



Annual Report 2009

Introduction by The Chairman

The Association has had a year of steady and controlled growth continuing to improve housing across the County, looking to future development and managing staffing changes.

The high point of the year was cutting the first turf at Chorley for a mix of 2 and 3 bed roomed houses. These houses are a tribute to the Parish Council, the land owner and local members of this board who have all worked tirelessly to deliver them for local families over several years.

The Chorely houses are also environmentally friendly having ground source heat pumps and excellent insulation. They should prove easier and more cost effective to heat for the tenants. Time will tell. It is always a challenge to deliver to the high environmental standards now required by the Homes and Communities Agency if the development is in the countryside far from gas mains. I believe that where ever we can we should be helping our tenants to keep as much money in their pockets as possible – especially at the present time. Cutting heating cost will aid this.

The economic downturn is being weathered by the Association mainly due to a strong balance sheet and tight financial control. The depth and length of the recession will, I hope, prove the effectiveness of our financial management and see us continuing to move from strength to strength. Our aims continue to be providing more good quality housing in our very rural County- for local people.

I look forward to working with the new Unitary Authority, Shropshire Council, which will see the introduction of a countywide Choice Based Lettings System and the implementation of countywide affordable housing planning policies. Working alongside and with the new Authority will be vital.

I wish to thank the staff and Board Members for their hard, dedicated work and their support.

Heather Kidd

Heather Kidd Chairman SRHA



A Review of the Year to 31st March 2009

In some respects this past year has been a relatively quiet one for the Association as we have waited for various initiatives that we have taken to come to fruition and also to see how changes being planned for the various outside bodies that we deal with will affect us.

As she mentions in her introduction, perhaps the highpoint of the year was in October when Heather Kidd, the Association's Chairman cut the first turf to mark the beginning of the construction of our new scheme at Chorley near Bridgnorth. This scheme is being built to the government's Code for Sustainable Homes (Level 3) which will ensure that the new homes cause the minimum of damage to the environment and give off much lower CO₂ than would usually be the case. To achieve this, because there is no mains gas available in Chorley, we had to specify ground source heat pumps to provide the main source of heating for the dwellings.

The scheme is due to be completed in the autumn of this year and will be let to local people from within and around Chorley.

In connection with the need to reduce carbon emissions as well as tackle fuel poverty among residents, we have been monitoring the cost of heating bills at our new scheme at Weston Rhyn which was built to an earlier sustainability standard "Eco Homes (Very Good)". So far as we can gather, heating bills in these homes are significantly lower than they might otherwise have been considering particularly the cold winter we experienced during January and February.

In last year's report we mentioned the challenges that we faced arising from the credit crisis and the accompanying recession. In the event, we believe that we have dealt with these successfully. Our tight financial controls together with a movement of cost trends in our favour have combined to see a further strengthening of our Balance Sheet and a significant increase in our reserves. This is in spite of the fact that we have continued to invest heavily in improvements to our existing stock as well as in developing new homes.

So confident were we that our financial strategy was working well that when we came to review our rents for the year 2009-2010, we decided not to increase them up to the level that we could have done using the formula recommended by the former Housing Corporation. If we had used that, then rents would have been increased by 5.5% with effect from the 1st April 2009.

Instead, we opted to increase them by a more modest 3%. In that way, we hope to have made things a little easier for those feeling the effects of the current economic climate.



Installing the ground source heat pumps at Chorley



A Review of the Year...continued

Earlier in this report we mentioned changes to outside organisations with which we need to work. Since this Association was first formed it has been both funded and regulated by the Housing Corporation, a quasi-government organisation established for that purpose. At the end of November 2008, the Housing Corporation was wound up and its powers and duties transferred to two new bodies.

The first of these is the new Homes and Communities Agency which has been formed by merging the former Housing Corporation's funding role with the work of English Partnerships which dealt with the more commercial and infrastructure side of property investment.

The second is the newly created Tenants Services Authority which has the role of regulating housing associations and safeguarding the interests of their tenants.

At the end of the financial year we are still waiting for these two bodies to fully establish themselves before we can see quite how they will affect us.

Closer to home, we have watched with close interest, the preparations being made for formation of the new Shropshire Council and the winding down of the five District Councils which it will replace; Bridgnorth, North Shropshire, Oswestry, Shrewsbury & Atcham and South Shropshire. It is obviously difficult and dangerous to pre-judge but our initial impressions are that the declared policies and strategies of the new council will help us considerably in our work.

Lastly, at the end of the financial year we said goodbye to Gordon Parkes, our Financial Accountant for the past six years, who has taken retirement. In his place we welcome Mrs. Rachael Fullwood who joins us from the commercial sector. We wish Gordon a long and happy retirement and Rachael, every success in her new career.



Our nearly completed scheme at Chorley near Bridgnorth

REPAIRS during 2008 - 2009

RESPONSE TIMES (Target = 100%)



Emergency 24 HOUR RESPONSE 62 repairs - 59 carried out on time - 96%

Urgent 48 HOUR RESPONSE 150 repairs - 140 carried out on time - 93%

Urgent 7 DAY RESPONSE 174 repairs - 167 carried out on time - 96%

Routine 20 DAY RESPONSE* 281 repairs - 259 carried out on time - 92%

WORKING DAYS*

S.R.H.A Schemes 2009

Bridgnorth	BURWARTON	6
	KINLET	8
	STOTTESDON	6
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North Shropshire	CLIVE	7
	COCKSHUTT	9
	HADNALL	10
	HARMER HILL	7
	HINSTOCK	12
	IGHTFIELD	6
	SHAWBURY	23
	TERN HILL	5
	WESTON LULLINGFIELDS	4
	WELSHAMPTON	3
	WEM	6
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Oswestry	GOBOWEN	3
	MORDA	7
	OSWESTRY	10
	RUYTON-XI-TOWNS	10
	ST. MARTINS	8
	TREFONEN	12
	WEST FELTON	1
	WESTON RHYN (The Meads)	3
	WESTON RHYN (Sycamore Park)	18
WHITTINGTON	2	
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Shrewsbury and Atcham	BAYSTON HILL	2
	MINSTERLEY	5
	PONTESBURY	10
	SHREWSBURY	6
	WILCOTT	3
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South Shropshire	BROCKTON, WORTHEN	4
	CORELEY	8
	ONIBURY	8

Our total number of dwellings is 232



The Financial Year

FINANCIAL summary

How each pound of your rent is spent

RENTS	£906,079.00	
Cyclical and Planned Maintenance Services	£131,454.00	15%
Response Repairs Management	£48,121.00	5%
Rent Losses from Bad Debts	£112,223.00	12%
Loan Repayments	£173,924.00	19%
Reserves	£6,436.00	1%
	£277,152.00	31%
	£155,375.00	17%
	100%	

ACCOUNTS 2008 - 2009

Investment in Housing Development **£13,425,111.00**

Total Rent and other Income: **£920,599.00**

Summary of Balance Sheet
Year Ended 31st March 2009

Fixed Assets **£6,010,308.00**

Net Current Assets **£48,651.00**

Total Assets less Current Liabilities **£6,058,959.00**

Financed by:

Long Term Loans 4,105,392.00

Called up Share Capital 63.00

Reserves 847,593.00

Income and Expenditure Account 1,105,911.00

£6,058,959.00

AVERAGE Weekly Rents

	Secure	Assured
One Bed	£60.38	£67.04
Two Bed	£67.27	£69.00
Three Bed	----	£76.37
Four Bed	----	£93.27

The people behind the scenes

The members of Shropshire Rural Housing Association's Board are:

Mrs. H. Kidd	Chairman
Mrs. P. W. Sears	Secretary
Mrs. D. M. Shineton	Vice-Chairman and Chairman of Strategy and Resources
Mrs. R. Abbiss	Chairman of Housing Management
Mrs M. Lomas	Vice Chairman (Development) of Strategy and Resources
Mr. A. Vanderhook	Vice Chairman (Finance) of Strategy and Resources
Mr. J. Alvey	Vice Chairman of Housing Management
Mr. T . Davies	
Reverend E. Ward	
Mr. A. Newall	Tenant Member
Mr. J. Morrison	Tenant Member

Pastoral Visitors are:

Mrs. R. Abbiss	Mrs M. Lomas
Mr. J. Alvey	Mr. J. Morrison
Mr. J. Cadwallader	Rev. E. Ward
Mrs. P.W. Sears	

The Association's Staff are:

In the Association's offices at

The Maltings, 59 Lythwood Road, Bayston Hill Shrewsbury, SY3 0NA

Telephone: (01743) 874848 Facsimile: (01743) 874003

Email: Margaret.Williams@ShropshireRural.co.uk Web site: www.ShropshireRural.co.uk

Mr. M. Clarke	Director
Mr. B. Powell	Housing Manager
Mr. G. Parkes	Financial Accountant
Mrs. L. Talbot	Housing Officer
Mrs. M. Williams	Administrative Officer
Mrs. P. Marston	Rent Officer

At Shawbury:

Mrs. A. Hadwen Warden for Shawbury - Telephone: (01939) 251404

Financial and Legal Services are provided by:

Bankers	National Westminster Bank Plc.
Funders	The Housing Corporation (until Nov. 2008) The Homes & Communities Agency (from Dec.2008) The Nationwide Building Society
Auditors	The Royal Bank of Scotland
Solicitors	Whittingham Riddell LLP, Shrewsbury KJD, Stoke-on-Trent
Financial Services	HBJ Gateley Wareing, Birmingham Congleton Computer Services



ANNUAL REPORT to 31st MARCH 2009



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