In addition it sets out how Value for Money supports our main corporate objectives.

The Value for Money strategy is linked to the delivery of our corporate objectives. We aim to get the best value from our available resources to allow us to deliver our objectives.

We do this through:

- A planned approach to prioritising activity in accordance with our objectives
- Making considered investment in resources, particularly HR and IT, at the right time and at the right price
- Delivery of our development and asset management strategies
- Good procurement practice
- Effective Treasury Management
- Measuring the outputs of our services against our KPIs
- Engaging effectively with our residents (including using our Scrutiny Panel) to identify key areas for improvement and efficiency
- Process mapping to increase the efficiency and effectiveness e.g. streamlining the customer journey

We add social value in various ways, for example, by

- increasing social inclusion e.g. enabling vulnerable and isolated residents to take part in their local activities
- our work to tackle gender inequality

Overall control of these areas lies with the Board, which monitors performance and seeks assurance through independent audit. We benchmark against other housing associations through Housemark, through the Regulator's global accounts, and report our comparative performance to the Board and set targets based on our knowledge of good practice elsewhere in the sector.

We are regulated by the Regulator of Social Housing which publishes a standard setting out its requirements in respect of value for money. We welcome the new value for money standard and have adopted the new performance metrics in this statement.

This annual assessment of value for money is published in full on our website (www.womenspioneer.co.uk), and summarised in an annual report for tenants.

Measuring Value for Money

Our value for money assessment below considers the following:

- the return on our assets
- comparing performance
- providing social value
- value for money achievements
- future value for money plans

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Value for Money – Return on Assets

Our existing property portfolio is a mix of rented and leasehold properties funded by original private investment, grants, reserves and recent loans. The asset management strategy was reviewed in 2016 and confirmed that Women's Pioneer would retain attractive, well located stock in good condition that generates surpluses. A methodology has been agreed for systematic options appraisal and where stock does not meet these criteria disposal is arranged to achieve the highest market value.

Our responsive maintenance service is supported by professional advice, on site staff presence for diagnosis and a post inspection regime. Resident satisfaction surveys are provided after every repairs visit and contribute to contractor appraisal. We benchmark our performance through Housemark and the cost of our service to a basket of similar small providers.

The installation of and improvements to the group's lifts and communal heating and hot water plant is co-ordinated to coincide with other planned works and term contracts are in place for long term maintenance to keep the cost as low as possible.

Planned maintenance is benchmarked through Housemark. The programme is informed by a stock condition survey and supervised by external consultants to ensure appropriate cost and quality. It is fully costed and provided for within the business plan and budgets approved by the Board. This includes our 'more than decent' programme that systematically improves older stock, enables work to be carried out in the most cost effective way and reduces our direct responsive maintenance costs.

During 2018 we expect to deliver 13 new properties which will be let at market rent. This completes our 'hidden homes' programme. This programme was borne from the assessment of all our buildings to appraise their potential for providing additional or larger homes. In total 30 new homes have been delivered. All rental investment activity is expected to payback within 30 years using the current risk weighted long term cost of capital for the organisation. In this way we are improving the return on our assets within our long term business plan capacity.

As a group, including the 13 properties in development, we will own and manage 22 market rented properties. The rental income received from these properties is substantially higher compared to our social housing properties. By diversifying our assets the higher income streams will help support future development aspirations of the organisation.

Regarding development, the Board have recently set a target of achieving 15% growth over the next 5 years. This includes diversifying our housing asset streams further to include shared ownership. This has been factored into the long term financial plan, has undergone stress testing and will put the organisation in a stronger position over the long term.

One major project in achieving this growth is the redevelopment of our offices and properties at Wood Lane which will deliver growth of 50 homes (5%). This is an excellent example of maximising our current assets, whilst minimising financial risk. During 2018 we will be entering into contract with a developer to begin this exciting project. We will also be exploring other similar opportunities.

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Value for Money – Comparing performance

Key performance indicators monitored by the Board are reported below:

	Target	2017	2016	Housemark Quartile
Rent collection rate (over 12 months)	100%	99.3%	99.7%	-
Current resident rent arrears	3.75%	3.34%	3.18%	1
Rent loss due to voids	1%	1.30%	0.83%	4
Void re-let time	28 days	45 days	31 days	4
Repairs completed on time	98%	98.3%	99.0%	-
Average cost per repair	£190	£189	£177	3
Satisfaction with repairs	95%	95.9%	94.4%	2

Performance has been satisfactory in 2017. Rent arrears have remained within target and we have worked hard to assist residents with benefit issues including those who are now in receipt of universal credit instead of housing benefit. The repairs team have also performed well and satisfaction has remained high.

There have however been increases in void re-let times and void loss rate. This is due to a combination of the following:

- A number of properties being held vacant whilst we undertake a decant programme
- As a result of the fire at Grenfell Tower, a number of void properties were held vacant pending the response of the local authority.

Value for Money Metrics

The regulator has recently issued value for money metrics to ensure performance to be measured consistently for each Registered Provider. We have adopted these which are reported below:

Indicator	2017	2016	Commentary
Reinvestment in development and capital works	4.8%	1.9%	We have delivered 4 new flats and continued to invest in our existing properties through the 'more than decent' programme. In addition we have started to invest significantly in our Wood lane site which will deliver growth of around 50 new homes
New supply delivered (Social housing units)	0.4%	-	Delivery of 4 new flats in 2017.
New supply delivered (Non-social housing units)	-	-	We currently have 4 properties in development at the end of 2017 and a further 13 properties in the pipeline.
Gearing	29.8%	30.0%	Loan finance has been used to complete the delivery of 4 new flats.
Interest cover including capitalised repairs (EBITDA-MRI)	56.7%	77.5%	We continue to invest significantly in our existing buildings through the 'more than decent' programme.
Social housing cost per unit	£6,830	£6,556	A detailed analysis is explained below
Operating margin (Social housing lettings)	20.5%	18.9%	Additional grant amortised to the SOCI has improved the operating margin for social housing properties

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Value for Money Metrics (continued)

Indicator	2017	2016	Commentary
Operating margin (overall)	15.8%	18.9%	A provision for homeloss has been made for our Wood lane site which being re-developed. This has reduced the overall operating margin as well as the return on capital employed. However when this site is re-developed it will provide around 90 new homes (growth of c50 homes) which will improve our margins significantly in the longer term.
Return on capital employed	2.0%	2.3%	

Social housing cost per unit

The value for money metrics include the social housing cost per unit. This can be broken down into the following cost headings:

Cost per home	Average unit cost (2016/17)	Women's Pioneer (2017)	Women's Pioneer (2016)	Global accounts Quartile	Housemark Quartile
Housing management	£1,080	£1,035	£1,097	2	3
Service charges	£650	£1,308	£1,408	4	4
Responsive maintenance	£930	£992	£864	3	1
Planned maintenance	£380	£1,633	£1,601	4	4
Major repairs (including capital works)	£780	£1,543	£1,486	4	4
Other social housing costs	£770	£319	£100	2	-
Headline social housing costs	£4,590	£6,830	£6,556		

The average unit cost is based on the 2017 HCA global accounts and has been refined to include traditional Registered Providers in London and the South East with less than 5,000 properties and with more than 70% general needs stock. The average cost above is based on 13 Registered Providers.

The overall cost per home is significantly higher than the average unit cost, especially with regards to service charges, planned maintenance and major repairs. The key reasons are explained below:

- The cost of providing services is due to the nature of the stock of which 98% are flats in West London. Each flat has a service charge attached to them which can be very significant depending on the services being provided. The costs of services are reviewed on a regular basis to ensure we make efficiency savings where possible.
- With regards to planned maintenance we invested heavily during 2016 and 2017 as we have aligned our cyclical maintenance works with our hidden homes programme. In addition, enhanced health and safety work also contributed to the high costs in 2017. Future spend on planned maintenance will be lower over the longer term in line with the asset management strategy and financial plan.
- The cost of providing major works includes capital works. This is significantly high compared to our average peer group due to the level of investment made in our existing buildings as a result of our 'more than decent' programme.

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- Due to the location, type and age of our properties (mainly) they can be expensive to maintain and improve and can require significant investment. Many are 19th century properties in Kensington and Chelsea and a significant number are listed or in conservation areas.

Our future plans on Value for money (discussed below) inform how we plan to increase our margins and reduce our social housing cost per unit.

Value for Money – Adding Social value

Where possible, we aim to add social value. Our overall vision is to make a positive difference to women's lives. Our work plays a vital role in tackling gender inequality.

Our work under objectives 1 and 3 of our Corporate Plan enables us to provide good quality, safe and secure homes for women who have difficulty finding and keeping accommodation in the private sector. This helps them to achieve their potential in society. Our work under objective 2 further supports our residents' independence and well being.

In achieving this objective we aim to work effectively with partners, LAs and other organisations to offer residents access to support with benefits, employment and training opportunities as well as IT training. We have already established a partnership with Staying First which helps to provide residents with independent debt advice and also Best Chance who will help us to provide IT training, employment opportunities and a befriending service.

Our work under objective 4 raises the profile of women's housing issues and influences other housing providers to also do more to meet women's housing needs.

Value for Money achievements

During 2017 we achieved the following:

- We saved approximately £110k in interest payable in the year. This is due to renegotiating one of our facilities and achieving a fixed interest rate of 1.05% for 4 years. The facility was previously divided into a number of loans at variable interest rates and a fixed interest rate of 5.46%.
- We implemented a rent payment predictive software which has assisted our housing team in targeting arrears cases more efficiently. This has enabled our rent arrears to remain below 3.5% despite the number of residents receiving universal credit increasing from 21 to 83.
- Repairs satisfaction rates remain high at 94%.
- Whilst energy costs continue to rise, we managed to successfully procure a £14,000 reduction in heating and hot water costs through a procurement agent.
- Procurement of a number of services has led to savings of approximately £23,000.

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Value for Money Future Plans

2018 and beyond will see significant changes within Women's Pioneer as we start to deliver on the objectives set in our new corporate plan. Value for money initiatives include:

- Development of a new resident engagement strategy to enable residents to work with us to improve and redesign our services, including through the Scrutiny Panel.
- Development of a home and service quality standard, meeting or exceeding legal obligations and regulatory standards.
- A detailed value for money review of capital investment programme which includes More than decent Void works
- A review of our contract management systems to ensure that we are obtaining VFM from our contractors and that performance meets our standards and expectations
- Work effectively with partners, LAs and other organisations to:
 - offer residents access to support with benefits, employment and training, including IT training
 - provide information on social, health and leisure activities locally
- A full review of our treasury arrangements to ensure we are financed in the most efficient way to deliver our objective of delivering 15% growth over the next 5 years.
- We will continue to procure services such as the lift contracts, utilities and our IT services.

Any value for money achievements and savings will be reported at each board meeting in conjunction with the key performance indicators.

In addition, as part of the new corporate plan, the Board have recently set a target of achieving 15% growth over the next 5 years. This includes diversifying our housing asset streams further to include shared ownership. This has been factored into the long term financial plan, has undergone stress testing and will put the organisation in a stronger position over the long term. This will significantly improve our operating margins and cost per social housing property managed.

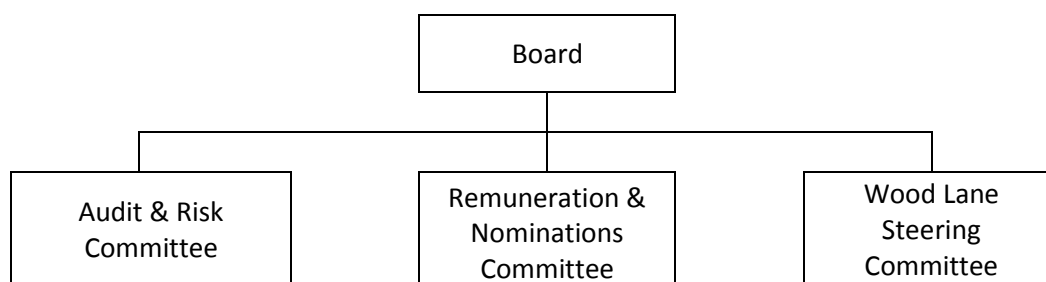
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Governance

Women's Pioneer Housing is governed by a Board composed of 11 non-executive members. Details of the Board, who are drawn from a range of backgrounds, are set out on page 1. There have been no changes to the Board during 2017.

The Group has adopted the National Housing Federation's 'Code of Governance: Promoting Board Excellence for Housing Associations (2015 edition)' and has committed to uphold it and keep to the high standards expected.

The Board undertook a governance review in 2017 and agreed the following structure which took effect from 1 December 2017:



The Board delegates some of its responsibilities to the committees above. Each committee has clear terms of reference and delegated authority.

Audit & Risk Committee

The Audit and Risk Committee will oversee the work of both the internal and external audit function and the risk management and internal controls for the Group. The Committee will review the audited financial statements for the Group and recommend them to the relevant Board for approval. Through the reports it will receive, the Audit and Risk committee will gain external assurance that the Group has appropriate systems of internal control.

Remuneration and Nominations Committee

The Remuneration and Nominations Committee will consider the remuneration of the Chief Executive and the appointment and appraisal of Board members.

Wood Lane Steering Committee

The Wood Lane Steering Committee was established in 2017 to oversee the proposed development of the office and homes on Wood Lane. It comprises of 4 Board members and key staff members with specialist skills in this area.

Executive Directors

The Group is managed by the Senior Management Team headed by the Chief Executive and supported by the Director of Resources, Director of Housing and Directors of Property and Estate Services.

The Senior Management Team and other staff have no interest in the Trust's shares and act as executives within the authority delegated by the Board.

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The Chief Executive and other Senior Management Team members are on notice periods ranging from three to six months. Details of their remuneration are shown in note 9. Board members receive expenses but no remuneration for their services.

Insurance policies are in place to indemnify Board members, Executive Directors and staff against liability when acting for the group.

In June 2017 we welcomed our new Chief Executive Denise Fowler. Denise has vast experience having been the Housing Ombudsman for England, and having previously held senior legal roles within government. Denise replaced Janet Davies who stood down after 25 years of service with Women's Pioneer.

Resident Involvement

Residents are actively encouraged to become involved in decision making by the Group. We have two resident Board members, an independent Resident Scrutiny Panel and two resident associations set up by our residents. In 2018 we agreed a new Resident Engagement Strategy and have established a Resident Engagement Advisory group of residents to help us implement the strategy.

Statement of Board's responsibilities

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

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation in England 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 group and of the surplus or deficit for that period. In preparing the financial statements the Board is required to:

- select suitable accounting policies and 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 a going concern basis unless it is inappropriate to presume that the group will continue in business.

The Board is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the group 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 Social Housing in England from April 2015. It is also responsible for safeguarding the assets of the group and hence for taking reasonable steps to prevent and detect fraud and other irregularities.

The Board is responsible for ensuring that the Board report includes a fair review of the development and performance of the business and the position of the group and its subsidiaries included in the consolidation, together with the disclosure of the principal risks and uncertainties they face.

WOMEN'S PIONEER HOUSING LIMITED BOARD REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2017

The Board is responsible for the maintenance and integrity of the corporate and financial information included on the association's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Internal controls assurance

The Board has overall responsibility for establishing and maintaining the whole system of internal control for the Group and reviewing its effectiveness.

The Board recognises that no system of internal control can provide absolute assurance against material misstatement or loss or eliminate all risk of failure to achieve business objectives. The system of internal control is designed to manage key risks and to provide reasonable assurance that planned business objectives and outcomes are achieved. It also exists to give reasonable assurance about the preparation and reliability of financial and operational information and the safeguarding of the Group's assets and interests.

The Board confirms that there is an ongoing process for identifying, evaluating and managing the significant risks faced by the Group and a robust and prudent business planning, risk and control framework is in place. This approach has operated throughout the year under review up to and including the date of approval of the Annual Report and Accounts.

Key elements of the control framework include:

- an organisational structure with clearly defined lines of responsibility and delegation of authority,
- policies that are regularly reviewed by the Board and supported by detailed procedures designed to ensure proper implementation of policy,
- a detailed risk management action plans, approved by the board and reviewed regularly to ensure that it accurately reflects changes in the housing sector arising principally from changes in government policy with management action plans changed accordingly,
- robust strategic and business planning processes with detailed budgets and financial forecasts,
- formal recruitment and development policies for all staff together with a formal appraisal process to manage staff development and performance,
- clear procedures for managing fraud risk across the group,
- annual reviews of key control processes by our external auditors,
- benchmarking our processes with others,
- a programme of regularly reporting to the Board on the group's financial position, including compliance with loan covenants and requirements for new finance.

Financial Review

Going Concern

After making enquiries, the Board has a reasonable expectation that the overall Group has adequate resources to continue in operational existence for the foreseeable future, being a period of at least 12 months after the date on which the report and financial statements are signed. For this reason, it continues to adopt the going concern basis in the financial statements.

WOMEN'S PIONEER HOUSING LIMITED
BOARD REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

Accounting Policies

The Group's accounting policies are set out on pages 27 to 32 of the financial statements and adopt the requirements of Financial Reporting Standard 102 (FRS 102) and the Statement of Recommended Practice for Registered Social Housing providers 2014 (SORP 2014).

The policies that are most critical to the financial results relate to accounting for housing properties and include capitalisation of costs, the treatment of housing grant and depreciation. For more information relating to material estimates and judgements please refer to the accounting policies.

Results

Five-year trends for the group are set out below:

	2017	2016	2015	2014	2013*
	£'000	£'000	£'000	£'000	£'000
Statement of Comprehensive Income					
Income from lettings	7,068	7,045	6,854	6,577	6,335
Other activities	727	297	207	264	246
Amortised Social Housing Grant**	408	276	276	276	-
Total Turnover	8,203	7,618	7,337	7,117	6,581
Operating costs	(6,906)	(6,196)	(5,586)	(5,819)	(5,044)
Operating surplus	1,297	1,422	1,751	1,298	1,537
Net interest payable	(877)	(954)	(990)	(884)	(856)
Gain on disposal of properties	141	-	-	-	-
Increase in value of investment properties	2,062	3,157	-	-	-
Surplus transferred to reserves	2,623	3,625	761	414	681
Statement of Financial Position	£'000	£'000	£'000	£'000	£'000
Housing Properties net of depreciation	60,259	58,444	57,827	57,081	59,852
Investment Properties	6,909	4,083	-	-	-
Other fixed assets	1,772	1,510	1,354	1,308	1,298
Fixed assets	68,940	64,037	59,181	58,389	61,150
Net current assets/(liabilities)	(1,035)	1,285	2,357	2,930	5,932
Total assets less current liabilities	67,905	65,322	61,538	61,319	67,082
Loans (due over one year)	20,952	20,449	20,015	20,212	20,813
Social Housing Grant**	26,962	27,506	27,781	28,125	35,939
Total Liabilities	47,915	47,955	47,796	48,337	56,752
Total Net Assets	19,990	17,367	13,792	12,982	10,330
Reserves	19,990	17,367	13,792	12,982	10,330

* Audited accounts using old UK GAAP which does not include additional depreciation and Social Housing Grant income amortised to income receivable.

** Social Housing Grant amortised to income receivable on an annual basis from 2014 in accordance with FRS 102.

WOMEN'S PIONEER HOUSING LIMITED
BOARD REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

Results (continued)

The results for 2017 show a 7.6% increase in Group turnover. This is due to the following:

- Impact of properties let at market rent.
- Development income of £362k which relates to a joint development of one of our schemes with the adjoining freeholder.
- Grant released following the handback of one scheme

Operating costs report an increase of £710k (11%) due to the following:

- Development costs of £450k relating to the joint development as well as a provision for costs incurred at one scheme which may not proceed.
- A homeless provision of £228k which relates to the costs associated with decanting the properties next to our offices for the Wood Lane development.

Included in the overall surplus for the year is an increase in value of investment properties of £2.1m (2016 £3.2m). Eight properties owned by the subsidiary and one property owned by the association have been let on a market rent basis during 2017.

Group reserves at the year end amounted to £20.0m (2016: £17.4m). See the Statement of Changes in Reserves for further details (page 25).

Key statistics for the last 5 years are set out below:

	2017	2016	2015	2014	2013*
General Needs properties	808	813	818	818	815
Housing for Older people	182	184	185	185	185
Market rented	9	5	-	-	-
Rent losses (void loss as a % of income from lettings)	1.36%	0.83%	2.58%	1.55%	1.55%
Rent arrears (arrears as a % of income from lettings)	3.34%	3.18%	3.59%	4.50%	4.21%
Debt per property owned	£21,143	£20,437	£19,955	£20,152	£20,813
Reserves per property owned	£15,927	£14,181	£13,751	£12,943	£10,330
Interest cover (EBITDA)	2.10	1.98	2.43	2.20	2.35

Capital structure and treasury management

Borrowings at the year end were £20.9m (2016: £20.5m) and undrawn facilities were an additional £9.3m. The debt is borrowed from banks and building societies in the UK. Our approach is to borrow at fixed and variable rates to minimise our overall exposure to interest rate risk. We do not currently use interest rate swaps or other free-standing derivatives to manage risk. Our average interest rate for our loans (including margins) at the reporting period date was 3.71% (2016: 3.73%).

We report performance to the Board each quarter through the management accounts. Over the same timescale we report compliance with lenders' loan covenants. Based on our current plans we have sufficient funds to meet our commitments over the next 24 months.

**WOMEN'S PIONEER HOUSING LIMITED
BOARD REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

Housing properties

Social housing properties are held at cost in the Statement of Financial Position and market rented properties are stated at fair value. At 31 December 2017 the group owned and managed 989 properties with a further 10 properties owned that are short-leased to and managed by St Mungo's.

The carrying value of social housing properties net of depreciation is £60.4m (2016: £58.4m) and has increased by 3.3% as a result of developing 4 new flats as well as the capital improvement works under the 'More Than Decent' programme.

The Board estimates the value of our housing properties to be more than £400m on a vacant possession basis. This is based on a 2014 valuation undertaken by Savills.

Independent auditors and annual general meeting

The annual general meeting will be held on 27 June 2018 and a resolution to appoint external auditors will be proposed at that meeting. Beever and Struthers have expressed a willingness to continue in office.

At the date of this report, each Board member confirms the following:

- So far as each Board member is aware, there is no relevant information needed by the Association's auditors in connection with preparing their report of which the Association's auditors are unaware
- Each Board member has taken all the steps that they ought to have taken as a Board member in order to make themselves aware of any relevant information needed by the Association's auditors in connection with preparing their report and to establish that the Association's auditors are aware of that information
- In approving the Annual report we also approve the Board report included therein, in our capacity as company directors.

Statement of compliance

The Board confirms that the Association has met the Regulator of Social Housing's regulatory expectations in respect of the Governance and Financial Viability Standard.

We did however self-refer the association to the regulator regarding a potential breach of the rent standard relating to 4 market rented flats. The regulator considered this and confirmed no further action was required but the association was to manage the residual risks from the commercial use of these properties.

The group has adopted the National Housing Federation's 'Code of Governance: Promoting Board Excellence for Housing Associations (2015 edition)' and has committed to uphold it and keep to the high standards expected.

The Board report was approved by the Board on 22 May 2018 and signed on its behalf by:



**Maureen Hopcroft
Chair**

**WOMEN'S PIONEER HOUSING LIMITED
INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2017**

**Independent Auditor's Report to the Members of
Women's Pioneer Housing Limited**

Opinion

We have audited the financial statements of Women's Pioneer Housing Limited (the 'association') for the year ended 31 December 2017 which comprise the consolidated and association Statement of Comprehensive Income, the consolidated and association Statement of Financial Position, the consolidated and association Statement of Changes in Reserves, the consolidated Statement of Cashflows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

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.

In our opinion the financial statements:

- give a true and fair view of the state of the Group and Association's affairs as at 31 December 2017 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 2015.

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.

**WOMEN'S PIONEER HOUSING LIMITED
INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2017**

Conclusions relating to going concern

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

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

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 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 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 obtained all the information and explanations necessary for the purposes of our audit.

**WOMEN'S PIONEER HOUSING LIMITED
INDEPENDENT AUDITOR'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2017**

Responsibilities of the board

As explained more fully in the board's responsibilities statement set out on page 15, 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 determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the board 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.

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



Beever and Struthers
Chartered Accountants and Statutory Auditors

15 Bunhill Row
London
EC1Y 8LP

Date: 29th May 2018

WOMEN'S PIONEER HOUSING LIMITED
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2017

	Notes	GROUP		ASSOCIATION	
		2017	2016	2017	2016
		£	£	£	£
Turnover	3	8,203,484	7,618,360	8,171,868	7,580,069
Operating expenditure	3	(6,906,421)	(6,195,994)	(6,881,402)	(6,149,472)
Operating surplus	3	1,297,063	1,422,366	1,290,466	1,430,597
Gain/(loss) on disposal of property, plant and equipment	6	140,926	-	(124,954)	433,539
Interest receivable		12,532	18,560	19,132	18,560
Interest and financing costs	7	(889,817)	(973,185)	(889,817)	(973,185)
Increase/(decrease) in valuation of investment properties		2,062,120	3,157,323	20,000	(31,702)
Surplus before tax		2,622,824	3,625,064	314,827	877,809
Taxation		-	-	-	-
Surplus for the financial year		2,622,824	3,625,064	314,827	877,809
Total comprehensive income for the year		2,622,824	3,625,064	314,827	877,809

All amounts relate to continuing activities.

The financial statements on pages 23 to 47 were approved and authorised for issue by the Board on 22 May 2018 and signed on its behalf by:


Maureen Hopcroft
Chair


Sofia Nilsson
Vice Chair


Mark Cole
Secretary

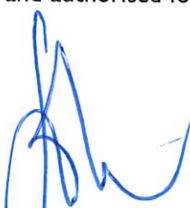
The notes on pages 27 to 47 form part of these financial statements.

WOMEN'S PIONEER HOUSING LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2017

	Notes	GROUP		ASSOCIATION	
		2017 £	2016 £	2017 £	2016 £
Fixed assets					
Tangible fixed assets	11	60,259,456	58,443,803	60,259,456	58,344,262
Other tangible fixed assets	12	1,771,598	1,509,395	1,771,598	1,509,395
Investment properties	13	6,908,530	4,083,646	300,000	280,000
Investment in subsidiary	14	-	-	435,500	435,500
		<u>68,939,584</u>	<u>64,036,844</u>	<u>62,766,554</u>	<u>60,569,157</u>
Debtors due after more than one year	15a	-	-	1,200,000	-
Current assets					
Debtors	15b	675,263	807,106	703,368	1,561,855
Investments		541,696	533,479	541,696	533,479
Cash and cash equivalents		399,625	2,097,206	322,366	2,055,853
		<u>1,616,584</u>	<u>3,437,791</u>	<u>1,567,430</u>	<u>4,151,187</u>
Creditors: amounts falling due within one year	16	(2,651,240)	(2,152,700)	(2,634,230)	(2,095,586)
Net current assets / (liabilities)		<u>(1,034,656)</u>	<u>1,285,091</u>	<u>(1,066,800)</u>	<u>2,055,601</u>
Total assets less current liabilities		<u>67,904,928</u>	<u>65,321,935</u>	<u>62,899,754</u>	<u>62,624,758</u>
Creditors: amounts falling due after more than one year	17	47,914,714	47,954,548	47,914,714	47,954,548
Total net Assets		<u>19,990,214</u>	<u>17,367,387</u>	<u>14,985,040</u>	<u>14,670,210</u>
Capital and reserves					
Non-equity share capital	19	25	22	25	22
Revaluation reserve		5,231,145	3,189,025	-	-
Income and expenditure reserve		14,759,044	14,178,340	14,985,015	14,670,188
Total reserves		<u>19,990,214</u>	<u>17,367,387</u>	<u>14,985,040</u>	<u>14,670,210</u>

The financial statements on pages 23 to 47 were approved and authorised for issue by the Board on 22 May 2018 and signed on its behalf by:


Maureen Hopcroft
Chair


Sofia Nilsson
Vice Chair


Mark Cole
Secretary

The notes on pages 27 to 47 form part of these financial statements.

WOMEN'S PIONEER HOUSING LIMITED
STATEMENT OF CHANGES IN RESERVES
FOR THE YEAR ENDED 31 DECEMBER 2017

GROUP	Share Capital	Retained Earnings	Revaluation Reserve	Total
	£	£	£	£
At 1 January 2017	22	14,178,340	3,189,025	17,367,387
Surplus for the financial year	-	2,622,824	-	2,622,824
Transfer to revaluation reserve	-	(2,042,120)	2,042,120	-
Total comprehensive income for the year	-	580,704	2,042,120	2,622,824
Shares issued	3	-	-	3
Shares cancelled	-	-	-	-
At 31 December 2017	25	14,759,044	5,231,145	19,990,214

ASSOCIATION	Share Capital	Retained Earnings	Revaluation Reserve	Total
	£	£	£	£
At 1 January 2017	22	14,670,188	-	14,670,210
Surplus for the financial year	-	314,827	-	314,827
Transfer to revaluation reserve	-	-	-	-
Total comprehensive income for the year	-	314,827	-	314,827
Shares issued	3	-	-	3
Shares cancelled	-	-	-	-
At 31 December 2017	25	14,985,015	-	14,985,040

The notes on pages 27 to 47 form part of these financial statements.

WOMEN'S PIONEER HOUSING LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2017

	2017	2016
	£	£
Net cash generated from operating activities	2,357,974	2,019,391
Cash flow from investing activities		
Purchase and construction of Housing Properties	(3,546,511)	(1,258,272)
Purchase of other fixed assets	(468,070)	(361,856)
Proceeds from sale of tangible fixed assets	359,174	-
Interest received	12,532	18,560
	<u>(1,284,901)</u>	<u>417,823</u>
Cash flow from financing activities		
Interest paid	(889,817)	(958,590)
Issue / cancellation of shares	3	(3)
New secured loans	500,000	-
Repayment of borrowings	(22,866)	(20,753)
Net change in cash and cash equivalents	<u>(1,697,581)</u>	<u>(561,523)</u>
Cash as at 1 January	<u>2,097,206</u>	<u>2,658,729</u>
Cash as at 31 December	<u><u>399,625</u></u>	<u><u>2,097,206</u></u>
Cash Flow From Operating Activities		
Operating Surplus for the year	1,297,063	1,422,366
Adjustments for non-cash items:		
Depreciation of tangible fixed assets	953,352	909,268
Decrease/(increase) in investment	(8,217)	(5,024)
Decrease/(increase) in trade and other debtors	131,843	(89,752)
(Decrease)/increase in trade and other creditors	360,418	51,377
Amortisation of loan set up costs	31,614	7,098
Adjustments for investing or financing activities:		
Amortisation of government grants	(408,099)	(275,942)
Net cash generated from operating activities	<u><u>2,357,974</u></u>	<u><u>2,019,391</u></u>

The notes on pages 27 to 47 form part of these financial statements.

**WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

Notes to the financial statements for the year ended 31 December 2017

1. Legal status

Women's Pioneer Housing Limited is registered under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Homes and Communities Agency as a housing provider. The registered address is 227 Wood lane, London W12 0EX, United Kingdom.

2. Accounting policies

Basis of accounting

The financial statements of the Association are prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including Financial Reporting Standard 102 (FRS 102) and the Housing SORP 2014: Statement of Recommended Practice for Registered Social Housing Providers and comply with the Accounting Direction for Private Registered Providers of Social Housing 2015.

The financial statements have been prepared under the historical cost convention as modified by the application of fair value following the valuation of certain properties. They have been prepared on a going concern basis and in accordance with applicable accounting standards in the United Kingdom. They are presented in sterling £. As a public benefit entity, Women's Pioneer Housing Limited has applied the public benefit entity 'PBE' prefixed paragraphs of FRS 102.

The preparation of the financial information required management to exercise its judgement in applying the Group's accounting policies. Areas involving a higher degree of judgement or complexity, or where assumptions and estimates are significant to the financial statements are explained in the accounting policies below.

Basis of consolidation

The group financial statements are the result of the consolidation of the financial statements of the association and its subsidiary. Uniform Accounting policies have been used throughout the Group. All intra-Group transactions, balances and surpluses are eliminated on consolidation.

Turnover and revenue recognition

Rent	Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting. Rental income represents the amount receivable net of any empty properties
Service charges	Service charge income and costs are recognised on an accruals basis. The group operates both fixed and variable service charges on a scheme by scheme basis in full consultation with residents. Where variable service charges are used the charges will include an allowance for the surplus or deficit from prior years, with the surplus being returned to residents by a reduced charge and a deficit being recovered by a higher charge. Until these are returned or recovered they are held as creditors or debtors in the Statement of Financial position.

**WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

2. Accounting policies (continued)

Turnover and revenue recognition

Revenue grants	Revenue grants are recognised when the performance related conditions are met or when the grant proceeds are received or become receivable if no conditions are imposed.
Amortisation of Government grants	Grants provided to purchase or construct social housing assets are recognised on a systematic basis over the useful economic life of the asset for which the grant is intended to compensate.
Interest Receivable	Interest income is recognised on a receivable basis
Gift aid	Gift aid is recognised on a received or a receivable basis

Taxation

The association has charitable status and is not subject to corporation tax on surpluses in furtherance of charitable objectives. The profits of its subsidiary are subject to corporation tax but it has elected to distribute its profits to the association via gift aid.

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

- The recognition of deferred tax assets is limited to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits,
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met, and
- Where timing differences relate to interests in subsidiaries, associates and joint ventures and the Group can control their reversal and such reversal is not considered probable in the foreseeable future.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair value of liabilities acquired and the amount that will be assessed for tax.

Value added tax

The group is registered for VAT but is not able to recover VAT incurred on expenditure. The financial statements therefore include VAT suffered on expenditure.

Finance costs

Finance costs are charged to statement of comprehensive income over the term of the debt using the effective interest rate method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

Employee benefits

A liability is recognised to the extent of any employee benefits including unused holiday pay entitlement which has accrued at the balance sheet date and carried forward to future periods. This is measured at the undiscounted cost to the employees of the future holiday entitlement and accrued at the balance sheet date.

**WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

2. Accounting policies (continued)

Pensions

The cost of providing retirement pensions and related benefits is charged to management expenses over the period benefitting from employees' services

The group offers a direct contribution Group Personal Pension for all employees and during the year made a contribution of up to 8% on their behalf.

Housing properties

Housing properties are principally properties available for rent and are stated at cost less depreciation. Costs includes the cost of acquiring land and buildings, cost of construction and expenditure in improving or reinvesting in existing properties,

Housing properties in the course of development are stated at cost.

Works to existing properties, for example as part of the 'more than decent' programme, which result in an increase in net rental stream over the lives of the properties, enhancing their economic benefits, are capitalised as improvements. An increase on the net rental stream may arise through an increase in the rental income, a reduction in future maintenance cost, or a significant extension in the life of the property. Where the works are either repair or replacement with no additional benefit, the costs are charged to the statement of comprehensive income.

Housing properties have been split between land and structure costs and a specific set of major components which require periodic replacement. Refurbishment or replacement of such components is capitalised. Freehold land is not depreciated. Depreciation is charged on completed housing properties, excluding the land element, on a straight line basis over the useful economic lift of the components as follows:

Component	Useful economic life (years)
Land	Not depreciated
Structure	130
Roof	60
Kitchen	20
Bathroom	30
Heating	20
Electrical	20
Lifts	25
Carpets	8
Other scheme equipment	10-15

Lifts, carpets and other scheme equipment depreciated through 'Property fittings and equipment' in other fixed assets.

Leasehold properties are amortised over the life of the lease or their estimated useful economic lives in the business, if shorter.

**WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

2. Accounting policies (continued)

Investment properties

Investment properties are defined as properties held to earn rentals and for capital appreciation on a commercial basis. The Group holds properties rented on the open market.

Investment properties are included in the balance sheet at their open market value. This is determined in accordance with the guidance notes on the valuation of assets issued by the Royal Institute of Chartered Surveyors.

Properties held as investments are revalued annually and the surplus or deficit is recognised in the statement of comprehensive income. No depreciation is provided in respect of investment properties.

Other fixed assets

Other fixed assets are stated at historical purchase cost less accumulated depreciation. Costs include the original purchase price of the asset and the costs attributable to bringing the asset to its working condition for its intended use. Depreciation is provided on a straight-line basis as follows:

- Freehold office structure 25 years
- Computer equipment 5 years
- Office equipment and vehicles 5 years

Property Impairment

Annually housing properties are assessed for impairment indicators. Where indicators are identified then a detailed assessment is undertaken to compare the carrying amount of assets or cash-generating units for which impairment is indicated to their recoverable amounts. The group defines a cash-generating unit as a scheme. Where the carrying amount of an asset or cash-generating unit is deemed to exceed its recoverable amount, the asset is written down to its recoverable amount. This is likely to be the value in use of the asset based on its service potential. The resulting impairment loss is recognised in the statement of comprehensive income. The Group has used the depreciated replacement cost as a measure when assessing impairment.

Government grants

Grant received in relation to newly acquired or existing housing properties is accounted for using the accrual model set out in FRS 102 and the Housing SORP 2014. Grant is carried as deferred income in the balance sheet and released to the income and expenditure account on a systematic basis over the useful economic lives of the asset for which it was received. In accordance with Housing SORP 2014 the useful economic life of the housing property structure has been selected.

Where Social Housing Grant (SHG) funded property is sold, the grant becomes recyclable and is transferred to a recycled capital grant fund until it is reinvested in a replacement property. If there is no requirement to recycle or repay the grant on disposal of the assets any unamortised grant remaining within creditors is released and recognised as income within the income and expenditure account.

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

**WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

2. Accounting policies (continued)

Provisions

Provisions have been included in the financial statements only to the extent that there is a present legal or constructive obligation to transfer economic benefits.

Debtors & Creditors

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income.

The Group estimates the recoverable value of rental and other receivables and impairs the debtor by appropriate amounts. When assessing the amount to impair it reviews the age profile of the debt, historical collection rates and the class of debt.

Long term debtors, loans, and current asset investments

All long term debtors, loans, and current asset investments held by the Group, are classified as basic financial instruments in accordance with FRS 102. These instruments are initially recorded at the transaction price, less any transaction costs (historical cost). Basic financial instruments are subsequently measured at amortised cost when the adjustment is considered material, using the effective interest rate method so that the amount recognised is at a constant on the carrying amount. If the adjustment is not material the financial instruments are stated on the balance sheet at historical cost. Loans and investments that are payable or receivable within one year are not discounted.

Financial liabilities and equity

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

Cash and cash equivalents

Cash and cash equivalents in the Group's consolidated balance sheet consist of cash at bank, in hand, and current asset investments with an original maturity of three months or less.

Revaluation reserve

The group maintains a revaluation reserve which represents the gain in value of investment properties compared to original cost.

Critical accounting judgements and estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affects the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However the nature of estimation means that actual outcomes could differ from those estimates. The following judgements (apart from those involving estimates) have had the most significant effect on amounts recognised in the financial statements.

**WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017**

2. Accounting policies (continued)

Critical accounting judgements and estimation uncertainty (continued)

1. Development expenditure. The group capitalised development expenditure in accordance with the groups accounting policy. Initial capitalisation of costs is based on management's judgement that development scheme is confirmed, usually when board approval has taken place including access to the appropriate funding. In determining whether a project is likely to cease, management monitors the development and considers if changes have occurred that result in impairment.
2. Categorisation of housing properties. The group has undertaken a detailed review of the intended use of all housing properties. In determining the intended use, the group has considered if the asset is held for social benefit or to earn commercial rentals. The group has determined that market rented property are investment properties.
3. Impairment. The group has identified a cash generating unit for impairment assessment purposes at a property scheme level. Factors taken into consideration in assessing indicators of impairment include the economic viability and expected future financial performance of each scheme. The group have considered the measurement basis to determine the recoverable amount of assets where there are indicators of impairment based on expected future cashflows from the continuing use of that asset and its ultimate disposal.

Other key sources of estimation uncertainty

Tangible fixed assets (see note 11 & 12)

Tangible fixed assets, other than investment properties, are depreciated over their useful 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. In reassessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

For housing property assets, the assets are broken down into components based on management's assessment of the properties. Individual useful economic lives are assigned to these components.

Investment properties (see note 13)

Investment properties are professionally valued annually using a yield methodology. This uses market rental values capitalised at a market capitalisation rate but there is an inevitable degree of judgement involved in that each property is unique and value can only ultimately be reliably tested in the market itself.

Going concern

The Association's financial statements have been prepared on a going concern basis which assumes an ability to continue operating for the foreseeable future. The Government's announcements in July 2015 impacting on the future income of the Association have led to a reassessment of the Association's business plan as well as an assessment of imminent or likely future breach in borrowing covenants. No significant concerns have been noted and we consider it appropriate to continue to prepare the financial statements on a going concern basis.

WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

3 Turnover, operating costs and operating surplus:

GROUP	Turnover	2017 Operating costs	Operating surplus
	£	£	£
Social Housing lettings (note 4)	7,476,066	(5,941,439)	1,534,627
Other social housing activities			
Other	21,479	(270,359)	(248,880)
Non-social housing activities			
Market rented lettings	131,572	(26,461)	105,111
Leaseholder service charges	212,358	(217,703)	(5,345)
Development services	362,009	(450,459)	(88,450)
	<u>8,203,484</u>	<u>(6,906,421)</u>	<u>1,297,063</u>

GROUP	Turnover	2016 Operating costs	Operating surplus
	£	£	£
Social Housing lettings (note 4)	7,321,718	(5,941,335)	1,380,383
Other social housing activities			
Other	14,012	(42,144)	(28,132)
Non-social housing activities			
Market rented lettings	100,205	(47,807)	52,398
Leaseholder service charges	182,425	(164,708)	17,717
Development services	-	-	-
	<u>7,618,360</u>	<u>(6,195,994)</u>	<u>1,422,366</u>

WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

3 Turnover, operating costs and operating surplus:

ASSOCIATION

	Turnover	2017 Operating costs	Operating surplus
	£	£	£
Housing lettings (note 4)	7,476,066	(5,941,439)	1,534,627
Other social housing Activities			
Other	109,760	(270,359)	(160,599)
Non-social housing activities			
Market rented lettings	11,675	(1,442)	10,233
Leaseholder service charges	212,358	(217,703)	(5,345)
Development services	362,009	(450,459)	(88,450)
	<u>8,171,868</u>	<u>(6,881,402)</u>	<u>1,290,466</u>

ASSOCIATION

	Turnover	2016 Operating costs	Operating surplus
	£	£	£
Housing lettings (note 4)	7,321,718	(5,941,335)	1,380,383
Other social housing Activities			
Other	64,518	(42,144)	22,374
Non-social housing activities			
Market rented lettings	11,408	(1,285)	10,123
Leaseholder service charges	182,425	(164,708)	17,717
Development services	-	-	-
	<u>7,580,069</u>	<u>(6,149,472)</u>	<u>1,430,597</u>

WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

4 Turnover and operating expenditure

GROUP & ASSOCIATION

	2017			2016
	General needs housing	Supported housing and housing for older people	Total	Total
	£	£	£	£
Rent receivable	4,928,051	921,782	5,849,833	5,925,844
Service income	794,598	423,536	1,218,134	1,119,932
Net rental income	5,722,649	1,345,318	7,067,967	7,045,776
Revenue grants	-	-	-	-
Amortised government grants	146,179	261,920	408,099	275,942
Turnover from Social housing lettings	5,868,828	1,607,238	7,476,066	7,321,718
Management	799,775	224,509	1,024,284	1,093,751
Service charge costs	857,140	437,375	1,294,515	1,403,697
Responsive maintenance	818,390	163,783	982,173	861,529
Planned maintenance	1,439,680	177,299	1,616,979	1,596,649
Major repairs expenditure	99,135	78,108	177,243	161,834
Bad debts	37,723	10,596	48,319	62,571
Depreciation of Housing Properties	437,698	314,669	752,367	703,774
Property Leases	4,878	40,681	45,559	57,530
Operating expenditure on Social Housing Lettings	4,494,419	1,447,020	5,941,439	5,941,335
Operating surplus on Social housing lettings	1,374,409	160,218	1,534,627	1,380,383
Void losses	66,483	36,810	103,293	58,690

5 Accommodation under management and in development

	GROUP		ASSOCIATION	
	2017	2016	2017	2016
	Number	Number	Number	Number
Social Housing				
General needs housing	798	803	798	803
Supported housing and housing for older people	182	184	182	184
Non-Social Housing				
Market rented	9	5	1	1
Total owned and managed	989	992	981	988
Leasehold properties managed	90	90	90	90
Accommodation managed by others	10	10	10	10
Properties under development	4	4	0	1

WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

6 Gain on disposal of property plant and equipment

	GROUP		ASSOCIATION	
	2017	2016	2017	2016
	£	£	£	£
Proceeds of sales	373,000	-	915,424	708,975
less: Cost of Sales	(218,247)	-	(948,724)	(275,436)
Less: Other costs	(13,827)	-	(91,654)	-
Surplus	<u>140,926</u>	<u>-</u>	<u>(124,954)</u>	<u>433,539</u>

This represents land and property being invested in Women's Pioneer Homes Limited, the wholly owned subsidiary of Women's Pioneer Housing Limited.

7 Interest payable and similar charges

	GROUP		ASSOCIATION	
	2017	2016	2017	2016
	£	£	£	£
On loans repayable within five years	293,028	383,959	293,028	383,959
On loans wholly or partly repayable in more than five years	562,437	561,358	562,437	561,358
Costs associated with financing	34,352	27,868	34,352	27,868
	<u>889,817</u>	<u>973,185</u>	<u>889,817</u>	<u>973,185</u>

8 Surplus on ordinary activities

	GROUP & ASSOCIATION	
	2017	2016
	£	£
The operating surplus is stated after charging/(crediting):		
Depreciation of housing properties	752,367	703,774
Depreciation of other tangible fixed assets	200,985	205,494
Surplus on sale of other fixed assets	140,926	-
Auditors remuneration (excluding VAT):		
Audit of the group financial statements	11,750	11,250
Audit of subsidiary	4,950	3,500
Fees payable to the association's auditor and its associates for other services to the group:		
Tax compliance services	300	300
Service charge certification	2,300	2,300
Other services	<u>5,500</u>	<u>5,500</u>

WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

9 Board members and executive directors

	GROUP		ASSOCIATION	
	2017	2016	2017	2016
	£	£	£	£
Aggregate emoluments payable to executive directors	289,413	257,992	289,413	257,992
Emoluments payable to the highest paid director, excluding pension contributions	71,167	86,874	71,167	86,874
Aggregate amount of executive directors pensions	21,463	17,697	21,463	17,697
Aggregate amount of any consideration payable to third parties for making available the services of a Director	-	39,821	-	39,821

The current Chief Executive is an ordinary member of the Women's Pioneer Group Personal Pension, a defined contribution scheme to which the association contributes up to 8% of salary. No enhanced or special terms apply. There are no additional pension arrangements. A contribution by Women's Pioneer of £3,923 was paid in addition to the personal contributions of the current Chief Executive.

The previous Chief Executive was an ordinary member of the Women's Pioneer Group Personal Pension, a defined contribution scheme to which the association contributes up to 8% of salary. No enhanced or special terms apply. There were no additional pension arrangements. A contribution by Women's Pioneer of £2,731 was paid in addition to the personal contributions of the previous Chief Executive.

The total contributions by Women's Pioneer paid in addition to the personal contributions of both the previous and current Chief Executives was £6,654 (2016: £6,720).

Directors (key management personal) are defined as the Chief Executive and other members of the Senior Management Team, being the Director of Resources, Director of Housing and Director of Property & Estate Services.

None of the board members received emoluments. Total expenses reimbursed to Board members amounted to £640.80 (2016: nil)

10 Employee Information

	GROUP		ASSOCIATION	
	2017	2016	2017	2016
	No.	No.	No.	No.
The average number of persons employed during the year expressed in full time equivalents (35 hours per week) was:				
Administration	8	8	8	8
Housing and support	12	11.5	12	11.5
Services	13	11.5	13	11.5
	33	31	33	31
Staff costs	£	£	£	£
Wages and Salaries	1,084,634	1,038,118	1,084,634	1,038,118
Social Security costs	99,261	88,892	99,261	88,892
Other pension costs	74,695	69,715	74,695	69,715
	1,258,590	1,196,725	1,258,590	1,196,725
Aggregate number of full time equivalent staff whose remuneration exceeded £60,000 in the period:	No.	No.	No.	No.
£60,001 to £70,000	2	2	2	2
£70,001 to £80,000	1	-	1	-
£80,001 to £90,000	-	-	-	-
£90,001 to £100,000	-	1	-	1

WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

11a Tangible Fixed Assets

GROUPHousing properties.....		
	Housing Properties held for letting	Housing Properties under construction	Total
	£	£	£
Cost			
At start of the year	67,960,971	231,201	68,192,172
Re-classification	206,122	(206,122)	-
Additions	1,582,632	411,196	1,993,828
Works to existing properties	1,350,574	-	1,350,574
Reclassified as Investment properties	(154,650)	-	(154,650)
Disposals of properties	(925,851)	-	(925,851)
Disposals of components	(202,456)	-	(202,456)
At end of the year	<u>69,817,342</u>	<u>436,275</u>	<u>70,253,617</u>
Depreciation			
At start of the year	9,748,369	-	9,748,369
Charge for the year	752,367	-	752,367
Reclassified as Investment properties	(17,403)	-	(17,403)
Eliminated on disposals of properties	(286,716)	-	(286,716)
Eliminated on disposals of components	(202,456)	-	(202,456)
At end of the year	<u>9,994,161</u>	<u>-</u>	<u>9,994,161</u>
Net Book value at the end of the year	<u>59,823,181</u>	<u>436,275</u>	<u>60,259,456</u>
Housing Properties comprise:	2017	2016	
	£	£	
Freehold land and buildings	55,775,749	53,556,272	
Long leasehold land and building	4,483,707	4,706,783	
Short leasehold land and buildings	-	180,749	
	<u>60,259,456</u>	<u>58,443,804</u>	
Works to existing properties in the year	2017	2016	
	£	£	
Improvement works capitalised	-	143,042	
Components capitalised	1,350,574	1,177,138	
Amounts charged to expenditure	1,794,222	1,758,483	
	<u>3,144,796</u>	<u>3,078,663</u>	

The aggregate amount of interest and finance cost included in the cost of housing properties is £nil

The carrying value of tangible fixed assets pledged as security for liabilities is £20,006,759 (2016: £23,687,899)

WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

11b Tangible Fixed Assets

ASSOCIATIONHousing properties.....		
	Housing Properties held for letting	Housing Properties under construction	Total
	£	£	£
Cost			
At start of the year	67,852,517	231,201	68,083,718
Re-classification	206,122	(206,122)	-
Additions	1,582,632	411,196	1,993,828
Works to existing properties	1,350,574	-	1,350,574
Disposals of properties	(972,047)	-	(972,047)
Disposals of components	(202,456)	-	(202,456)
At end of the year	<u>69,817,342</u>	<u>436,275</u>	<u>70,253,617</u>
Depreciation			
At start of the year	9,739,456	-	9,739,456
Charge for the year	752,367	-	752,367
Eliminated on disposals of properties	(295,206)	-	(295,206)
Eliminated on disposals of components	(202,456)	-	(202,456)
At end of the year	<u>9,994,161</u>	<u>-</u>	<u>9,994,161</u>
Net Book value at the end of the year	<u>59,823,181</u>	<u>436,275</u>	<u>60,259,456</u>
Housing Properties comprise:	2017	2016	
	£	£	
Freehold land and buildings	55,775,749	53,503,731	
Long leasehold land and building	4,483,707	4,706,783	
Short leasehold land and buildings	-	180,749	
	<u>60,259,456</u>	<u>58,391,263</u>	
Works to existing properties in the year	2017	2016	
	£	£	
Improvement works capitalised	-	143,042	
Components capitalised	1,350,574	1,177,138	
Amounts charged to expenditure	1,794,222	1,758,483	
	<u>3,144,796</u>	<u>3,078,663</u>	

The aggregate amount of interest and finance cost included in the cost of housing properties is £nil

The carrying value of tangible fixed assets pledged as security for liabilities is £20,006,759 (2016: £23,687,899)

WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

12 Other fixed assets

.....Other fixed Assets.....

Group & Association	Freehold	Office	Properties	Total
	Offices	equipment and vehicles	fittings & equipment	
	£	£	£	£
Cost				
At start of the year	478,441	454,426	1,690,477	2,623,344
Additions	-	44,070	424,000	468,070
Disposals	-	(191,454)	(37,042)	(228,496)
At end of the year	478,441	307,042	2,077,435	2,862,918
Depreciation				
At start of the year	55,594	304,684	753,671	1,113,949
Charge for the year	7,438	42,070	151,477	200,985
Eliminated on disposals	-	(186,571)	(37,043)	(223,614)
At end of the year	63,032	160,183	868,105	1,091,320
Net Book value at the end of the year	415,409	146,859	1,209,330	1,771,598

13 Investment properties held for letting

GROUP	Properties	Properties	Total
	held for letting	under construction	
	£	£	£
At start of the year	3,711,109	372,537	4,083,646
Re-classified from Housing properties	-	137,247	137,247
Additions	503,598	1,218,426	1,722,024
Completed in the year	1,096,507	(1,096,507)	-
Reclassified as Social Housing properties	(1,096,507)	-	(1,096,507)
Gain/(loss) from adjustment in value	1,280,626	781,494	2,062,120
At end of year	5,495,333	1,413,197	6,908,530
ASSOCIATION			
At start of the year	280,000	-	280,000
Additions	-	-	-
Disposals	-	-	-
Gain/(loss) from adjustment in value	20,000	-	20,000
At end of year	300,000	-	300,000

The investment properties have been valued by Savills and Aspect Surveyors Limited (both chartered surveyors). The valuation of properties was undertaken in accordance with the Royal Institute of Chartered Surveyors Valuation Standards. The properties have been valued at open market value basis.

WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2017

14 Investment in subsidiary

The group includes the following subsidiary registered in England:

Company	Incorporation	Ownership	Nature of business	Regulated / non-regulated
Women's Pioneer Homes Ltd	Company	100%	Market rent	Non-regulated
ASSOCIATION				
			2017	2016
			£	£
Cost				
At start of the year			435,500	77,500
Additions			-	358,000
Disinvestment in subsidiary			-	-
At end of the year			<u>435,500</u>	<u>435,500</u>
Impairment				
At start of the year			-	-
Additions			-	-
Disinvestment in subsidiary			-	-
At end of the year			<u>-</u>	<u>-</u>
Net Book Value			<u>435,500</u>	<u>435,500</u>

As required by statute, the financial statements consolidate the results of Women's Pioneer Housing Limited and its subsidiary. The association has the right to appoint members to the board of its subsidiary, thereby exercising control. The Board believe that the carrying value of the investment is supported by their underlying assets.

15a Debtors due after more than one year

	GROUP		ASSOCIATION	
	2017	2016	2017	2016
	£	£	£	£
Amounts due from group undertakings	-	-	1,200,000	-
	<u>-</u>	<u>-</u>	<u>1,200,000</u>	<u>-</u>

The above represents loans provided Women's Pioneer Homes repayable after more than one year. The above is shown at cost with interest at between 0.78% and 0.82%.

WOMEN'S PIONEER HOUSING LIMITED
NOTES TO THE FINANCIAL STATEMENTS
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15b Debtors

	GROUP		ASSOCIATION	
	2017	2016	2017	2016
	£	£	£	£
Rent and service charges receivable	375,824	350,237	374,486	345,098
less: provision for bad and doubtful debts	(84,723)	(74,412)	(84,723)	(69,643)
	<u>291,101</u>	<u>275,825</u>	<u>289,763</u>	<u>275,455</u>
Other debtors	301,864	313,754	301,864	313,752
Prepayments and accrued income	82,298	217,527	72,497	217,527
Amounts due from group undertakings	-	-	39,244	755,121
	<u><u>675,263</u></u>	<u><u>807,106</u></u>	<u><u>703,368</u></u>	<u><u>1,561,855</u></u>

16 Creditors: amounts falling due within one year

	GROUP		ASSOCIATION	
	2017	2016	2017	2016
	£	£	£	£
Loans (note 17b)	25,195	22,866	25,195	22,866
Trade creditors	570,357	576,033	570,357	576,033
Deferred Social Housing Grant (note 18)	272,931	275,942	272,931	275,942
Rents and service charges received in advance	299,030	305,171	289,496	298,487
Other taxation and social security	32,927	28,638	32,927	28,638
Accruals and deferred income	1,245,125	877,179	1,237,649	826,749
Social Housing Grant repayable	205,675	66,871	205,675	66,871
	<u><u>2,651,240</u></u>	<u><u>2,152,700</u></u>	<u><u>2,634,230</u></u>	<u><u>2,095,586</u></u>

17a Creditors: amounts falling due after more than one year

	GROUP		ASSOCIATION	
	2017	2016	2017	2016
	£	£	£	£
Loans (note 17b)	20,952,584	20,448,526	20,952,584	20,448,526
Deferred Social Housing Grant (note 18)	26,962,130	27,506,022	26,962,130	27,506,022
Total	<u><u>47,914,714</u></u>	<u><u>47,954,548</u></u>	<u><u>47,914,714</u></u>	<u><u>47,954,548</u></u>

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17b Loan analysis

	GROUP		ASSOCIATION	
	2017	2016	2017	2016
Loans repayable by instalments	£	£	£	£
Within one year	25,195	22,866	25,195	22,866
In one year or more but less than two years	27,760	25,195	27,760	25,195
In two years or more and less than five years	101,493	92,119	101,493	92,119
In five years or more	157,756	194,889	157,756	194,889
	<u>312,204</u>	<u>335,069</u>	<u>312,204</u>	<u>335,069</u>
Loans not repayable by instalments				
Within one year	-	-	-	-
In one year or more but less than two years	-	-	-	-
In two years or more and less than five years	10,606,000	10,108,362	10,606,000	10,108,362
In five years or more	10,034,979	10,034,978	10,034,979	10,034,978
	<u>20,640,979</u>	<u>20,143,340</u>	<u>20,640,979</u>	<u>20,143,340</u>
add: loan premium	286,157	298,083	286,157	298,083
less: issue costs	(261,560)	(305,100)	(261,560)	(305,100)
Total loans	<u><u>20,977,780</u></u>	<u><u>20,471,392</u></u>	<u><u>20,977,780</u></u>	<u><u>20,471,392</u></u>

Loans are secured by specific charges on the Association's individual housing properties.

The interest rate profile of the Association at 31 December 2017 was:

	Total	Variable rate	Fixed rate	Weighted average rate
	£	£	£	%
Instalments Loans	312,204	-	312,204	9.96%
Non-instalment loans	20,640,979	750,000	19,890,979	3.61%
	<u><u>20,953,183</u></u>	<u><u>750,000</u></u>	<u><u>20,203,183</u></u>	<u><u>3.71%</u></u>

At 31 December 2017 the Association has the following borrowing facilities:

	2017	2016
	£	£
Undrawn facilities	<u><u>9,250,000</u></u>	<u><u>9,750,000</u></u>

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18 Deferred capital grant

	GROUP		ASSOCIATION	
	2017	2016	2017	2016
	£	£	£	£
At start of the year	27,781,964	28,057,906	27,781,964	28,057,906
Released to income in the year	(408,099)	(275,942)	(408,099)	(275,942)
Less: Capital grant to be repaid	(138,804)	-	(138,804)	-
At end of the year	<u>27,235,061</u>	<u>27,781,964</u>	<u>27,235,061</u>	<u>27,781,964</u>
Amount due to be released < 1 year	272,931	275,942	272,931	275,942
Amount due to be released > 1 year	<u>26,962,130</u>	<u>27,506,022</u>	<u>26,962,130</u>	<u>27,506,022</u>
	<u>27,235,061</u>	<u>27,781,964</u>	<u>27,235,061</u>	<u>27,781,964</u>

The total amount of grant received and potentially repayable is £35,800,263 (2016: £35,939,067)

This includes grant amortised to the Statement of Comprehensive Income

19 Non-equity share capital

	2017	2016
	£	£
Shares of £1 each issued and fully paid:		
At 1 January	22	25
Shares issued during the year	3	-
Shares surrendered during the year	-	(3)
At 31 December	<u>25</u>	<u>22</u>

The shares provide members with the right to vote at general meetings of the association but do not have a right to any dividend or distribution in a winding-up and are not redeemable.

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20 Capital Commitments	2017	2016
	£	£
Capital Expenditure that has been contracted for but has not been provided for in the financial statements	900,000	800,000
Capital Expenditure that has been authorised by the Board but has not yet been contracted for	2,200,000	4,500,000
	<u>3,100,000</u>	<u>5,300,000</u>

The association expects these commitments to be financed with the undrawn loan facilities

Capital Commitments will be incurred over the next:

In one year or more but less than two years	2,300,000	3,350,000
In two years or more and less than five years	800,000	1,950,000
In five years or more	-	-
	<u>3,100,000</u>	<u>5,300,000</u>

21 Related Parties

The Board has two tenant members who hold tenancy agreements on normal terms and cannot use their position to their advantage.

Rent charged to Board member Jo Ghelmini was £8,750 (2016: £8,551) and arrears on her tenancy at the reporting period end was £430.50 (2016: £nil).

Rent charged to Board member Caroline Portsmouth was £6,864 (2016: £6,840) and arrears on her tenancy at the reporting period end was £nil (2016: £nil).

WOMEN'S PIONEER HOUSING LIMITED
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21 Related Parties (continued)

Women's Pioneer Housing Limited is the Parent entity in the Group and ultimate controlling party. The parent provides management services, other services and has a loan facilities with its subsidiary Women's Pioneer Homes Limited

During the year the association had the following intra-group transactions with its subsidiary

	2017	2016
	£	£
Management charges	28,000	28,000
Other charges	6,085	4,767
Interest charges	6,597	-
Balance due at 31 December	39,244	755,121

Management Charges

Intra-group management fees are receivable by the association from the subsidiary to cover the running costs the association incurs on behalf of managing the subsidiary and providing services. The management fee is calculated based on an allocated time by staff members providing the following services:

- Housing Management (including arrears & repairs management)
- IT services
- Finance services including purchase ledger and management accounting
- Executive services

Other Charges

Other intragroup charges are payable to the association from the subsidiary and relate to the cost of providing communal services to the properties owned by the subsidiary.

Interest Charges

During the year the Association agreed a £5m loan facility with the subsidiary. At 31 December 2017, £1.2m of this has been drawn down.

Property Sales

Under an agreement with the Homes and Communities Agency dated 24 August 2017 four properties were transferred to Women's Pioneer Homes at cost with the undertaking that were any of the properties to be sold at a future date the whole of the profit from that sale would accrue to the Women's Pioneer Housing holding company.

WOMEN'S PIONEER HOUSING LIMITED
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22 Financial instruments

The Group and Association's financial instruments may be analysed as follows:

	GROUP		ASSOCIATION	
	2017	2016	2017	2016
	£	£	£	£
Financial Assets				
Financial Assets measured at fair value				
Investment properties	6,908,530	4,083,646	300,000	280,000
Financial Assets measured at historic costs				
Rental Debtors	291,101	275,825	289,763	275,455
Other receivables	301,864	313,754	301,864	313,752
Prepayments and accrued income	82,298	217,527	72,497	217,527
Cash and cash equivalents	941,321	2,630,685	864,062	2,589,332
Total financial assets	8,525,114	7,521,437	1,828,186	3,676,066
Financial liabilities				
Financial Liabilities held at amortised cost				
Loans payable	20,953,183	20,478,409	20,953,183	20,478,409
Financial Liabilities held at historic cost				
Trade creditors	570,357	576,033	570,357	576,033
Other creditors	1,782,757	1,277,859	1,765,747	1,220,745
Deferred capital grant	27,235,061	27,781,964	27,235,061	27,781,964
Total financial liabilities	50,541,358	50,114,265	50,524,348	50,057,151

Financial assets measured at fair value through the statement of comprehensive income comprise fixed asset investments in properties owned by Women's Pioneer Homes Limited.

Financial assets measured at amortised cost comprise cash at bank, trade debtors, other debtors and prepayments and accrued income

Financial liabilities measured at amortised cost comprise bank loans and other loans

Financial liabilities measured at historic cost comprise trade creditors, other creditors and deferred capital grant.