



ANNUAL REPORT AND FINANCIAL ACCOUNTS

For the year ending 31 March 2025

Registered number: LH0869

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CHAIR'S REPORT

I am pleased to present Rockdale's annual report and accounts (my first since joining the Board in January 2025) and to have the opportunity to provide an update on the progress within Rockdale Village as we roll out our strategic vision to return Rockdale to financial sustainability.

The year ended 31st March 2025 was very much a year of investment to facilitate the necessary changes in our business and to lay the foundations of future financial stability. As the annual report sets out, our finances continued to run at a deficit in 2024/25. The financial statements show an operating deficit of £820,779 whilst the deficit before other comprehensive income was £563,388. Whilst our reserves are sufficient to sustain us securely through this further challenging financial period and beyond, restoration of sound finances remains our top priority.

In delivering our strategy, we have ensured we spend wisely and optimised our income generation. Significant progress was made on the introduction of our new services to better support our residents as their care needs change. Our domiciliary care service for our independent living residents, Rockdale Cares, went live in March 2025. Since launching, the service has steadily grown as word-of-mouth spreads about the outstanding quality of care being provided. Our nursing care service in Rockdale House received regulatory approval in August 2025 and our first nursing residents were received in September 2025. Even the prospect of offering nursing care has significantly improved care home occupancy since the March 2025 year end, with only four rooms vacant at time of writing.

We will continually review the efficacy of this strategy to ensure we are able to deliver on our core purpose. It is, however, imperative that we restore financial balance so we can then plan for a future with accommodation that will meet the needs and expectations of subsequent generations of Rockdale Village residents.

2024 - 25 has been a year of organic evolution, not only in our care services but also in recruiting a high calibre leadership team. Led by our new Chief Executive, Andrew Mickleburgh, we now have a full and talented management team. With the arrival of the final member in September 2025, the team has the complete suite of skills to deliver growth and sustainability.

I would like to thank all the Rockdale staff, who every day work to maintain a happy, positive and helpful environment for our residents; both in our nursing home and in independent living.

Since joining, I have been impressed by the real sense of community, both within the Village and as part of the wider Sevenoaks setting. This was perhaps best demonstrated by residents, staff and local school and nursery pupils joining together to knit, scribe, paint, build, plant and nurture the most diverse fauna and floral display in our Village as part of Sevenoaks' entry into 'Britain in Bloom'. Judging focuses on community engagement and environmental sustainability, and we met the brief in full.

Finally, I would also like to recognise the hard work of the trustees over the past year, not least my predecessor as Chair, Ian Grattidge. For a decade Ian was a devoted servant, friend and Chair of Rockdale and I would like to thank him for all his tireless work, especially during the hard times of the Covid 19 pandemic. Other trustees that have left within the period of this report are Julie Philips, David McKee and Andrew Mickleburgh, and I thank them too for their invaluable service. However, we have also been able to attract new trustees, with Henry Every, Katrina Walker, Sarah Hickey and David Hacon coming on board, and Rebecca Partridge and Lindsey Nathan due to be appointed at September's 2025 AGM. It's been a pleasure to welcome everyone to the team and to witness the energy and dedication of everyone who plays their part at Rockdale.

A handwritten signature in black ink, appearing to read 'Jackie Churchward-Cardiff', written in a cursive style.

Jackie Churchward-Cardiff
Chair of the Board of Trustees
22 September 2025

STRATEGIC REPORT

The Sevenoaks and District Old People's Housing Association was founded in 1948 with the aim of providing suitable housing for older people of restricted means who were members of the working classes in Sevenoaks and elsewhere. Renamed Rockdale Housing Association Ltd in 1979, the Association is a community benefit society registered under the Co-operative and Community Benefit Societies Act 2014 (registered No.13507R), a registered provider of social housing as defined under the Housing and Regeneration Act 2008 (Registered No. LH0869), and an exempt charity.

The Association is a Registered Provider with the Care Quality Commission (ID 1-101666438) and is registered in respect of the Registered Activities of Accommodation for persons who require nursing or personal care, treatment of disease, disorder or injury, and personal care.

Properties in Management

Rockdale House, Sevenoaks Registered Residential Care and Nursing Home	50 rooms
Rockdale Road, Sevenoaks	124 sheltered apartments for rent
Webbs Meadow, Sevenoaks	16 sheltered leasehold apartments 1 sheltered apartment for rent 1 sheltered apartment for market rent
Constant Meadow, Sevenoaks	10 sheltered leasehold apartments
Summerbank, Rockdale Road, Sevenoaks	10 sheltered leasehold apartments
Laurie House 1-19, Sevenoaks	19 sheltered leasehold apartments

The average monthly charges for the various types of properties during 2024/25 were:

Rents

		Rent 2024/25	Services 2024/25	Support 2024/25	Total monthly charges 2024/25 2023/24	
Rockdale Road	Studio	£477.08	£353.62	£123.87	£954.57	£867.13
Rockdale Road	1 bedroom	£559.79	£388.97	£123.87	£1,072.63	£974.83
Stable Court*	1 bedroom	£559.79	£313.93	£123.87	£997.59	£917.05

Rockdale House	Residential care home	£5,654.51	-	-	£5,654.51	£5,490.53
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* Heating & hot water not included in services

STRATEGIC OBJECTIVES

Mission

Rockdale's mission is to provide affordable housing, care and other help to improve the quality of life for older people.

We will:

1. Provide good quality homes and support services for older people which meet their changing needs. This means we will:

- Provide well managed housing cost-effectively and to high standards
- Consult with residents, tenants and leaseholders on the services provided.
- Regularly monitor, evaluate and strive to improve services.
- Provide efficient and responsive repair services and make adequate provision for planned maintenance.
- Make the best use of our assets to maintain a sustainable community.
- Offer appropriate advice to access third party services and welfare benefits.
- Encourage an active and engaging community to address loneliness and support resident wellbeing, through regular contact and stimulating activities and events.

2. Offer high quality residential and nursing care. This means we will:

- Aim to establish Rockdale House as a model of excellence in residential and nursing care.
- Recognise that the quality of residential, nursing and personal care is dependent on the quality of the staff providing it, and thus place a high priority on the recruitment, training and retention of staff.
- Aim to establish Rockdale Cares as a model of excellence in personal care.

3. Sustain and develop our charitable work. This means we will:

- Set aside such capacity and funding as can be afforded by the Association for the support of those who do not have the financial means to access our services.
- Account clearly for our charitable work through external reporting.

- Seek grants and donations for the support and expansion of our charitable work.

The Board is responsible for the monitoring the Association's business plan activities. The table below shows the Association's progress on major strategic activities during 2024/25.

Objective	Comments at year end 2025
To complete major works including the Webbs Meadow courtyard project, Beatrice Wilson common areas redecoration and replacement flooring and the conversion of floor -1 in Rockdale House in preparation for the provision of nursing care.	<p>Completed - The Webbs Meadow courtyard project was completed in August 2024.</p> <p>The Beatrice Wilson common areas refurbishment was completed in August 2024.</p> <p>The nursing care floor in Rockdale House was completed in January 2025.</p>
To obtain registration with the CQC for the provision of a domiciliary care service and to commence operation of Rockdale Cares.	<p>Completed – CQC approval was received in January 2025.</p> <p>Rockdale Cares commenced operations in March 2025.</p>
To obtain registration with the CQC for the provision of nursing care at Rockdale House.	<p>Ongoing – Application was made to the CQC in March 2025.</p> <p>Subsequently, approval was received in August 2025 and service commenced in September 2025.</p>
To strengthen the Senior Management Team to ensure the delivery of our strategic vision.	<p>Ongoing – Bea Oliver appointed as Manager of Rockdale Cares in July 2024.</p> <p>Andrew Mickleburgh appointed as Chief Executive in August 2024.</p> <p>Josephine Tenwick appointed as Manager of Rockdale House in March 2025.</p> <p>Subsequently, Marta Imig was appointed as Head of Property and Housing Management in September 2025, completing the new team.</p>
To ensure the Board has the skills and experience to oversee the extended service offering and delivery of the strategic vision and is sufficient in number to ensure continuity as members of the Board retire.	<p>Ongoing - Jackie Churchward-Cardiff appointed as Chair of the Trustees in January 2025. Jackie brings her long-term experience of very senior executive and non-executive appointments in the health and care sectors.</p> <p>Six other Trustees have been recruited, bringing their experience of finance, delivering care, legal, compliance and marketing.</p>
To produce a long-term asset management plan for the independent living stock and Rockdale House.	<p>Ongoing – A more in depth stock condition survey was commissioned in March 2025.</p> <p>Subsequently, the results of the survey of the independent living stock were received in August 2025. The results of the survey of Rockdale House are expected in October 2025. The Head of Property and Housing Management will lead on producing an asset management plan.</p>

<p>To ensure that Rockdale House maintains its current 'Good' rating in all areas from the CQC if inspected.</p>	<p>Ongoing – Mock CQC inspection undertaken in July 2024 with Rockdale House being rated as 'Good' in all areas.</p> <p>New Registered Manager appointed in March 2025 with experience of running multiple nursing homes.</p>
<p>To implement an electronic medication system in Rockdale House.</p>	<p>Completed – The roll out of the electronic medication system completed in November 2024.</p>
<p>To ensure that Rockdale is financially sustainable and has a plan for coming out of annual deficits.</p>	<p>Ongoing – Broadening the service offering to our residents to include nursing care in Rockdale House and domiciliary care for our independent living residents.</p> <p>Launched market rent pilot property in February 2025.</p> <p>Reviewing appropriate cost recovery within service and support charges.</p> <p>Establishing fair benchmarked pricing of all rents and charges.</p> <p>Exploring opportunities to increase housing stock to achieve economies of scale.</p> <p>Challenging all major cost areas to ensure value for money procurement.</p> <p>Ensuring full recovery of income through early engagement with residents in arrears.</p> <p>Investing in new management systems to ensure efficient operations.</p>

OPERATIONAL PERFORMANCE

The following statistics outline our performance in key areas:

Operational Metrics						
Measure	2021-22	2023	2024	2025	Peer Quartile position	2025 Target
Homes						
Repairs completed within target (overall)	98	93	99	90	1	99
Emergency repairs completed within target	100	85	98	77	N/A	100
% of Rent loss through empty properties (excluding care home)	4.0	3.7	3.3	2.8		2
People						
Staff turnover	28.12	22.6	29.8	32.25	N/A	22
Average days lost to sickness absence	10.06**	3.5	3.5	3.05	1	2
Average days lost due to short term sickness absence	1.98	2.0	1.47	2.18	1	1.75
Average days lost to long term sickness absence	2.55	1.5	2.03	0.87	1	2

**includes Covid-19 related sickness and isolation periods

Assets

The lost income arising from our 2024-25 void flats was £39,123 which equates to 2.8% of total Sevenoaks rented flats income. We carried out improvement works in all void flats to continue to achieve our 100% decent home standard and ensure they remain attractive to let.

In addition to the decent home's maintenance expenditure, we carried out other major works around the site in accordance with our 25-year planned and capital maintenance programme.

During 2024/25 we spent £167,028 on planned maintenance projects and £428,286 on responsive maintenance projects. This included the upgrade works at Rockdale House and significant communal boiler upgrade and maintenance.

The loss of rent and service charges over the period as a whole (voids) expressed as a percentage of the gross debit (chargeable if all properties were fully occupied) was:

	Total % of void cost 2024-25	Total % of void cost 2023-24	Total % of void cost 2022-23	Total % of void cost 2021-22	Total % of void cost 2020
Rented apartments	2.8%	3.3%	3.1%	6.3%	4.0%

In-House Maintenance

Our in-house maintenance staff carried out a total of 1,097 maintenance jobs in 2024/25, 979 requests were undertaken in the Sevenoaks apartments and 118 in the Care Home.

Outside Contractor Maintenance

In total 519 jobs were raised; 456 requests were undertaken in the Sevenoaks apartments and 63 in the Care Home. Outside contractor maintenance, emergency and urgent repair performance, has been adversely impacted by the availability of spare parts.

Our target time for carrying out repairs is 24 hours for emergency repairs, 5 working days for urgent repairs, and one calendar month for routine repairs.

The table below shows how we have performed compared to previous years.

Contractors	2025	2024	2023	2021-22	2020	2019	2018
Emergency repairs	67.9%	84.7%	85.42%	100%	100%	100%	100%
Urgent Repairs	67.4%	95.8%	95.38%	100%	100%	100%	96.51%
Routine repairs	86.8%	99.2%	97.32%	92.61%	93.4%	94.34%	94.16%

VALUE FOR MONEY

The Board acknowledges that it is ultimately responsible for ensuring compliance with the regulatory standard on Value for Money (VFM). The Board regularly receives a range of internal and external information providing adequate evidence to demonstrate compliance with the VFM standard.

Annually, the Association provides an assessment of its performance setting out how Rockdale is achieving Value for Money in delivering its purpose, objectives and services to residents and this can be found on our website www.rockdale.org.uk.

The Regulator of Social Housing issued a Value for Money Standard in 2018, setting out specific requirements for registered providers to publish evidence within their statutory accounts of its value for money targets and metrics set out by the regulator, as well as setting out how performance compares to that of its peers.

Rockdale is a member of the Acuity benchmarking group for older people. A key focus for the Association is in understanding performance and costs in relation to our peers through regular benchmarking.

The Association demonstrates Value for Money by: -

- 🍌 Ensuring Value for Money is embedded through all decision-making processes.
- 🍌 Setting clear strategic objectives.
- 🍌 Having a framework of strategies, policies & processes in place to ensure optimal benefits are achieved from both assets and resources.
- 🍌 Ensuring services are cost effective, efficient and customer driven.
- 🍌 Recruiting and retaining the best staff to deliver our services.

Each year the Association provides an assessment of its performance setting out how we are achieving Value for Money in delivering our purpose, objectives and services to residents and this can be found on our website www.rockdale.org.uk.

Metric set by the Regulator	2023	2024	2025	Benchmark Median	Benchmark Quartile position
Reinvestment %	2.18	1.54	7.50	2.2	4
New supply delivered % (Social Housing units) (N.B. no Non-Social Housing units were supplied in the period)	0	0	0	1.2	4
Reinvestment into the existing stock has by substantial uncapitalised maintenance and refit works program. The direction of future development projects is currently being considered.					
Gearing %	0	0	0		Not available
Gearing is zero because the value of long-term loans is much smaller than the value of the housing stock.					
Earnings before interest, tax, depreciation, amortisation, (EBITDA MRI) as % of interest	-1511	-248	-3,535	184	Not available
EBITDA measures the level of operating surplus compared to interest payable, avoiding distortions from non-cash items such as depreciation but including costs of capital repairs. In 2024/25 the association incurred an operating deficit and significant major repairs.					
Headline Social housing cost per unit	11,162	10,735	11,985	7,166	Not available
This measure is shown for the rental flats and is higher than the benchmarking median as Rockdale provides support as well as housing to our tenants and it is recognised that provision to an older age group does increase these headline costs.					
Operating margin %	-12.83	-8.4	-16.7	18	4
Return on Capital Employed (ROCE) %	-4	-3.5	-7.3	2.1	Not available
Both operating margin and ROCE assess the Association's profitability and ROCE also looks at the efficiency with which capital is used. Operating margin has continued to decline due to pressures on income and costs, while ROCE continues to be negative.					

KEY STRATEGIC AND OPERATIONAL RISKS

Risk management is a fundamental element intrinsically linked to the Association's overall strategy and business planning activities. The highest rated key strategic risks affecting Rockdale Housing Association, as of 31st March 2025, are summarised in the table below. These risks, along with other key risks, are regularly reviewed, and the Board monitor risks at each board meeting.

Strategic Risk	Measures to mitigate risks
Failure to comply with Health and Safety legislation and to maintain resident safety.	Experienced and qualified Health & Safety lead appointed. Regular surveys by external experts for fire safety, legionella, lift and hoist operation etc. Regular fire drills and testing cycle of alarms, water temperatures etc. Compliance schedules kept up to date and regularly reported to Board. Quarterly Health and Safety meetings chaired by CEO to discuss compliance, issues and changes in legislation.
Failure to generate sufficient revenue to be financially sustainable.	Introduction of domiciliary care service. Application to provide nursing care in Rockdale House. Improve needs-based fee structure for both respite and permanent residents in Rockdale House. Market rent pilot for independent living. Transition to full recovery of leaseholder costs.
Failure to obtain CQC registration to provide nursing care.	Employed CQC registration expert to support process. Registered Home Manager in post with nursing experience. Nominated Individual (CEO) in post with experience of operating nursing homes.
Failure to retain CQC 'Good' rating for Rockdale House.	Experienced Registered Home Manager in place. Mock CQC inspection undertaken. QA Committee review KPIs and undertake monthly audit visits. Resident and relative feedback actively sought through surveys and meetings. Introduced clinical risk register and clinical governance meetings. Regular training and supervision of staff to reinforce high quality care ethos. Rigorous recruitment and probation procedures.
Failure to achieve less than CQC 'Good' rating for	Experienced Registered Manager and care team in place. Policies and procedures established.

Rockdale Cares domiciliary care service.	Care plans regularly updated. QA Committee undertake regular audit visits. Service User feedback actively sought through surveys and meetings. Regular training and supervision of staff to reinforce high quality care ethos. Rigorous recruitment and probation procedures.
Major Safeguarding Incident	DBS checks on all staff regularly updated. Safeguarding training for staff as part of induction and ongoing. Residents risk assessed before arrival. Established relationship with local safeguarding team. Key policies and procedures in place and regularly reviewed.
Failure to prepare for future pandemic.	Policies and procedures in place for infection control, access restrictions and remote working (where possible). Watching brief on Government updates. Stocks of PPE maintained and refreshed to be in date.
Contributions to historic pension scheme become unaffordable.	Regularly monitor situation with a view to assessing buy-out of future obligations.

STATEMENT OF BOARD OF TRUSTEES' RESPONSIBILITIES

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

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board to prepare financial statements for each financial year which provide a true and fair view of the state of affairs of the Association and of its income and expenditure for the period.

In preparing these financial statements the Board is required to:

- select suitable accounting policies and then apply them consistently.
- make judgements and estimates that are reasonable and prudent.
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial

statements; and prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Board is responsible for the keeping of proper accounting records which disclose with reasonable accuracy at any time the financial position of the association and enable it to ensure its financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing & Regeneration Act 2008 and the Accounting Direction for private registered providers of social housing England 2022. It has general responsibility for taking reasonable steps to safeguard the assets of the association and to prevent and detect fraud and other irregularities.

The Board proactively review and manage potential risk exposure through the risk register and aim to mitigate this risk as much as possible.

POLICY ON BOARD MEMBERSHIP

Membership to the Board of Management or Sub-Committee is based on the candidate's ability to provide considerable technical knowledge expertise and make a substantial contribution to the long-term wellbeing of the Association. Applications for membership to the Board or Committees should be in writing and will be individually determined by the Board based on the above criteria.

As at 31 March 2025 the Board of Management consisted of seven non-executive members. All Board Members are £1 shareholders.

MEMBERSHIP OF BOARD AND COMMITTEES AS AT 31 MARCH 2025

Board Members		Appointed
Chair	Jackie Churchward-Cardiff	27 January 2025 (Co-optee)
	Ian Grattidge	2015 (resigned in January 2025)
Deputy Chair	Stephen Platt	2021
	David McKee	2016 (resigned in January 2025)
	Julie Phillips	2021 (resigned in January 2025)
	Patricia Mayer	2021
	Alex Yew	2022
	Andrew Mickleburgh	2023 (resigned in April 2024)
	Henry Every	29 April 2024
	Katrina Walker	22 July 2024
	David Hacon	23 September 2024
	Sarah Hickey	23 September 2024
	Lindsey Nathan	28 April 2025 (Co-optee)
	Rebecca Partridge	28 April 2025 (Co-optee)
Board subcommittees		
Finance, Audit & Risk	Alex Yew, Ian Grattidge, David Hacon & Rebecca Partridge	

Quality Assurance	Pat Mayer, Stephen Platt, David McKee, Lindsey Nathan, Katrina Walker, Sarah Hickey & Henry Every
Senior Staff	<p>Andrew Mickleburgh, Chief Executive Officer (appointed Aug 2024)</p> <p>David Asuni, Head of Finance & Resources</p> <p>Trupti Khristi, Home Manager (resigned December 2024)</p> <p>Claire Adams, Head of HR & Governance</p> <p>Belinda Oliver, Manager of Rockdale Cares and interim Home Manager (appointed July 2024)</p> <p>Josephine Tenwick, Registered Home Manager (appointed March 2025)</p>
Bankers	National Westminster Bank plc, 67 High Street, Sevenoaks, Kent TN13 1JY
Auditors	Lindeyer Francis Ferguson Ltd, North House, 198 High Street, Tonbridge, Kent TN9 1BE
Solicitors	Devonshires, Salisbury House, 30 Finsbury Circus, London, EC2M 5QY
Registered office	Rockdale Lodge, Rockdale Road, Sevenoaks, Kent, TN13 1JT
Statutory registration	Co-operative and Community Benefit Society (13507R) and the Regulator of Social Housing (LH0869)
Care Quality Commission	Provider ID 1-101666438

STATEMENT OF INTERNAL FINANCIAL CONTROLS

The Board acknowledge their ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate to the various business environments in which it operates. These controls are designed to give reasonable assurance with respect to:

- the reliability of financial information used within the Association or for publication;
- the maintenance of proper accounting records; and
- the safeguarding of assets against unauthorised use or disposition.

It is the Board's responsibility to establish and maintain systems of internal financial control. Such systems can only provide reasonable and not absolute assurance against material financial miss-statement or loss. Key elements include ensuring that:

- formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Association's assets
- experienced and suitably qualified staff take responsibility for key business functions. Annual appraisal procedures have been established to maintain standards of performance
- forecasts and budgets are prepared which allow the Board and senior staff to monitor the key business risks, the financial objectives and progress towards financial plans set for the year. In the medium term, regular management accounts are prepared promptly, providing relevant, reliable, up-to-date financial and other information highlighting significant variances from budgets which are investigated as appropriate
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures
- the Board reviews reports from the senior staff and from the external auditors to provide reasonable assurance that control procedures are in place and that they are being followed. This includes a general review of the major risks facing the Association at each Board meeting
- actions required to rectify any weaknesses identified from the above reports are dealt with on an individual basis. In all cases these actions will be recorded, monitored and reported to the Board
- the Board proactively reviews and manages potential risk exposure through the risk register with an aim for risk mitigation

The Board has reviewed the effectiveness of the internal financial control systems in existence within the Association for the period ending 31 March 2025.

Other than the issues raised in the auditor's report there were no additional weaknesses found in internal financial controls which resulted in material losses, contingencies or uncertainties or which required disclosure in the financial statements or in the auditors' report on the financial statements.

STATEMENT OF PUBLIC BENEFIT

The Association refers to the Charity Commission's general guidance on public benefit when reviewing its mission statement and in planning future activities.

Originally founded to assist the local people of Sevenoaks in need of affordable housing and or care, this ethos remains a fundamental part of Rockdale's culture today and we continue to charitably support some residents who need our housing, support and care but who may not have the financial means to access it. The Association does this in a variety of ways including keeping our fees as low as possible and accepting local authority residents at reduced rates, supplemented by our own funds. At 31 March 2025 we were supporting 6 residents in Rockdale House and 53 sheltered housing residents.

COMPLIANCE WITH THE GOVERNANCE AND FINANCIAL VIABILITY STANDARD

The Association has adopted the principles and provisions of the National Housing Federation ("NHF") Code of Governance 2005, and the Board considers that the Association complies with all requirements of the RSH regulatory standards. The trustees are currently assessing the Association's compliance against the 2020 NHF Code of Governance, to adopt the code by Q2 of 2026.

Since the 2023/24 reporting period, the Board have recruited seven new board members to help develop and drive the Association's strategy for the next 5 years. The Association understands the importance of Board regeneration and considers it is important for trustees to have experience, knowledge, and history of the Association to best serve the local community.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ROCKDALE HOUSING ASSOCIATION

Opinion

We have audited the financial statements of Rockdale Housing Association (the "Association") for the year ended 31 March 2025 which comprise the statement of comprehensive income, statement of financial position, statement of changes in reserves, statement of cash flows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2025 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 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the association's ability to continue as a going concern for a period of at least 12 months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Board of Management with respect

to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The Board of Management are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

- a satisfactory system of control over transactions has not been maintained; or
- the Association has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Board of Management

As explained more fully in the Statement of the Board of Management's responsibilities on page 12, the Board of Management 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 of Management 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 of Management 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 of Management 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.

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

We obtained an understanding of the legal and regulatory framework applicable to the preparation of the financial statements of the Association, and the procedures that management adopt to ensure compliance. We have considered the extent to which non-compliance might have a material effect on the financial statements, and in particular we identified: FRS 102, The Co-operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing 2022.

We have also identified other laws and regulations that do not have a direct effect on the amounts or disclosures within the financial statements, but for which compliance is fundamental to the Association's operations, including Employment Law, Health and Safety Law, the General Data Protection Regulation, and regulations relating to safeguarding vulnerable people with the key legislature being Safeguarding Vulnerable Groups Act 2006.

Having reviewed the laws and regulations applicable to the Association, we designed and performed audit procedures to obtain sufficient appropriate audit evidence. Specifically, we:

- Assigned an engagement team to the audit with particular familiarity in dealing with registered providers of social housing;
- Obtained an understanding of the Association's procedures for ensuring compliance with laws and regulations;
- Obtained and reviewed internal policy and procedure documents;
- Made enquiries of management and the Board of Management regarding whether they were aware of any actual or suspected incidences of non-compliance with laws and regulations;
- Obtained and reviewed meeting minutes;
- Obtained and reviewed correspondence with the regulator;
- Reviewed legal expenses accounts for indications of any possible non-compliance; and
- Reviewed the completeness and accuracy of any disclosures made in the financial statements.

We assessed the susceptibility of the Association's financial statements to material misstatement, including considering how fraud might occur. This was performed by:

- Making an assessment of the Association's control environment, systems and controls including identifying any weaknesses and considering the risk of management override of controls;
- Considering whether there are any incentives or opportunities for management to manipulate financial results;
- Obtaining and evaluating the Board of Management's assessment of the risk of fraud, and enquiring as to whether they are aware of any actual or suspected incidences of fraud;
- Reviewing the accounting policies and accounting estimates for signs of management bias; and
- Identifying key risks relating to irregularities as relating to revenue recognition, management override of controls and the estimates included in the pension provision.

We then designed audit procedures in response to the risks identified, including performing substantive testing on all material income streams, reviewing journal entries and accounting estimates in relation to management override and reviewing the assumptions included in the pension provision for reasonableness.

The audit has been planned and performed in accordance with auditing standards, however, because of the inherent limitations of audit procedures there remains a risk that we will not detect all irregularities, including those that may lead to material misstatements in the financial statements. There are inherent difficulties in detecting irregularities, and irregularities that result from fraud may be more difficult to detect than irregularities that result from error, for example due to concealment, override of controls, collusion or misrepresentations. In addition, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less audit procedures are able to identify it.

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

Use of our report

This report is made solely to the Association's members, as a body, in accordance with section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditors' 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.

Lindeyer Francis Ferguson Ltd
Lindeyer Francis Ferguson Limited

Statutory Auditors
North House
198 High Street
Tonbridge
Kent TN9 1BE

Date:23.....September 2025

ROCKDALE HOUSING ASSOCIATION LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2025**

	Note	2025 £	2024 £
Turnover			
Income from lettings	3	4,184,097	4,047,854
Operating expenditure			
Direct property management and administration	3	(5,026,551)	(4,530,975)
		<u>(842,454)</u>	<u>(483,121)</u>
Other operating income		133,343	151,107
Other operating costs		<u>(111,668)</u>	<u>(79,543)</u>
Operating deficit for the period		(820,779)	(411,557)
Interest receivable and similar income	7	331,280	289,416
Interest payable and similar costs	8	(73,889)	(88,730)
Net losses on investments	13	-	(55,051)
		<u></u>	<u></u>
Deficit for the period	10	(563,388)	(265,922)
Other comprehensive income:			
Actuarial losses on pension schemes	18	(1,000)	(111,000)
		<u></u>	<u></u>
Total comprehensive deficit for the year		(564,388)	(376,922)


All activities are continuing activities.

ROCKDALE HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2025

	Note	£	2025 £	£	2024 £
Fixed assets					
Housing properties	11		7,972,480		7,735,773
Other tangible fixed assets	12		121,931		121,208
Investments	13		-		-
			<u>8,094,411</u>		<u>7,856,981</u>
Current assets					
Trade and other debtors	14	220,161		157,236	
Cash and cash equivalents		3,421,305		4,378,207	
		<u>3,641,466</u>		<u>4,535,443</u>	
Creditors: amounts falling due within one year	15	(553,172)		(448,145)	
Net current assets			<u>3,088,294</u>		<u>4,087,298</u>
Total assets less current liabilities			<u>11,182,705</u>		<u>11,944,279</u>
Creditors: amounts falling due after more than one year	16	(1,601,253)		(1,662,439)	
Net assets excluding pension liability			<u>9,581,452</u>		<u>10,281,840</u>
Provisions for liabilities					
Defined benefit pension scheme liability	18		(569,000)		(705,000)
Total net assets			<u>9,012,452</u>		<u>9,576,840</u>
Equity					
Called up share capital	19		26		57
Reserves:					
Restricted reserves	20		652,961		629,097
Income and expenditure reserve			8,359,465		8,947,686
Total equity			<u>9,012,452</u>		<u>9,576,840</u>

The financial statements were approved and authorised for issue by the Board of Management on 22 September 2025 and are signed on its behalf by:


Jackie Churchward-Cardiff - Chair


Stephen Platt - Deputy Chair


Andrew Mickleburgh - Secretary

ROCKDALE HOUSING ASSOCIATION LIMITED

**STATEMENT OF CHANGES IN RESERVES
FOR THE YEAR ENDED 31 MARCH 2025**

	<i>Called up share capital £</i>	<i>Restricted reserves £</i>	<i>Income and expenditure reserve £</i>	<i>Total £</i>
Balance at 1 April 2023	54	510,186	9,443,522	9,953,762
Shares issued during the year	3	-	(3)	-
Deficit per Statement of Comprehensive Income	-	-	(376,922)	(376,922)
Restricted reserves movement	-	118,911	(118,911)	-
Balance at 31 March 2024	57	629,097	8,947,686	9,576,840
Shares issued during the year	4	-	(4)	-
Shares redeemed during the year	(35)	-	35	-
Deficit per Statement of Comprehensive Income	-	-	(564,388)	(564,388)
Transfer between funds		(160,014)	160,014	-
Restricted reserves movement	-	183,878	(183,878)	-
Balance at 31 March 2025	26	652,961	8,359,465	9,012,452

ROCKDALE HOUSING ASSOCIATION LIMITED

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2025**

	Note	2025 £	2024 £
Net cash used in operating activities	A	(417,717)	(139,394)
Cash flows from investing activities			
Acquisition and construction of housing properties		(597,880)	(119,508)
Acquisition of other tangible fixed assets		(52,352)	(49,104)
Purchases of investments		-	(217,632)
Sales proceeds from investments		-	2,390,897
Interest and dividends received		129,139	153,181
Net cash (used in) / from investing activities		(521,093)	2,157,834
Cash flows from financing activities			
Interest paid		(16,018)	(16,264)
Repayments of borrowings		(2,074)	(1,828)
Net cash used in financing activities		(18,092)	(18,092)
Change in cash and cash equivalents		(956,902)	2,000,348
Cash and cash equivalents at the start of the year		4,378,207	2,377,859
Cash and cash equivalents at the end of the year		3,421,305	4,378,207
A. Net cash used in operating activities			
Deficit for the period		(563,388)	(265,922)
Adjustments for:			
Depreciation and loss on disposal		412,802	390,659
Net losses on investments		-	55,051
Amortised housing grant		(58,896)	(58,896)
Defined benefit pension cost		(137,000)	(114,000)
Decrease in trade and other debtors		(62,925)	(7,306)
Decrease/(increase) in trade and other creditors		104,811	(2,063)
Interest and dividends received		(129,139)	(153,181)
Loan interest paid		16,018	16,264
Net cash used in operating activities		(417,717)	(139,394)

ROCKDALE HOUSING ASSOCIATION LIMITED

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2025**

B. Analysis of changes in net debt	At 1 Apr 2024 £	Cash flows £	Non cash changes £	At 31 Mar 2025 £
Cash and cash equivalents	4,378,207	(956,902)	-	3,421,305
Housing loan due within one year	(2,023)	2,074	(2,290)	(2,239)
Housing loan due after one year	(153,354)	-	2,290	(151,064)
	<u>4,222,830</u>	<u>(954,828)</u>	<u>-</u>	<u>3,268,002</u>

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1 Status

Rockdale Housing Association Limited is registered under the Co-operative and Community Benefit Societies Act 2014 as an exempt charity (No. 13507R) and a private registered provider of social housing in the United Kingdom registered with the Regulator of Social Housing (No.LH0869) under the Housing Act 1996. The Association is a Public Benefit Entity (PBE) as defined in the glossary of FRS 102.

The Association's registered address is Rockdale Lodge, Rockdale Road, Sevenoaks, Kent, TN13 1JT. The nature of the Association's operations is given in the Director's Report.

2 Principal accounting policies

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102, the Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102); the Statement of Recommended Practice (SORP) for Social Housing Providers; and with the Accounting Direction for private registered providers of social housing in England. The financial statements are also prepared under the Co-operative and Community Benefit Societies Act 2014. The financial statements are prepared in pounds sterling, which is the functional currency of the Association, and are rounded to the nearest whole pound.

The Association has incurred substantial losses over the last few years due to the increase in voids in Rockdale House. This has gradually reduced available reserves. However the Board have taken action to address this by introducing nursing and domiciliary care. Following approval from the Care Quality Commission, both services have commenced post year end. On this basis, and the current level of reserves available, the financial statements have been prepared on the going concern basis.

The accounts are prepared under the historical cost convention with the exception of listed investments which are stated at fair value.

Turnover

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

Turnover represents rental and service charges income receivable in the year net of rent and service charge losses from voids, and revenue grants.

Pension costs

The Association operates two pension schemes; a defined contribution scheme and a defined benefit multi-employer scheme. Information regarding the Association's defined benefit multi-employer scheme underlying assets and liabilities has been provided by the pension scheme administrators and the scheme assets and liabilities have been included in the Association's financial statements at fair value as detailed in Note 18.

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

2 Principal accounting policies continued

Tangible fixed assets - housing properties

Housing properties are stated at cost which includes the following:

- Costs of acquiring land and buildings including legal fees;
- Development expenditure including consultants' fees;
- Interest charged on the mortgage loans raised to finance the scheme;
- Expenditure on improvements including consultants' fees; and
- Amounts equal to allowances for administration and supervision of schemes approved for Social Housing Grant (SHG).

Any invoices and architects' certificates relating to capital expenditure incurred in the year are included in the financial statements for the year at gross value before retentions, provided that the dates of issue or valuation are prior to the year end.

Depreciation is provided on housing properties, excluding land, so as to write off the net cost less estimated residual value of each asset over its remaining estimated useful life. Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they relate, if shorter, as follows:

Main fabric/structure	50 years straight line
Roof	25-50 years straight line
Windows, bathrooms, heating systems	20 years straight line
Kitchens, internal lifts	15 years straight line
External lifts	20 years straight line

Assets in the course of construction are carried at cost and are not depreciated until they are brought into use. Expenditure on improvements is only capitalised where it results in incremental future benefits such as increased rental income, reduced maintenance costs, a significant extension in the useful economic life of the asset or a major component is replaced. Works to existing properties are treated as improvements where they comply with this policy.

Tangible fixed assets - other

Tangible fixed assets other than housing properties are stated at cost less accumulated depreciation. Depreciation is calculated to write off the cost over the estimated useful economic life at the following rates:

Fixtures, fittings, machinery and equipment	5 years straight line
Computers and IT equipment	3 years straight line

Impairment

Assets not measured at fair value are reviewed for any indication that the asset may be impaired at each accounting reference date. The key indicators considered are declines in market value, physical damage, changes in demand and contamination issues (e.g. the identification of asbestos requiring removal), among others. If such indicators exist, the recoverable amount is estimated and compared to the carrying amount. Where the carrying amount exceeds the recoverable amount, an impairment loss is recognised in the statement of comprehensive income.

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

2 Principal accounting policies continued

Investments

Investments are measured at fair value as follows:

UK quoted securities and Unit Trusts are valued at the mid-market price quoted by the London Stock Exchange. Overseas securities are valued at the mid-market or last traded price on the relevant stock exchange.

OEICs are valued at the price calculated by the OEIC Manager on the valuation date. Unquoted securities are valued at prices obtained from accredited sources.

Cash balances held by the Investment Company are shown in Cash and cash equivalents in the Statement of Financial Position.

Debtors and creditors due within one year

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.

Unutilised contributions made by leaseholders to service charges are provided for in creditors due within one year, in so far as reductions will be made to future service charge contributions. Additionally under-recovered service charges are recognised in debtors in so far as the recovery of the balance is virtually certain.

Cash and cash equivalents

Cash held on deposit with an initial maturity of approximately three months or less is shown on the Statement of Financial Position as Cash and cash equivalents.

Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment. If an arrangement constitutes a financing transaction it is measured at present value.

Social housing grants

Social Housing Grants (SHG) are included in deferred income and then released to income on a systematic basis using the accrual method. This amortisation is calculated on a pro rata basis over the expected useful life (as stated above) of the housing properties' structure and their individual components (excluding land).

SHG is repayable under certain circumstances, primarily following the sale of the property, but will normally be restricted to net proceeds of sale. The grants are reflected in the financial statements once payment has been approved.

Restricted reserves

Restricted reserves are those reserves which are subject to external restrictions governing their application.

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

2 Principal accounting policies continued

Critical judgements and key sources of estimation uncertainty

In many cases, the accounting treatment of a particular transaction in these financial statements is specifically dictated by FRS 102 and does not require judgment in its application. In other cases management's judgement may be required in choosing a particular policy. Where the choice of a particular policy could materially affect the numbers disclosed in these financial statements then we consider these to be critical accounting policies.

The critical accounting policies and important estimates used in the preparation of these accounts are set out below:

A key source of estimation uncertainty arises from the Multi-employer defined benefit pension scheme valuations of liabilities. The key assumptions used in the actuarial calculations include the discount rate, inflation rate, salary growth and the life expectancy of the staff members.

Useful economic lives of tangible assets:

The depreciation charge for tangible assets is sensitive to changes in the estimated useful economic lives and residual values of the assets and these are re-assessed annually. They are amended when necessary to reflect current estimates, based on future developments, economic utilisation and the physical condition of the assets.

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

3 Income and expenditure

	2025 £	2024 £
Care home fees receivable	3,538,268	3,260,679
Rents receivable	761,697	699,933
Service charges receivable	696,975	627,032
Support charges receivable	272,134	250,112
Amortised Social Housing Grant	58,896	58,896
	<u>5,327,970</u>	<u>4,896,652</u>
Less: voids, losses and charitable contributions (see Note 4)	<u>(1,143,873)</u>	<u>(848,798)</u>
Income from lettings	4,184,097	4,047,854
Direct property operating costs:		
Staff costs (see Note 6)	2,973,990	2,773,249
Maintenance costs	626,006	584,695
Depreciation and loss on disposal	412,802	390,659
Utilities, rates and insurance	338,437	253,489
Other costs	675,316	528,883
	<u>5,026,551</u>	<u>4,530,975</u>
Operating expenditure	5,026,551	4,530,975
Operating deficit from activities	(842,454)	(483,121)

4 Voids, losses and charitable contributions

	2025 £	2024 £
Voids due to care home vacancies	904,356	628,661
Other voids	39,123	23,238
Charitable contributions to fees and support charges	199,173	196,454
Write offs and other losses	1,221	445
	<u>1,143,873</u>	<u>848,798</u>

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

5 Key management personnel

Key Management Personnel are defined as the people responsible for planning and directing the activities of Rockdale Housing Association, comprising the Chief Executive, the Head of Finance and Resources, the Registered Home Manager and the Head of Property and Housing Management. The highest paid director is the person who reports directly to the Board.

The total emoluments of key management personnel, including National Insurance and employer's pension contributions, were £389,999 (2024: £386,382). The remuneration paid to the highest paid director, excluding National Insurance and employer's pension contributions, was £75,330 (2024: £83,177).

The numbers of staff with remuneration more than £60,000 was as follows:

- £70,000 - £80,000 - One (2024: One)
- £80,000 - £90,000 - Two (2024: One)
- £90,000 - £100,000 - None (2024: One)

Emoluments totalling £43,260 (2024: £6,000) were paid in the year to a member (2024: one member) on the Board of Management for an ongoing project. Emoluments totalling £1,894 (2024: £Nil) were paid to the new chair of the board (2024: none) for her role on the board. Expenses totalling £Nil (2024: £133) were paid to the Board of Management in the year.

6 Staff costs

	2025 £	2024 £
Staff costs comprised:		
Wages and salaries	2,524,473	2,278,254
Agency staff	218,879	272,067
Employer's National Insurance contributions	235,370	203,974
Employer's pension contributions	79,799	74,239
	<u>3,058,521</u>	<u>2,828,534</u>
Home Help staff included in Other operating costs	(84,531)	(55,285)
Per Note 3	<u>2,973,990</u>	<u>2,773,249</u>

The average number of persons employed during the year was 95 (2024: 94) on a headcount basis or 80 (2024: 74) on a full-time equivalent basis.

ROCKDALE HOUSING ASSOCIATION LIMITED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025****7 Interest receivable and similar income**

	2025	2024
	£	£
Deposit interest receivable	129,139	143,368
Dividends receivable	-	9,813
Charitable donations and bequests	17,547	17,324
Leasehold Properties Sinking Fund Income	184,594	118,911
	331,280	289,416

8 Interest payable and similar costs

	2025	2024
	£	£
Fundraising, publicity and awareness costs	40,030	29,991
Investment management fees	-	9,707
Net interest expense on defined benefit pensions	17,841	32,768
Loans payable wholly or partly after five years	16,018	16,264
	73,889	88,730

9 Taxation

The Association is an exempt charity, registered under the Co-operative and Community Benefit Societies Act 2014, number 13507R, and by virtue of Section 505 of the Income and Corporation Taxes Act 1988 is therefore exempt from liability to taxation on its income and gains.

10 Operating deficit for the period

	2025	2024
	£	£
This is stated after charging:		
Depreciation - tangible fixed assets	412,176	390,898
Auditors' remuneration, including irrecoverable VAT:		
- in their capacity of Auditors	9,493	16,043
- in other capacity	2,310	2,220

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

11 Tangible fixed assets - Housing properties

	<i>Freehold properties under shared ownership</i> £	<i>Freehold properties for letting</i> £	<i>Freehold offices</i> £	<i>Total</i> £
Cost				
At 1 April 2024	178,090	11,901,188	236,135	12,315,413
Additions	120,683	470,397	6,800	597,880
Disposals	-	(7,705)	-	(7,705)
Transfers	(2,029)	2,029	-	-
At 31 March 2025	296,744	12,365,909	242,935	12,905,588
Depreciation				
At 1 April 2024	75,887	4,363,208	140,545	4,579,640
Charge for the year	5,279	349,278	5,990	360,547
Eliminated on disposal	-	(7,079)	-	(7,079)
Transfers	(952)	952	-	-
At 31 March 2025	80,214	4,706,359	146,535	4,933,108
Net book value				
At 31 March 2025	216,530	7,659,550	96,400	7,972,480
At 31 March 2024	102,203	7,537,980	95,590	7,735,773

Post year, the association has negotiated settlement of the outstanding retention with Balfour Beatty. The retention balance that the association has negotiated stood at £60,202 (2024: £65,948). This sum is shown under Creditors in Note 15.

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

12 Tangible fixed assets - other

	<i>Plant, machinery, fixtures & equipment</i> £	<i>Computer hardware & software</i> £	<i>Total</i> £
Cost			
At 1 April 2024	413,959	68,066	482,025
Additions	37,266	15,086	52,352
	<hr/>	<hr/>	<hr/>
At 31 March 2025	451,225	83,152	534,377
	<hr/>	<hr/>	<hr/>
Depreciation			
At 1 April 2024	309,419	51,398	360,817
Charge for the year	37,371	14,258	51,629
	<hr/>	<hr/>	<hr/>
At 31 March 2025	346,790	65,656	412,446
	<hr/>	<hr/>	<hr/>
Net book value			
At 31 March 2025	104,435	17,496	121,931
	<hr/>	<hr/>	<hr/>
At 31 March 2024	104,540	16,668	121,208
	<hr/>	<hr/>	<hr/>

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

13 Investments

	2025 £	2024 £
Fair value at 1 April 2024	-	2,228,316
Additions at cost	-	217,632
Disposals at fair value	-	(2,445,948)
Change in fair value	-	-
Fair value at 31 March 2025	-	-
Disposals sales proceeds	-	2,390,897
Total realised and unrealised losses	-	(55,051)

14 Trade and other debtors

	2025 £	2024 £
Rent receivable	62,911	23,874
Other debtors and prepayments	157,250	133,362
	220,161	157,236

15 Creditors: amounts falling due within one year

	2025 £	2024 £
Housing loans - Orchardbrook Limited	2,239	2,023
Trade creditors	146,305	67,252
Other tax and social security	46,841	47,750
Pension contributions	-	24,087
Social Housing Grants deferred	58,896	58,896
Balfour Beatty retention	60,202	65,948
Accruals and deferred income	227,969	177,163
Other creditors	10,720	5,026
	553,172	448,145

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

16 Creditors: amounts falling due after more than one year

	2025 £	2024 £
Housing loans - Orchardbrook Limited: long term	151,064	153,354
Social Housing Grants deferred: long term	1,450,189	1,509,085
	<u>1,601,253</u>	<u>1,662,439</u>

17 Social Housing Grants deferred

	2025 £	2024 £
At 1 April 2024	1,567,981	1,626,877
Amortisation for the year	(58,896)	(58,896)
At 31 March 2025	<u>1,509,085</u>	<u>1,567,981</u>

18 Pension obligations

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

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

The last completed triennial valuation of the scheme for funding purposes was carried out as at 30 September 2023. This valuation revealed a deficit of £697m. A Recovery Plan has been put in place with the aim of removing this deficit by 31 March 2028.

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

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

18 Pension obligations continued

For accounting purposes, a valuation of the scheme is carried out with an effective date of 30 September each year. The liability figures from this valuation are rolled forward for the relevant accounting year-ends from the following 31 March to 28 February inclusive.

The latest accounting valuation was carried out with an effective date of 30 September 2024. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2025 to 29 February 2026 inclusive.

The liabilities are compared, at the relevant accounting date, with the company's fair share of the Scheme's total assets to calculate the company's net deficit or surplus.

Present value of defined benefit obligation

	2025 £	2024 £
Fair value of plan assets	3,023,000	3,120,000
Present value of defined benefit obligation	(3,592,000)	(3,825,000)
Deficit in plan	(569,000)	(705,000)

Reconciliation of fair value of plan assets

	2025 £	2024 £
Fair value of plan assets at start of period	3,120,000	3,065,000
Interest income	150,000	149,000
Experience on plan assets (excluding amounts included in interest income)	(172,000)	(46,000)
Contributions by the employer	174,000	152,000
Benefits paid and expenses	(249,000)	(200,000)
Fair value of plan assets at end of period	3,023,000	3,120,000

The actual return on plan assets (including any changes in share of assets) over the year was £22,000 (2024: £603,000).

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

18 Pension obligations continued

Reconciliation of defined benefit obligation

	2025 £	2024 £
Defined benefit obligation at start of period	3,825,000	3,773,000
Expenses	7,000	6,000
Interest expense	180,000	181,000
Actuarial losses due to scheme experience	128,000	87,000
Actuarial (gains) due to changes in demographic assumptions	-	(52,000)
Actuarial (gains)/losses due to changes in financial assumptions	(299,000)	30,000
Benefits paid and expenses	(249,000)	(200,000)
Defined benefit obligation at end of period	3,592,000	3,825,000

Defined benefit cost recognised in the Statement of Comprehensive Income

	2025 £	2024 £
Expenses	7,000	6,000
Net interest expense	30,000	32,000
	37,000	38,000

Defined benefit cost recognised in Other Comprehensive Income

	2025 £	2024 £
Experience on plan assets (excluding amounts included in net interest cost)	(172,000)	(46,000)
Experience gains and losses arising on the plan liabilities	(128,000)	(87,000)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation	-	52,000
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation	299,000	(30,000)
	(1,000)	(111,000)

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

18 Pension obligations continued

	2025 £	2024 £
Assets comprise:		
Global Equity	339,000	311,000
Absolute Return	-	122,000
Distressed Opportunities	-	110,000
Credit Relative Value	-	102,000
Alternative Risk Premia	-	99,000
Liquid Alternatives	560,000	-
Emerging Markets Debt	-	40,000
Risk Sharing	-	183,000
Insurance-Linked Securities	9,000	16,000
Property	151,000	125,000
Infrastructure	1,000	315,000
Private Equity	3,000	3,000
Real Assets	362,000	-
Private Debt	-	123,000
Opportunistic Illiquid Credit	-	122,000
Private Credit	370,000	-
Credit	116,000	-
Investment Grade Credit	93,000	-
High Yield	-	-
Cash	41,000	62,000
Long Lease Property	1,000	20,000
Secured Income	50,000	93,000
Liability Driven Investment	915,000	1,270,000
Currency hedging	5,000	(1,000)
Net current assets	7,000	5,000
	3,023,000	3,120,000
	2025	2024
	%	%
Key actuarial assumptions:		
Discount Rate	5.68%	4.86%
Inflation RPI	3.14%	3.20%
Inflation CPI	2.75%	2.75%
Salary Growth	3.75%	3.75%

Allowance for commutation of pension for cash at retirement: 75% of maximum allowance.

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

18 Pension obligations continued

The mortality assumptions adopted at 31 March 2025 imply the following life expectancies at the age of 65 years:

	2025 Years	2024 Years
Male retiring in 2025	20.5	20.5
Female retiring in 2025	23.0	23.0
Male retiring in 2045	21.7	21.8
Female retiring in 2045	24.5	24.4

19 Share capital

	2025 #	2024 #
Shares of £1 each issued and fully paid at 1 April 2024	57	57
Shares issued during the year	4	-
Shares redeemed during the year	(35)	-
	<u>26</u>	<u>57</u>

20 Restricted reserves

	At 1 Apr 2024 £	Income £	Expenditure / Transfers £	At 31 Mar 2025 £
Current year:				
Akehurst Lane Reserves	534,254	118,573	(160,730)	492,097
Summerbank Reserves	28,700	42,497	-	71,197
Laurie House 1-11 Reserves	39,998	23,525	-	63,523
Laurie House 12-19 Reserves	26,145	-	-	26,145
	<u>629,097</u>	<u>184,594</u>	<u>(160,730)</u>	<u>652,961</u>
Prior year:				
Akehurst Lane Reserves	463,516	70,738	-	534,254
Summerbank Reserves	14,583	14,117	-	28,700
Laurie House 1-11 Reserves	28,298	11,700	-	39,998
Laurie House 12-19 Reserves	3,789	22,356	-	26,145
	<u>510,186</u>	<u>118,911</u>	<u>-</u>	<u>629,097</u>

These reserves are only expendable in the management and maintenance of the specific blocks of Leasehold apartments as indicated. They comprise the sinking fund as specified in the leases. Included within the transfer figure from the Akehurst Lane reserves are £120,683 relating to the Courtyard works at Webbs Meadow.

ROCKDALE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

21 Designated reserves

Certain funds have been set aside within unrestricted funds, by the Board, for management purposes and called designated reserves. These funds are intended to be spent over the next two years. The Board feel it is useful to give information on these funds as disclosed below:

	2025 £	2024 £
Planned Maintenance Fund:		
Funds set aside for future planned maintenance expenditure	1,217,000	1,649,000
Capital Reserve Fund:		
Funds set aside for future capital expenditure	80,000	530,000

22 Operating lease commitments

At 31 March 2025 the association had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2025 £	2024 £ Re-stated
Not later than one year	-	6,808
	-	6,808

23 Accommodation under management

Number of units in management at the beginning and end of the year:

	At 1 Apr 2024 #	Change in the year #	At 31 Mar 2025 #
Sheltered apartments for rent:- Housing for older people	124	-	124
Care home:- Providing personal care under the Care Standards Act 2000	50	-	50
Leasehold properties:- Shared Ownership	27	(1)	26
Leasehold properties:- Fully owned by Lessee	29		29
Market rent properties	-	1	1
	230	-	230

24 Capital commitments

At 31 March 2025 the association had contracted capital commitments of £Nil (2024: £106,582).

