

**Rykneid Homes Limited**  
**Company Limited by Guarantee**  
**FINANCIAL STATEMENTS**  
**for the year ended**  
**31 March 2021**

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**Rykneld Homes Limited**  
**Company Limited by Guarantee**  
**Officers and professional advisors**

**DIRECTORS**

John Clough  
Oscar Gomez-Reaney  
Wayne Hodgkiss  
Diana Ruff  
Jason Spencer  
John Tatham  
Martin Thacker

**SECRETARY**

Martha Finitsis

**REGISTERED OFFICE**

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**AUDITOR**

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**ACTUARY**

Hymans Robertson LLP  
1 London Wall  
London  
EC2Y 5EA

# Rykneld Homes Limited Company Limited by Guarantee

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## Directors' Report

### Constitution

The Company is incorporated as a private company limited by guarantee under the Companies Act 2006; as such it has no share capital.

The Company's sole shareholder is North East Derbyshire District Council (NEDDC).

### Report of the Board

The Directors submit their report and financial statements of Rykneld Homes Limited ("RHL") for the year from 1 April 2020 to 31 March 2021. A list of the current Directors is included on page 1. Details of changes within the year are shown below:

S Clough - appointed 01/04/20  
C Cupit – stepped down 03/08/20  
A Dale – stepped down 03/08/20  
O Reaney – appointed 11/08/20  
W Hodgkiss – appointed 11/08/20  
D Ruff - appointed 01/04/20  
J Tatham - appointed 08/12/20

### Principal Activities

Rykneld Homes Limited's (RHL) principal activity during the period has been providing housing services for North East Derbyshire District Council's housing stock. Rykneld Homes Limited is also a Registered Provider (RP) and has 139 of its own properties (8 of which are shared ownership properties and 1 Leaseholder property).

The housing services provided to the Council in 2020/21 are listed below:

#### Adaptations Service

- Housing Needs Assessment
- DCC Liaison
- Installation management

#### Asset Management

- Acquisition and Disposal recommendation and delivery
- Stock Condition system
- Surveying
- Analysis, reporting and recommendation for stock investment

#### Business Planning and Development:

- Strategy and Policy Development
- Risk Management
- Performance Management
- Complaints Service
- Customer Satisfaction
- Data Protection and Freedom of Information and Records Management
- Statutory and Regulator Compliance

#### Capital Investment Programme

- External Wall Insulation
- Component replacement – windows, doors, roofs, heating, bathroom

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## Choice Move

- Allocations and Lettings Service
- Housing Register Management and administration
- Discretionary Housing Panel

## Community Alarm Service

- Equipment provision
- Annual circumstances review
- Charge/income management

## Community Liaison Service

- Decant management
- Regen/Cap' works Consultation
- Vulnerable customer support

## Communications

- Website
- Social media
- Publications
- Press enquiries

## Customer Services:

- Customer Advice and Support Team provides initial service response and resolution for all service areas
- Responsive Repairs Diagnostics and Planning

## Health and Safety Management

- Facilities Management
- Asbestos, Water, Lift and Fire Safety Management
- Corporate Health and Safety

## Home Ownership Management Service

- Shared ownership
- Right to Buy
- Right to Acquire
- Leasehold Management (including charge invoice and collection)

## Income Collection Management

- Housing Rent
- Garage Rent
- Garage Plot Rent
- Household Insurance
- Water Rates (historic)
- Rechargeable arrears
- Former Tenant Arrears

## Neighbourhood Services

- Tenancy Management
- Community Involvement
- Anti-social behaviour enforcement
- Financial Inclusion
- Communal Area Cleaning
- Communal Area Fire Safety inspection

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### Repairs and Maintenance Service

- Responsive Repairs
- Planned Repairs
- Gas servicing
- Electrical testing

### Voids Management:

- Relet repairs (Lettable Standard)
- Capital component replacement
- Estate Caretakers

### Regulation

RHL is regulated by the Regulator of Social Housing (RSH). The regulatory standards cover both economic standards and consumer standards. The three economic standards proactively monitored by RSH are:

- Governance and financial viability
- Value for money standard
- Rent standard

RHL has fully complied with these standards during 2020/21. Actions taken during the year include the following:

- The production and approval of the Financial Statements as at 31 March 2021 that comply with International Financial Reporting Standards (IFRS) Statement of Recommended Practice by Registered Social Housing Providers 2018 (SORP2018) and with the Accounting Direction for private registered providers of Social Housing in England 2019.
- Maintenance of asset and liability register.
- Maintenance of a Legislation/ Regulation Register to ensure the Company adheres to all relevant laws and regulations. Completed a Self-Assessment against the NHF code of governance.
- Undertaken and submitted Risk Assessments against the Governments Covid Operational Response Survey
- Commissioned external review of Stock Condition and investment requirements to ensure business plan to safeguard NEDDC social housing stock remains robust.
- Worked with NEDDC to review of compliance against the RSH Consumer Standards accounting for the proposals in the Social Housing White Paper. Report to be concluded June 2021.
- Secured increased investment for NEDDC stock through Councils Medium Term Financial Plan.
- Developed new opportunities and provide clear direction and control for the Company.

RHL's Performance Management Framework sets out the Company's rigorous approach for the successful management of risk, performance and value for money.

This was reviewed by the Board as part of the Business Planning process for 2021/22. During 2020/21 RHL has been working with NEDDC to revise its Management Agreement. This has included new provisions to ensure compliance with the requirements proposed in the Governments Social Housing White Paper. In addition, RHL has responded to the

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government's monthly Covid Operational Risk survey confirming no immediate risk to Health and Safety compliance, emergency service delivery and financial liquidity.

Our financial performance is summarised in the strategic report on page 9 Our service delivery performance is published monthly and annually on the Company Website.

### **Governance**

Strong and effective governance is an essential element of our success and our Board brings valuable knowledge and skills to ensure that we have a clear strategic direction and vision for the future.

RHL has adopted the National Housing Federation's Excellence in Governance Code, (2015 edition) which encourages the highest standards of governance, accountability and probity while responding to change and increased risk. The Board has reviewed the changes to the NHF Code of Governance and completed self-assessment to ensure continued compliance.

The Operational Board has successfully been appointed and started work during 2020 with a focus on service delivery to customers and a revised Community Involvement Strategy. The Strategy confirms RHL's adoption of the NHF's Together with Tenants Charter which supports delivery of the proposals in the Governments Social Housing White Paper.

### **Going Concern**

During 2017/18 the Council approved a new five-year contract with Rykneld Homes to deliver a full range of housing services for the Council's housing tenants and properties. The contract commenced from 1 April 2017 and includes an option to extend the arrangement for a further five-year period.

During 2020/21 the Council and RHL commenced work to renew the Management Contract and update its provisions to ensure a that the robust agreement that reflected the approach adopted in the Governments Social Housing White Paper. This will be concluded in 2021. During 2019/20, The Council commissioned an external review of the RHL's service and its VFM from Savill's. This reconfirmed the RHL's good VFM and performance benchmarked against peer group housing providers. This has been supplemented in 2020/21 with the commencement of a Savills review of RHL's service delivery against the RSH Consumer Standards and the forthcoming requirements in the Social Housing White Paper.

The Council as sole shareholder, has provided continued support to enable the financial statements of RHL to be prepared on a going concern basis. This is expressed through a letter of support received from the Council each year. Accordingly, the Company continues to adopt the going concern basis in preparing the financial statements.

In 2020/21 the world was turned upside down by the effects of the Coronavirus. Rykneld Homes continued to provide services in compliance with the government restrictions to areas such as allocations and income collection to protect customers and staff. By temporarily changing the way we did things, we were able to continue key services and support vulnerable people in the district through the delivery of food parcels and medication.

Rykneld Homes has been working closely with the Council during this time and have concluded that there is no risk as a going concern.

### **Human Resources**

This year first and foremost has been about ensuring the safety, health, and wellbeing of our employees to support them in continuing to deliver critical services within our communities. Employees had to adapt quickly to work within government guidance, and this

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was made possible by Rykneld Homes embracing new methods of communication and new developments in technology.

### **Mental Health**

We continue to support the workforce through what has been a difficult year by having 15% of our workforce trained as Mental Health first aiders, having access to telephone and face to face counselling and providing Occupational Health services. We have a culture that supports open and honest discussion about mental health, and this has been critical in identifying team members struggling with the impact of the pandemic.

Having positive, proactive, employee communication through 1:1s, team meetings and annual reviews has played a vital role in maintaining working relationships with distanced teams.

### **Professional and Personal Development**

We recognise the value of investing in our employees to ensure they can provide our customers with professional and effective services. In 2020/21 we have provided training to employees through professional qualifications, skills-based training, e-learning, mentoring, coaching and job shadowing. We employed 5 apprentices during the year in the Health and Safety Team, Repairs and Maintenance Trades Team, Choice Move, Finance and the Human Resource Team.

### **Statement of Directors' Responsibilities**

The directors are responsible for preparing the Directors' Report, the Strategic Report and the financial statements in accordance with applicable law and regulations.

Company law and registered social housing legislation requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements of the company in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006. Under this legislation the financial statements are required to present fairly the financial position and performance of the Company and within the Companies Act 2006 they are required to be prepared to give a true and fair view in their presentation.

The directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether they have been prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction for Private Registered Providers of Social Housing. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.



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

### **Statement on internal controls**

The Board acknowledge its ultimate responsibility for ensuring that the Company 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 Company or for publication;
- The maintenance of proper accounting records; and
- The safeguarding of assets against unauthorised use or disposal.

The systems of internal control can only provide reasonable and not absolute assurance against material misstatement or loss. The system of internal control includes the following key elements:

- Corporate governance arrangements operated through the Board
- A comprehensive set of Financial Regulations and Contract Procedure Rules are in place and all officers who have the authority to incur expenditure have received training.
- Other 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, maintaining proper Financial Statements and restrict the unauthorised use of the Company's assets;
- Robust performance monitoring complements the systems of internal control.
- Experienced and suitably qualified staff are employed to take responsibility for important business functions.
- Annual business planning and performance development appraisal with employees are in place to maintain standards of performance;
- Internal audit undertakes regular reviews on the effectiveness of internal controls. Based on the work undertaken during the year and the implementation by management of the recommendations made, Internal Audit has provided reasonable assurance that the Company has adequate and effective governance, risk management and internal control processes;
- A risk management framework in which priority risks are managed and reviewed by the Senior Management Team and monitored by the Board;
- Forecasts and budgets are prepared which monitor the key business risks and financial objectives and progress towards financial plans set for the year and the medium term.
- Regular management account reports are prepared promptly, providing relevant, reliable and up-to-date financial and other information. Significant variances from budgets are detailed and investigated as appropriate;
- All significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Board and the Senior Management Team of the Company;
- The Board receives the external auditor's report. Among other things this provides reasonable assurance that control procedures are in place and being followed. The internal audit programme is in place to review, appraise and report upon the adequacy of internal controls. Any actions necessary to correct any weaknesses identified by internal or external audits are incorporated within the service plan that is agreed by the Board. This is monitored by the of the Board; and
- A full range of insurance is in place to safeguard assets.

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During the period management has received regular reports from the Internal Audit Service provided by NEDDC covering the effectiveness of the systems of operational and financial controls. On behalf of the Board, the Senior Management Team has reviewed the effectiveness of systems of internal control in existence for the period ended 31 March 2021. No weaknesses were found in the internal controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements. The Board is satisfied that this remains the case up to the signing of these documents.

## **Strategic Report**

Information as required by schedule 7 of the Large and Medium sized Companies and Groups (Accounts and Reports) Regulations 2008 has been included in the Strategic Report.

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

The Directors who were in office on the date of approval of these statements have confirmed, as far as they are aware, there is no relevant audit information of which the auditor is unaware.

Each of the directors have confirmed that they have taken all the steps that they ought to have taken as Directors in order to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditor.

By order of the Board



Martha Finitsis  
Company Secretary

27 July 2021

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### Strategic Report

NEDDC agreed a budget allocation of £9.852m for RHL to deliver housing services in the district. During the reporting period RHL closed the Area Housing Offices and reduced staff numbers. This will deliver future efficiency savings whilst continuing to provide high quality services to our customers.

As the Council's Strategic partner, RHL has successfully delivered a £9.7m capital programme.

### Registered Provider

The overall net position for the RP is a deficit of £57,911 (2019/20 deficit of £110,146). The deficit is primarily as a result of the refurbishment of Hallowes Court which saw a loss on disposal of the previous building fabric.

	£
<b>RP Operating Surplus</b>	239,960
Finance Costs	<u>(239,228)</u>
<b>RP Surplus/ (Deficit) before Tax</b>	<b>732</b>
Taxation	<u>(58,644)</u>
<b>RP Total Deficit for 2019/20</b>	<b><u>(57,912)</u></b>

The table below summarises the position at 31 March 2021 for the number of managed and owned properties.

	Number of Properties
<b>NEDDC Managed Properties</b>	
Social Rental Properties	7618
Shared Ownership	13
<b>Registered Provider Owned</b>	
Rental Properties	130
Shared Ownership	8
Leasehold Property	1

### Pension Accounting

The pension transactions show a significant impact on the financial position for 2020/21 (a total movement of £9.233m. There is an actuarial loss of £8.076m which is due to pension scheme remeasurements for changes in financial assumptions. The financial assumptions for pension accounting are significantly influenced by the discount rate used to place a value on the liabilities, the expected rate of salary increases and the future pensions increase. The discount rate for 2020/21 has been set at 2% which is a reduction from the previous year figure (2.3%). The expected rate of salary increases for 2020/21 has been set at 3.55% which is an increase from the previous year figure (2.6%). The future pensions increase for 2020/21 has been set at 2.85% which is an increase from the previous year figure (1.9%). The net effect of the pension transactions in the year increases the net pension scheme liability to £18.697m from £9.464m in 2019/20. The changes in the pension liability are advised by the actuary and the assumptions provided are then used to prepare the annual accounts. It should be noted that the actuary has recommended changes to the liability position most years to both a positive and negative affect. The valuation includes an assumption for both the McCloud judgement and GMP equalisation.

### Major Risks and Uncertainties

RHL manages risk as an integral part of its governance and management arrangements. The Board receives regular risk management reports. RHL's Performance Management Framework sets out how risks are scored. The Corporate Risk Register sets out the mitigation actions in place to reduce and manage risk.

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The main risks included in the company's risk register are:

- High level of investment required in non-traditional housing stock.
- Increasingly competitive local letting market makes non-traditional properties harder to let.
- Proposals in Government Clean Growth Strategy and revised Decent homes Standard require improved EPC rating
- Changing Welfare Reforms reduce customer ability to pay rent and increase the resource cost of maintaining income to HRA
- Difficulty recruiting to senior and specialist posts/lack of resource to deliver Business Plan
- NEDDC's housing stock fails to meet identified district housing need and customer aspiration.
- Changes to Fire Safety Legislation and Social housing Homes Standard require increased investment
- Delay and cost increase to key projects
- Lack of supported accommodation is increasing the number of people living in general needs accommodation with complex needs
- Business continuity threatened by national/regional incident e.g. Epidemic
- Failure to comply with Health and Safety Legislation /best practice leads to ineffective risk mitigation

### **Acquisition and refurbishment of Hallowes Court**

The RP completed the acquisition of Hallowes Court on the 1<sup>st</sup> April 2019. The refurbishment of the former sheltered housing block within the complex was completed on 26<sup>th</sup> November 2020. The business plan for the purchase included a period of rent loss to facilitate the refurbishment.

### **Business Plan**

A copy of our Business Plan can be found at:

[www.rykneldhomes.org.uk/about-us/key-documents](http://www.rykneldhomes.org.uk/about-us/key-documents)

### **Value for Money Statement (VFM) – Rykneld Homes Limited**

The Regulator of Social Housing (RSH) implemented a new set of VFM reporting requirements commencing from 1<sup>st</sup> April 2017 for RP stock. The regulator has requested small providers not to submit figures because they disproportionately affected averages and could not provide a meaningful comparison.

This statement only applies to the RP stock and therefore should be set in context of the current size of the RP business. The RP currently owns 130 affordable rent, 8 shared ownership and 1 Leasehold property. The performance set out in the metrics reflects the relatively small number of units owned and the cost associated with these units. The lowest available threshold for comparison purposes is 1,000 units and therefore the reported performance can look distorted. The results and supporting narrative provide an indication of the outcomes for each metric.

Data published by the Regulator of Social Housing for the 2019/20 metrics has been used alongside each of our metric calculations to aid comparisons. The best available data is from 2019/20 for housing providers who manage between 1,000 and 2,500 properties.

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### **VFM Metrics**

The VFM metrics as required by the regulator for social housing are set out below, these demonstrate the performance of the Registered Provider element of our business. Where required, costs have been identified that relate to the delivery and management of company owned assets. There is no median for housing providers with less than 1,000 units so the median for housing providers between 1,000 and 2,500 has been shown for information. The amendments are indicated on each metric.

#### **Metric 1 – Reinvestment %**

This is a measure of the investment in properties (for existing stock as well as new properties) as a percentage of the value of total properties held.

Result for 2020/21 6.8% (2019/20 23.7%)

The result is lower than 2019/20 due to the acquisition of Hallowes Court from an existing housing provider during 2019/20.

*2019/20 median for housing providers between 1,000 and 2,500 units = 5.2%*

#### **Metric 2 – New supply delivered social housing units %**

This metric sets out the number of new social housing and non-social housing units that have been acquired or developed in the year as a proportion of total social housing units and non-social housing units at the period end (31 March 2021).

Result for 2020/21 0% (2019/20 0%)

There was no new supply delivered of social housing units during 2020/21.

*2019/20 median for housing providers between 1,000 and 2,500 units = 0.8%*

#### **Metric 2b – New supply delivered non-social housing units %**

Result for 2020/21 0% (2019/20 0%)

There was no new supply delivered of non-social housing units during 2020/21.

*2019/20 median for housing providers between 1,000 and 2,500 units = 0%*

#### **Metric 3 – Gearing %**

This metric assesses how much of the housing properties held at cost are financed from debt and the degree of dependence the Company has on debt finance.

Result for 2020/21 Company 104.4% (2019/20 Company 89.7%)

Result for 2020/21 RP 79.0% (2018/19 RP 78.6%)

The results show an increase in the Company's gearing between the two years. During the year, £1m new borrowing was taken (1.9m in 2019/20) which was used to refurbish Hallowes Court.

The opportunity to repay debt early is considered on a regular basis as this improves the gearing position as well as reducing interest charges and risks to the Company.

*2019/20 median for housing providers between 1,000 and 2,500 units = 37.2%*

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### **Metric 4 – Earnings before interest, tax, depreciation, amortisation, major repairs (EBITDA) Interest Cover %**

This metric is the interest cover measure which is a key indicator for liquidity and investment capacity. It seeks to measure the level of surplus that the Company/RP generates compared to the interest payable. The metric excludes depreciation, amortised government grant and disposal of assets to avoid distortion in the figures within and between years.

Result for 2020/21 Company -108.3% (2019/20 Company -137.3%)

Result for 2020/21 RP 87.3% (2019/20 RP 108.3%)

This metric result demonstrates that there is operating surplus generated to meet the interest charges on its loans.

*2019/20 median for housing providers between 1,000 and 2,500 units = 196%*

### **Metric 5 – headline social housing cost per unit (£'000)**

For this metric we are able to calculate the overall costs of the Company as a housing provider and RP. We have also isolated the RP to disclose the operational costs of the RP properties.

Result for 2020/21 £2,873 (2019/20 Company £2,909)

Result for 2020/21 £3,613 (2019/20 RP £3,631)

There is an approved social housing cost per unit. It is just an indication of the values being incurred on average per property. Higher cost per units may reflect significant investment being undertaken or very low cost per unit insufficient investment. There is one key figure affecting this metric for the Company which is not within our direct control – this is the level of expenditure allocated from NEDDC for major repairs works to their stock, £9.682m (£10.108m 2019/20).

*2019/20 median for housing providers between 1,000 and 2,500 units = £4,108*

### **Metric 6 – operating margin %**

The operating margin demonstrates the profitability of operating assets before exceptional expenses are taken into account. Increasing this margin is one way to improve the financial efficiency of the business. However, in assessing this ratio it is important that consideration is given to the RP's purpose and objectives.

The first part of this metric (6a) is calculated for the owned properties of the RP as it requires the denominator to be the turnover from social housing lettings.

### **Operating Margin (social housing lettings only) %**

Result for 2020/21 RP 25.9% (2019/20 RP 19.3%)

This metric shows that the operating margin for the RP properties has increased from 2019/20.

*2019/20 median for housing providers between 1,000 and 2,500 units = 25.1%*

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## **Operating Margin – (overall) %**

Result for 2020/21 Company -3.3% (2019/20 Company –5.9%)

Result for 2020/21 RP 29.2% (2019/20 RP 12.2%)

This metric is aimed to measure if the Company is creating an overall surplus on its annual turnover. This is because we operate as a Housing Services provider and are allocated a budget by NEDDC to deliver housing services. Each year we aim to maximise the quality and value in delivering our services and to achieve this we allocate budgets up to the approved budget.

The Council also allocate RHL a capital major repairs budget to improve the Council's housing stock; 100% of this expenditure is recharged to NEDDC.

The RP position is designed to create an operating surplus in order to meet the Company's interest charges obligations on its borrowing and be able to set aside resources to meet future major repairs.

*2019/20 median for housing providers between 1,000 and 2,500 units = 22.5%*

## **Metric 7 – Return on capital employed (ROCE) %**

This metric compares the operating surplus/deficit to total assets less current liabilities and is a common measure in the commercial sector to assess the efficient investment of capital resources.

Result for 2020/21 -7.3% (2019/20 Company -13.4%)

Result for 2020/21 RP 2.9% (2019/20 RP 1.4%)

*2019/20 median for housing providers between 1,000 and 2,500 units = 3.1%*

This report was approved by the Board on 27<sup>th</sup> July 2021 and signed on its behalf by:



Oscar Gomez Reaney  
Board Chair  
27 July 2021

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### Independent Auditor's Report to the Members of Rykneld Homes Limited

#### Opinion

We have audited the financial statements of Rykneld Homes Limited for the year ended 31 March 2021 which comprise the Statement of Profit or Loss and Other Comprehensive Income, the Statement of Changes in Equity, the Statement of Financial Position, the Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and International Accounting Standards in conformity with the requirements of the Companies Act 2006.

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2021 and of its deficit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006, the Housing and Regeneration Act 2008 and the Accounting Direction of Private Registered Providers of Social Housing from April 2019.

#### 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 company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Conclusions relating to going concern

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

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

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

#### Other information

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



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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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion based on the work undertaken in the course of our audit

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

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

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the directors' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the company; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or

### **Responsibilities of directors**

As explained more fully in the directors' responsibilities statement set out on page 6, the directors are 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 directors 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 directors are responsible for assessing the company'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 directors either intend to liquidate the company 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.

# Rykneld Homes Limited

## Company Limited by Guarantee

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Details of the extent to which the audit was considered capable of detecting irregularities, including fraud and non-compliance with laws and regulations are set out below.

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.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We identified and assessed the risks of material misstatement of the financial statements from irregularities, whether due to fraud or error, and discussed these between our audit team members. We then designed and performed audit procedures responsive to those risks, including obtaining audit evidence sufficient and appropriate to provide a basis for our opinion.

We obtained an understanding of the legal and regulatory frameworks within which the company operates, focusing on those laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements. The laws and regulations we considered in this context were the Companies Act 2006 and other laws and regulations applicable to a registered social housing provider in England together with the Housing SORP. We assessed the required compliance with these laws and regulations as part of our audit procedures on the related financial statement items.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which might be fundamental to the company's ability to operate or to avoid a material penalty. We also considered the opportunities and incentives that may exist within the company for fraud. The laws and regulations we considered in this context for the UK operations were requirements imposed by the Regulator of Social Housing, health and safety, taxation and employment legislation.

Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Directors and other management and inspection of regulatory and legal correspondence, if any.

We identified the greatest risk of material impact on the financial statements from irregularities, including fraud, to be within the timing of recognition of income and the override of controls by management. Our audit procedures to respond to these risks included enquiries of management and the Board of Directors about their own identification and assessment of the risks of irregularities, sample testing on the posting of journals, reviewing accounting estimates for biases, reviewing regulatory correspondence, designing audit procedures over the timing of income and reading minutes of meetings of those charged with governance.

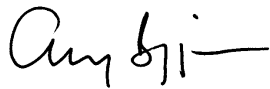
Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations

### **Use of our report**

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company'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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

# Rykneld Homes Limited Company Limited by Guarantee

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Guy Biggin  
Senior Statutory Auditor

For and on behalf of

**Crowe U.K. LLP**

Statutory Auditor

4<sup>th</sup> Floor

St James House

St James Square

Cheltenham, GL50 3PR

Date: 5 August 2021

# Rykneld Homes Limited Company Limited by Guarantee

## Statement of Profit or Loss and Other Comprehensive Income for the year to 31 March 2021

	Notes	2021 £	2020 £
Turnover	2/3	21,814,022	21,784,363
Operating expenditure	5	<u>(22,536,628)</u>	<u>(23,066,351)</u>
<b>Operating Deficit</b>	5	(722,606)	(1,281,988)
Finance costs	6	(498,653)	(621,917)
<b>Deficit before Taxation</b>		<u>(1,221,259)</u>	<u>(1,903,905)</u>
Taxation	8	(58,644)	(7,648)
<b>Deficit for the Year</b>	22	<u>(1,279,903)</u>	<u>(1,911,553)</u>
<b>Other Comprehensive Income/(Loss)</b>			
Actuarial gains/(losses) on defined benefit obligations – pension scheme	23	(8,076,000)	6,542,000
<b>Total Comprehensive Profit/(Loss) for the year</b>		<u>(9,355,903)</u>	<u>(4,630,447)</u>

The results are wholly attributable to the Company's continuing operations.

# Rykneld Homes Limited Company Limited by Guarantee

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## Statement of Changes In Equity

	<b>Reserves</b> <b>£</b>
Balance at 1 April 2019	(13,193,014)
Other comprehensive loss, net of tax	(1,911,553)
Actuarial gain on defined benefit obligations – pension scheme	6,542,000
<b>Balance at 31 March 2020 as previously reported</b>	<hr/> <b>(8,562,567)</b>
Profit for the year 2020/21	(1,279,902)
Other comprehensive loss, net of tax:	
Actuarial loss on defined benefit obligations – pension scheme	(8,076,000)
<b>Balance at 31 March 2021</b>	<hr/> <b>(17,918,469)</b> <hr/>

# Rykneld Homes Limited

## Company Limited by Guarantee

Statement of Financial Position as at 31 March 2021  
Company Registration No 5864912

	Notes	2021 £	2020 £
<b>Assets</b>			
<b>Non-Current Assets</b>			
<b>Intangible Assets</b>			
Software	12	62,850	0
		<u>62,850</u>	<u>0</u>
<b>Tangible assets</b>			
Property, Plant and Equipment	12	19,671	24,626
Housing properties at cost less depreciation	12	9,263,196	8,472,495
Housing properties under construction	12	0	253,178
Investment in Equity	12	0	32,434
Right of Use Assets	13	1,019,296	1,233,434
		<u>10,302,163</u>	<u>10,016,167</u>
<b>Current Assets</b>			
Inventories	14	61,676	75,021
Trade and other receivables	15	6,491,690	3,482,192
Cash and cash equivalents	24	81	60
		<u>6,553,447</u>	<u>3,557,273</u>
<b>Total Assets</b>		<u>16,918,460</u>	<u>13,573,440</u>
<b>Current Liabilities</b> - Amounts falling due within one year			
Trade and other payables	16	(4,369,674)	(2,914,128)
Borrowings - bank overdraft	24	(2,149,358)	(615,214)
Borrowings – local authority loan	19	(258,844)	(232,814)
Housing Grants	18	(16,809)	(17,019)
Lease Obligations	9	(164,304)	(236,109)
		<u>(6,958,989)</u>	<u>(4,015,284)</u>
<b>Non-Current Liabilities</b> – Amounts falling due after more than one year			
Retirement benefit obligations	23	(18,697,000)	(9,464,000)
Borrowings – local authority loan	19	(6,845,161)	(6,114,844)
Housing Grants	18	(1,417,942)	(1,454,788)
Recycled Grants	18	(40,435)	(20,151)
Lease Obligations	9	(870,507)	(1,034,811)
Deferred Tax Liability	20	(6,895)	(6,895)
Leasehold Obligation	12	0	(25,234)
		<u>(27,877,940)</u>	<u>(18,120,723)</u>
<b>Total Liabilities</b>		<u>(34,836,929)</u>	<u>(22,136,007)</u>
<b>Total Assets and Liabilities</b>		<u>(17,918,469)</u>	<u>(8,562,567)</u>
Reserves	22	(17,918,469)	(8,562,567)
<b>Total Equity</b>		<u>(17,918,469)</u>	<u>(8,562,567)</u>

# Rykneld Homes Limited Company Limited by Guarantee

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The financial statements on pages 20 to 55 were approved by the Board and authorised for issue on 27<sup>th</sup> July 2021 and are signed on its behalf by:



Oscar Gomez Reaney  
Board Chair  
27 July 2021

# Rykneld Homes Limited Company Limited by Guarantee

## Statement of Cash Flows for the year to 31 March 2021

	Notes	2021 £	2020 £
<b>Operating Activities</b>			
Cash Generated from Operations	24	(861,596)	(106,000)
Interest paid	6	(270,370)	(265,767)
Corporation Tax Paid	8	(7,648)	(54,439)
<b>Net Cash from/used in Operating Activities</b>		<b>(1,139,614)</b>	<b>(426,206)</b>
<b>Cash Flow from Investing Activities</b>			
Purchase of Property, Plant and Equipment	12	0	0
Purchase of intangible Assets	12	(62,850)	0
Proceeds from sale of Housing Properties		151,200	0
Investment in Equity	12	0	0
Social Housing	12	(1,003,095)	(1,933,402)
Grants	18	0	0
Housing Properties Under Construction	12	0	(253,178)
<b>Net Cash from/(used) in Investing Activities</b>		<b>(914,745)</b>	<b>(2,186,580)</b>
<b>Cash Flow from Financing Activities</b>			
Proceeds from Borrowings	24b	1,000,000	1,900,000
Repayments of Borrowings	24b	(243,652)	(209,738)
Acquired Finance Leases	24b	0	0
Capital payments under finance leases	24b	(236,111)	(342,969)
<b>Net Cash from/used in Financing Activities</b>		<b>520,237</b>	<b>1,347,293</b>
<b>Net Change in Cash and Cash Equivalents</b>		<b>(1,534,122)</b>	<b>(1,265,493)</b>
<b>Cash and Cash Equivalents at Beginning of the Year</b>		<b>(615,154)</b>	<b>650,339</b>
<b>Cash and Cash Equivalents at End of the Year</b>	24	<b>(2,149,276)</b>	<b>(615,154)</b>



# Rykneld Homes Limited

## Company Limited by Guarantee

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### Notes to the financial statements

#### Legal Status

The Company is registered under the Companies Act 2006 and from 6 June 2013 is a non-profit registered provider of social housing under the provisions of the Housing & Regeneration Act 2008.

#### Basis of Accounting

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards.

These financial statements are prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006 and comply with the Statement of Recommended Practice Accounting by Registered Social Housing Providers 2018 (SORP 2018) and with the Accounting Direction for Private Registered Providers of Social Housing in England from April 2019.

#### Turnover

Revenue is recognised when revenue and associated costs can be measured reliably, and future economic benefits are probable. Revenue is measured at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, net of discounts, VAT and other sales related taxes. Revenue from services is recognised on a time-apportioned basis by reference to the provision of services set out in the Management Agreement.

The Company has two major revenue streams, the management fee it receives from NEDDC, paid in 12 monthly instalments and the income generated from delivering the Council's HRA Major Repairs programme.

Turnover also includes RP rental income receivable in the year, grant income, Community Alarm Telecare Service and other services supplied in the year excluding VAT.

#### Exceptional Items

Exceptional items are those items that in the opinion of the Directors are required to be separately disclosed by their size and incidence to enable a full understanding of the Company's performance.

#### Termination Benefits

The best estimate of the expenditure required to settle an obligation for termination benefits is recognised immediately as an expense when the Company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### Intangible Assets

Intangible assets relate to computer software and are stated at cost less accumulated amortisation. Amortisation is charged over the estimated useful life of 5 years.

#### Property, Plant and Equipment

All assets are stated at cost, less accumulated depreciation and any recognised impairment loss.

# Rykneld Homes Limited

## Company Limited by Guarantee

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### Properties

Housing properties are principally properties available for rent and are stated at cost less depreciation. Cost includes the cost of acquiring land and buildings, development costs and expenditure incurred in respect of improvements. Improvements are works to existing properties, and component replacements which have been treated separately for depreciation purposes, which result in an increase in net rental income, a reduction in future maintenance costs, or result in a significant extension of the economic life of the property in the business. Only the direct overhead costs associated with new developments or improvements are capitalised. Direct overhead costs comprise the costs of staff time, including salary costs and other incremental direct costs incurred in the developments from the date it is reasonably likely that the development will go ahead, to the date of practical completion.

### Investment in Equity

Under the Right to Acquire legislation a sale of a property to a tenant means they are entitled to a discount reducing the purchase price. The discount granted is repayable by the purchaser to RHL, and repayable by RHL to Homes England, if the property is sold within five years with the amount of discount repayable reduced by 20% each year. The financial statements recognise this position as an Investment in Equity and a Grant. These amounts are written down over the five-year period.

### Shared ownership properties

The costs of shared ownership properties are split between current and fixed assets based on the first tranche portion. The first tranche portion is accounted for as a current asset and the sale proceeds shown in turnover. The remaining element of the shared ownership property is accounted for as a fixed asset (main fabric – structure) and subsequent sales treated as sales of fixed assets.

### Capitalised Interest

The interest costs of the funds used to finance the construction of a long-term asset that the Company constructs for itself will be capitalised. The capitalisation of interest results in an increase in the total amount of fixed assets appearing on the balance sheet.

### Void Periods

The period between a new build property being handed over to its occupation by the first tenant is not treated as a void period. All subsequent periods where the property is empty are treated as a void period.

### Depreciation

Depreciation is calculated to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows;

Freehold land is not depreciated

Freehold buildings

Main Fabric - structure	100 years
Kitchen	20 years
Bathroom	30 years
Windows & External Doors	25 years
Roof	60 years
Heating System	15 years
Boiler	15 years
Electrics	30 years
Property, Plant and Equipment	Straight line over 7 years

Assets under lease agreements are depreciated over the life of the lease.

# Rykneld Homes Limited

## Company Limited by Guarantee

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Assets costing more than £5,000 are capitalised at cost. Assets under construction are not depreciated until brought into operational use at which time they are transferred to buildings. Shared Ownership remaining value is depreciated over 100 years.

Individual IT equipment costing more than £5,000 is capitalised at cost. Multiple purchased IT equipment costing less than £5,000 on an individual basis exceeding £5,000 on an aggregate basis is expensed in full on day of purchase. This is inline with the parent entities depreciation policy.

### **Social Housing and Other Grants**

Government grants are only recognised where there is reasonable assurance that all the grant conditions will be complied with and the grants will be received.

As the Company accounts for its housing properties at cost it recognises government grants relating to assets using the “accrual” model set out within the SORP 2018. Government Grants received for housing properties are shown within Current Liabilities for the grant to be recognised within the next twelve months and Non-Current Liabilities on the Balance Sheet for the balance. The grant will be recognised in income over the expected life of the housing property structure (100 years) or will go to a Recycled Capital Grant Fund when sold.

If certain grant conditions are not met, or on the sale of the property, then social housing grant may have to be repaid to Homes England. However, it is more usual that the social housing grant due to be repaid may be recycled for projects approved by Homes England.

### **Recycled Grants**

Any grants held within the recycled grant account attract a notional interest sum which is calculated on a daily basis. The notional interest is added at 31 March each year and the interest rate used is based on the level of balances within the account. For Recycled Grant account balances below £250,000 the interest rate used is based on a high interest deposit account rate. If the recycled grant is not used against another property that meets the grant conditions within 3 years, it may have to be repaid to Homes England.

### **Impairment**

At each reporting date, the Company reviews the carrying amounts of its property, plant and equipment to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated to determine the extent of the impairment loss (if any). Recoverable amount is the higher of fair value less costs to sell (if known) and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset (or cash-generating unit) for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised as an expense immediately, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognised in profit or loss immediately, unless

# Rykneld Homes Limited

## Company Limited by Guarantee

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the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

The company considers individual schemes to be separate cash generating units when assessing for impairments in line with SORP 2018.

### **Inventories – Repairs Materials**

Inventory is stated at the lower of cost and net realisable value. Cost comprises direct material costs and, where applicable, direct labour costs and those overheads that have been incurred in bringing inventories to their present location and condition. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and selling costs to be incurred.

### **Leases**

The Company has applied IFRS 16 with a date of initial application of 1 April 2019 and therefore the comparative information is reported under IFRS16.

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated as per the depreciation policy of the Company.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease, or if that rate cannot be readily determined, the Company's incremental borrowing rate. Generally, the Company uses its incremental borrowing rate as the discount rate.

The Company leases land and building for its office space and welfare facilities. The lease of office space runs for a period of 10 years and the welfare facilities for five years. Some leases include an option to renew the lease for an additional period of the same duration after the end of the contract term.

The Company leases vehicles and equipment, with lease terms of three to six years. In some cases, the Company has the option to continue the lease on a monthly basis; in other cases, it has the option to renew the lease for an additional period after the end of the contract term.

### **Pension Contributions**

The Company is a member of the local government pension scheme which is a defined benefit scheme administered by Derbyshire County Council. Contributions are paid to the scheme in accordance with the recommendations of an independent actuary to enable the administrators to meet from the scheme the benefits accruing in respect of current and future service.

For defined benefit retirement plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at each year end.

Actuarial gains and losses arising are recognised directly in other comprehensive income in the period in which they arise. Past service costs are recognised as an expense on a straight-line basis over the average period until the benefits become vested. To the extent that the benefits have already vested, the cost is recognised immediately in the Income Statement.

# Rykneld Homes Limited

## Company Limited by Guarantee

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An asset or liability is recognised equal to the present value of the defined benefit obligation, adjusted for unrecognised past service costs and reduced by the fair value of plan assets. Any asset resulting from this calculation is limited to the lower of the asset, and any unrecognised past service cost plus the present value of available refunds or reductions in future contributions to the plan.

The rate used to discount the benefit obligations is based on market yields for high quality corporate bonds with terms and currencies consistent with those of the benefit obligations.

Gains and losses on curtailments/settlements are recognised when the curtailment/ settlement occurs.

### **Taxation**

The tax that is payable is based on taxable profit for the year. Taxable profit differs from accounting profit as reported in the Statement of Profit or Loss and Other Comprehensive Income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Company's liability for current tax is measured using tax rates that have been enacted or substantively enacted by the Statement of Financial Position date.

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using the balance sheet liability method. Deferred tax liabilities are recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from the initial recognition of goodwill or from initial recognition (other than in a business combination) of other assets and liabilities in a transaction which affects neither the taxable profit nor the accounting profit.

### **Operating Segments**

All results are reported as two segments, namely ALMO related activities undertaken on behalf of NEDDC and RHL's own activities as a Registered Provider.

### **Financial Instruments**

A Financial Instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial assets and financial liabilities are recognised when the Company has become a party to the contractual provisions of the instrument. IFRS 9 is an International Financial Reporting Standard (IFRS) that addresses the accounting for financial instruments. It contains three main topics: classification and measurement of financial instruments, impairment of financial assets and hedge accounting. The standard came into force on 1 January 2018, replacing the earlier IFRS for financial instruments, IAS 39. An assessment of the new IFRS9 has shown that there are no changes required to the current disclosures or presentation of the financial statements for the Company.

### **Financial Assets**

#### **Trade receivables**

Trade receivables are classified as loans and receivables and are initially recognised at fair value. They are subsequently measured at their amortised cost using the effective interest rate method less any provision for impairment. A provision for impairment is made where there is objective evidence (including customers with financial difficulties or in default on payments), that amounts will not be recovered in accordance with the original terms of the agreement. A provision for impairment is established when the carrying value of the receivable exceeds the present value of the future cash flows discounted using the original effective interest rate. The

# Rykneld Homes Limited

## Company Limited by Guarantee

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carrying value of the receivable is reduced using an allowance account and any impairment loss is recognised in profit or loss.

### **Cash and cash equivalents/liquid resources**

Cash and cash equivalents comprise cash at bank only.

### **Financial Liabilities**

Financial liabilities are classified according to the substance of the contractual arrangements entered.

### **Trade payables**

Trade payables are initially recognised at fair value and subsequently at amortised cost using the effective interest method.

### **Bank Overdraft**

Any bank overdraft is treated as a financial liability and is measured at cost.

### **Loans**

Loans taken out to finance capital expenditure are financial liabilities and are measured at cost.

### **Derecognition of Financial Assets and Liabilities**

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire, or the financial asset is transferred, based on whether the entity has transferred substantially all the risks and rewards of ownership of the financial asset.

Financial liabilities are derecognised when and only when, the obligation is discharged, cancelled or expires.

### **Adoption of International Accounting Standards**

The financial statements have been prepared in accordance with international accounting standards in conformity with the requirements of the Companies Act 2006

### Standards Adopted Early by the Company

The Company has not adopted any standards or interpretations early in either the current or the preceding financial year in relation to IFRS. The Directors anticipate that where identifiable the adoption of these standards and interpretations in future periods will have no material impact on the statements of the Company when the relevant standards and interpretations come into effect.

Interpretations to existing standards, new standards and amendments to existing standards that are relevant but are not yet effective and have not been early adopted by the Company.

## **1 Critical accounting estimates and areas of judgement**

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

### Critical accounting estimates and assumptions

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

# Rykneld Homes Limited

## Company Limited by Guarantee

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- The Company makes use of estimates provided by its actuary on the current and future liabilities likely to arise from its membership of the Derbyshire County Council local government pension scheme. These assumptions, their basis and financial effects are detailed in note 23.
- The Company takes a view of its ability to trade as a going concern which is almost entirely dependent upon its continued receipt of the management fee from North East Derbyshire District Council. There is no reason to believe that the Company cannot continue to trade as a going concern given information currently available and the support it is guaranteed to receive from the Council, this has been reviewed and the impact of Covid-19 is judged to be minimal with no foreseeable changes to the current arrangements.

### Critical areas of judgement

The following are the critical judgements apart from those involving estimations (see above) that the Directors have made in the process of applying the entity's accounting policies and that have a significant effect on the amount recognised in the financial statements:

- Included in rent and trade receivables at the year ended 31 March 2021 is a bad debt allowance of £50,455 (2020: £48,840). This allowance has been based on the age profile of the debt. Further details are given in note 15.

## 2 Turnover

Sales were made wholly within the United Kingdom and were principally derived from the Company's principal activity of housing management (see Note 3).

The Company (as a registered provider) receives a rental income from its own social housing properties.

## 3 Particulars of Turnover and Operating Costs

	2021	Turnover	Operating Costs	Operating Surplus / (deficit)
		£	£	£
Social housing lettings (Note 4a)		638,290	(473,250)	165,040
Other Social Housing Activities (Note 4b)		183,715	(108,795)	74,920
		<hr/>	<hr/>	<hr/>
		822,005	(582,045)	239,960
Housing management services		20,992,017	(21,954,583)	(962,566)
Market Sales		0	0	0
		<hr/>	<hr/>	<hr/>
Total		21,814,022	(22,536,628)	(722,606)

# Rykneld Homes Limited Company Limited by Guarantee

	2020	Turnover	Operating Costs	Operating Surplus / (deficit)
		£	£	£
Social housing lettings (Note 4a)		635,871	(512,769)	123,102
Other Social Housing Activities (Note 4b)		226,400	(244,507)	(18,107)
		<u>862,271</u>	<u>(757,276)</u>	<u>104,995</u>
Housing management services		20,922,092	(22,309,075)	(1,386,983)
Market Sales		0	0	0
Total		<u>21,784,363</u>	<u>(23,066,351)</u>	<u>(1,281,988)</u>

## 4a Particulars of Income and Expenditure from Social Housing Lettings

	General Needs	Supported Housing and for Older People	Total 2021	Total 2020
	£	£	£	£
<b>Income</b>				
Rent receivable net of identifiable service charges	600,811	0	600,811	594,258
Void Losses	(18,736)	0	(18,736)	(8,111)
Rent Abatements	(4,676)	0	(4,676)	(4,950)
Service Charges Received	32,088	0	32,088	34,076
Amortisation of capital grants	19,102	0	19,102	15,619
Other Income	9,701	0	9,701	4,979
<b>Turnover from Social Housing Lettings</b>	<u>638,290</u>	<u>0</u>	<u>638,290</u>	<u>635,871</u>
<b>Expenditure</b>				
Management	(66,572)	0	(66,572)	(62,445)
Routine maintenance	(40,697)	0	(40,697)	(100,725)
Doubtful Debts Provision	2,364	0	2,364	(12,370)
Service Charge Expenses	(51,265)	0	(51,265)	(63,813)
Depreciation of Housing Properties	(147,636)	0	(147,636)	(150,172)
Other Costs	(169,445)	0	(169,445)	(123,244)
<b>Operating Costs on Social Housing Lettings</b>	<u>(473,250)</u>	<u>0</u>	<u>(473,250)</u>	<u>(512,769)</u>
<b>Operating Surplus on Social Housing Lettings</b>	<u>165,040</u>	<u>0</u>	<u>165,040</u>	<u>123,102</u>



# Rykneld Homes Limited Company Limited by Guarantee

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<b>Property Numbers (Owned and Managed)</b>	<b>2021</b>	<b>2020</b>
	<b>No.</b>	<b>No.</b>
General Needs	131	133
Supported Housing and Housing for Older People	0	8
Shared Ownership	8	8
	<hr/>	<hr/>
	139	149

A review was undertaken during the reporting period of the housing stock. It was determined that there are 0 Social Housing Lettings used exclusively for supported housing and housing for older people (2020: 8).

# Rykneld Homes Limited Company Limited by Guarantee

## 4b Particulars of Income and Expenditure from Other Social Housing Activities

	Shared Ownership	Community Alarm Telecare Service	Total 2021	Total 2020
	£	£	£	£
<b>Income</b>				
Rent receivable net of identifiable service charges	18,612	0	18,612	18,036
Service Charges Received	960	0	960	960
Insurance Charges Received	1,886	0	1,886	2,088
Amortisation of capital grants	0	0	0	1,400
Alarms Service	0	162,257	162,257	203,916
Sales	0	0	0	0
Profit on Right to Acquire Sales	0	0	0	0
<b>Turnover on Other Social Housing Activities</b>	<b>21,458</b>	<b>162,257</b>	<b>183,715</b>	<b>226,400</b>
<b>Expenditure</b>				
Management	0	(77,499)	(77,499)	(3,543)
Depreciation	(4,740)	(4,955)	(9,695)	(9,694)
Associated Sales Costs	0	0	0	0
Associated Alarm Service Costs	0	(21,601)	(21,601)	(222,058)
Doubtful Debts Provision	0	0	0	(9,212)
Other Costs	0	0	0	0
<b>Operating Costs on Other Social Housing Activities</b>	<b>(4,740)</b>	<b>(104,055)</b>	<b>(108,795)</b>	<b>(244,507)</b>
<b>Operating Surplus/(Deficit) on Other Social Housing Activities</b>	<b>16,718</b>	<b>58,202</b>	<b>74,920</b>	<b>(18,107)</b>

# Rykneld Homes Limited Company Limited by Guarantee

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## 5 Operating Deficit

	2021	2020
	£	£
The (deficit) from operations is stated after charging:		
Inventories:		
Amounts Charged to Operating Expenditure		
Raw Materials and Consumables	(13,290)	(168,547)
Shared Ownership First Tranche	0	0
Properties for Open Market Sale	0	0
Amounts written off		
Raw Materials and Consumables	0	(12,632)
Depreciation (note 12)		
Properties	(152,128)	(152,662)
Property, Plant and Equipment	(4,954)	(4,954)
Finance Leases	0	0
Investment in Equity	0	(2,048)
Right of Use Assets	(214,139)	(306,930)
Auditor's fees:		
On audit services	(26,000)	(25,800)
On taxation	(1,750)	(1,750)
	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
The following table analyses the nature of operating costs:		
Major Works & Regeneration Schemes	(9,702,420)	(9,778,823)
ALMO	(10,312,163)	(10,887,254)
Registered Provider	(582,045)	(757,274)
Pension Current Service Cost (note 23)	(1,940,000)	(1,643,000)
Total Operating Costs	<u>(22,536,628)</u>	<u>(23,066,351)</u>

# Rykneld Homes Limited Company Limited by Guarantee

## 6 Finance Costs

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Interest paid – Loan from NEDDC	(238,945)	(207,346)
Finance Charge	(31,425)	(58,421)
	<u>(270,370)</u>	<u>(265,767)</u>
Less: Interest capitalised	0	0
Recycled Grants Notional Interest (note 18a)	(283)	(150)
Net interest costs relating to pension scheme (note 23)	(228,000)	(356,000)
	<u>(498,653)</u>	<u>(621,917)</u>

## 7 Staff Costs

	<b>2021</b>	<b>2020</b>
	<b>No.</b>	<b>No.</b>
The average number of persons employed by the Company during the period	228	241
The average Full Time Equivalent number of persons employed during the period	215	227

	<b>Notes</b>	<b>2021</b>	<b>2020</b>
		<b>£</b>	<b>£</b>
Wages and salaries		(6,336,238)	(6,576,491)
Social security costs		(597,591)	(610,788)
Pension current service costs	23	(1,935,000)	(2,614,000)
Pension past service costs	23	(5,000)	(5,000)
Termination Costs		(363,621)	(17,135)
		<u>(9,237,450)</u>	<u>(9,823,414)</u>

The employer pension contributions paid for the year were £1,005,229 (2020 £976,000).

# Rykneld Homes Limited

## Company Limited by Guarantee

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### 7 Staff Costs (Continued)

A number of staff whose remuneration including pension contributions fell within the following bands is shown below:

£	2021	2020
60,000 to 69,999	4	3
70,000 to 79,999	0	1
80,000 to 89,999	0	0
90,000 to 99,999	0	1
100,000 to 109,999	1	0
110,000 to 119,999	0	0
120,000 to 129,999	0	1
130,000 to 139,999	1	0

The directors' payments were as follows:

	2021	2020
	£	£
S Clough Appointed 01.04.20	(2,000)	0
C Cupit Appointed 20.06.19	(683)	(1,561)
N Barker (Chair) Resigned 20.06.19	0	(1,778)
G Butler Resigned 20.06.19	0	(444)
J Carter Retired 12.09.19	0	(900)
A Dale Resigned 03.08.20	(2,731)	(1,561)
E Hill Resigned 20.06.19	0	(444)
W Hoddgkiss Appointed 11.08.20	(1,280)	0
A Powell Retired 31.03.20	0	(1,561)
O Reaney (Chair)	(5,118)	0
J Rennie Retired 31.03.20	0	(7,013)
D Ruff Appointed 01.04.20	(2,000)	0
J Spencer	(2,000)	(2,000)
J Tatham Appointed 08.12.20	(296)	0
L Thompson Retired 31.03.20	0	(2,000)
R Welton Resigned 20.06.19	0	(444)
<b>TOTAL</b>	<b>(16,108)</b>	<b>(20,204)</b>

The remuneration paid to the Board of Directors of the Company was £16,108 (2020: £19,706). There were no pension contributions paid (2020: £0).

# Rykneld Homes Limited Company Limited by Guarantee

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## 8 Taxation

	2021 £	2020 £
Analysis of charge		
Current year tax charge	58,644	7,648
<hr/>		
Current tax calculation: (deficit) before tax		
Net deficit before taxation (per Income Statement)	1,221,259	1,903,905
<hr/>		
Tax at the standard rate of corporation tax at 19% (2019: 19%)	(232,039)	(361,742)
Effect of non-trading activities with member not subject to corporation tax	290,683	369,390
<hr/>		
	58,644	7,648
<hr/>		

The taxation shown in 2020/21 is estimated based on the outturn position for the Registered Provider.

The Company is a wholly owned subsidiary of the Council and most of the income is derived from services provided to the Council. HM Revenue and Customs has confirmed that transactions between ALMOs and their Councils do not amount to trading and, accordingly, any surplus or deficit arising thereon is outside the scope of corporation tax. The effective rate of tax is 0% on these transactions (2020 0%).

# Rykneld Homes Limited Company Limited by Guarantee

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## 9 Lease Liabilities

The Company has the following commitments under leases:

Maturity analysis

	<b>Discounted Cash Flows 2021</b>	<b>Contractual Undiscounted Cash Flows 2021</b>	<b>2020</b>
	£	£	£
<u>Less than 1 year</u>			
Land and Buildings	(133,060)	(153,000)	(153,000)
Vehicles	(22,913)	(25,960)	(108,419)
Equipment	(8,331)	(8,488)	(8,488)
Total	<u>(164,304)</u>	<u>(187,448)</u>	<u>(269,907)</u>
<u>Between 2 to 5 years:</u>			
Land and Buildings	(532,600)	(582,750)	(591,750)
Vehicles	(16,736)	(18,817)	(44,777)
Equipment	(4,233)	(4,244)	(12,732)
Total	<u>(553,569)</u>	<u>(605,811)</u>	<u>(649,259)</u>
<u>After 5 years:</u>			
Land and Buildings	(316,938)	(324,000)	(468,000)
Vehicles	0	0	0
Equipment	0	0	0
	<u>(316,938)</u>	<u>(324,000)</u>	<u>(468,000)</u>
Total lease commitments	<u>(1,034,811)</u>	<u>(1,117,259)</u>	<u>(1,387,166)</u>

# Rykneld Homes Limited

## Company Limited by Guarantee

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### **10 Financial Risk Management**

The Company's Board is responsible for reviewing the risk register on a quarterly basis and for risk management within the Company, including financial risks. The Company uses a risk matrix that quantifies risk in terms of likelihood and severity and details the mitigating effects of any action taken. Risks are also reviewed on a regular basis at department level and the key risks identified are kept under review by the Senior Management Team.

Monitoring exposures to financial risks forms a key part of the Company's overall risk management processes. Exposure to financial risks are monitored by the Company's Financial Management who are required to produce a regular budget monitoring report to the Governance and Audit Sub-Board. The financial aspects including risk involved in any course of action are detailed in all Board reports where applicable and are fully discussed before any decision or commitment is made.

The corporate risk register and a covering report detailing any additions deletions or amendments are provided to the Board of Directors quarterly in advance of their meetings and are discussed to ensure that the risk mitigation procedures are compliant with the Company policy and that any new risks are appropriately managed.

### **Liquidity Risk and Credit Risk**

Management's objective is to ensure the Company meets its liabilities as they fall due whilst maintaining enough headroom to enable the Board to react to unexpected changes in market conditions. The Company is largely dependent on its largest customer, North East Derbyshire District Council (NEDDC), which represents 95.9% (2020: 95.5%) of its turnover to maintain the necessary cash headroom to operate effectively.

The Management Fee from the Council is receivable monthly in advance by Rykneld Homes Limited. Rykneld Homes Limited assesses its cash flow requirements by putting in place each year a balanced budget which is profiled to identify cash requirements monthly and places surplus funds on deposit with the Council on a day to day basis dependent on cash held at any one time.

Rykneld Homes Limited is exposed to liquidity and credit risk principally if the Council were to experience cash flow difficulties in paying Rykneld Homes Limited its management charge monthly or in returning funds that Rykneld Homes Limited may have deposited with it. This risk is minimal as the Council has access to funds through its overdraft facility and the ability to borrow on a temporary basis through the money markets at reasonable rates. The Local Authority sector in general is considered an area of very low credit risk. The Council minimises risk in investments by the adoption of a Treasury Management strategy that meets all current regulations and conforms to best practice.

The directors consider that the credit worthiness of the Council and the access to temporary funds that this affords means that the Company can continue to trade as a going concern.

The Company maintains cash deposits with a UK bank. The Company bank during 2020/21 was Lloyds Bank Plc.

Credit risk predominantly arises from trade receivables (principally the Council) and any cash held in the Company's bank account.



# Rykneld Homes Limited

## Company Limited by Guarantee

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### Maturity Analysis - 2021

The table below analyses the Company's financial liabilities on a contractual gross undiscounted cash flow basis into maturity groupings based on amounts outstanding at the reporting date up to the contractual maturity date.

Liabilities – 2021	Within 1 year £	2 to 5 years £	Over 5 years £	Total £
Local Authority Loans	(258,844)	(1,035,377)	(5,809,784)	(7,104,005)
Leases	(187,448)	(605,811)	(324,000)	(1,117,259)
Trade and other payables	(3,432,356)	0	0	(3,462,356)
Cash and cash equivalents	(2,149,276)	0	0	(2,149,276)
	<u>(6,057,924)</u>	<u>(1,641,188)</u>	<u>(6,133,784)</u>	<u>(13,832,896)</u>

The table below analyses the Company's financial assets held for managing liquidity risk which are considered to be readily saleable or are expected to generate cash inflows to meet cash outflows on financial liabilities.

Assets – 2021	Within 1 year £	2 to 5 years £	Over 5 Years £	Total £
Trade and other receivables	6,298,464	0	0	6,298,464
	<u>6,298,464</u>	<u>0</u>	<u>0</u>	<u>6,298,464</u>

### Maturity Analysis – 2020

The table below analyses the Company's financial liabilities on a contractual gross undiscounted cash flow basis into maturity groupings based on amounts outstanding at the reporting date up to the contractual maturity date. The figures are based on the 2018/19 Financial Statements, Leases have not been adjusted for under IFRS16.

Liabilities – 2020	Within 1 year £	2 to 5 years £	Over 5 years £	Total £
Local Authority Loans	(232,814)	(931,256)	(5,183,588)	(6,347,658)
Finance Leases	(269,907)	(649,259)	(468,000)	(1,387,166)
Trade and other payables	(2,700,435)	0	0	(2,700,435)
Cash and cash equivalents	(615,154)	0	0	(615,154)
	<u>(3,818,310)</u>	<u>(1,580,515)</u>	<u>(5,651,588)</u>	<u>(11,050,413)</u>

# Rykneld Homes Limited

## Company Limited by Guarantee

The table below analyses the Company's financial assets held for managing liquidity risk which are considered to be readily saleable or are expected to generate cash inflows to meet cash outflows on financial liabilities.

Assets – 2020	Within 1 year £	2 to 5 years £	Over 5 Years £	Total £
Trade and other receivables	3,094,379	0	0	3,094,379
	<u>3,094,379</u>	<u>0</u>	<u>0</u>	<u>3,094,379</u>

### Interest Rate Risk

The Company's interest rate risk is very limited. The rate it pays on the loans borrowed from the Council is a fixed rate for the period of the loans.

The table below shows the Company's financial assets and liabilities split by those bearing interest and those that are non-interest bearing, at 31<sup>st</sup> March 2021.

### Interest Rate Risk - 2021

2021 – assets	Non-interest bearing £	Interest bearing £	Total £
Trade and other receivables	6,298,464	0	6,298,464
	<u>6,298,464</u>	<u>0</u>	<u>6,298,464</u>

2021 – liabilities	Non-interest bearing £	Interest bearing £	Total £
Cash and cash equivalents	(2,149,276)	0	(2,149,276)
Trade and other payables	(3,462,356)	0	(3,462,356)
Leases	(1,117,259)	0	(1,117,259)
Borrowings – local authority loan	0	(7,104,005)	(7,104,005)
	<u>(6,728,891)</u>	<u>(7,104,005)</u>	<u>(13,832,896)</u>

### Interest Rate Risk - 2020

2020 – assets	Non-interest bearing £	Interest bearing £	Total £
Trade and other receivables	3,094,379	0	3,094,379
	<u>3,094,379</u>	<u>0</u>	<u>3,094,379</u>

# Rykneld Homes Limited

## Company Limited by Guarantee

The figures below are based on the 2019/20 Financial Statements, Leases have been adjusted for under IFRS16.

2020 – liabilities	Non-interest bearing £	Interest bearing £	Total £
Cash and cash equivalents	(615,154)	0	(615,154)
Trade and other payables	(2,700,435)	0	(2,700,435)
Finance Lease	(1,387,166)	0	(1,387,166)
Borrowings – local authority loan	0	(6,347,658)	(6,347,658)
	<u>(4,702,755)</u>	<u>(6,347,658)</u>	<u>(11,050,413)</u>

### Credit Risk

The Company's maximum exposure to credit risk, gross of any collateral held, relating to its financial assets is equivalent to their carrying value as disclosed below. All financial assets have a fair value which is equal to their carrying value. The risk to the Company is minimised in two ways firstly the vast majority of outstanding amounts relate to NEDDC and secondly any doubtful debts have been discounted.

### Maximum exposure to credit risk

	2021 £	2020 £
Trade and other receivables – Council	6,212,797	3,027,576
Trade and other receivables – Other	85,667	66,803
Trade and other receivables – Taxation	0	156,041
	<u>6,298,464</u>	<u>3,250,420</u>

### Capital management

The Company's main objective when managing capital is to ensure that it maintains sufficient capital to ensure that the Council's tenants continue to receive an excellent housing management service from the Company. The level of management fee agreed with the Council annually in respect of the Management Agreement and the Company's level of operating efficiency are the principal determinants of the level of equity that the Company is able to retain. As a company limited by guarantee, the only equity/capital of the Company is represented by its retained earnings reserves.

The Company is a member of the Derbyshire County Council local government pension scheme which is a funded defined benefit scheme. The shortfall or surplus in the funds required to pay future pensions is reflected in the Company's Statement of Financial position each year however there is no question of the recoupment of any deficit nor the distribution of any surplus as other methods such as the adjustment of contribution rates are used to address this issue.

The Company's level of debt does not present a significant risk. "Net debt" is defined as including short and long-term borrowings including leases, overdrafts net of cash and cash equivalents and represents net negative funds of £10,288,091 at 31 March 2021 (2020: £8,233,731) (Note 24b).

# Rykneld Homes Limited

## Company Limited by Guarantee

The Company has received housing grants in previous years towards the costs of building properties to let as affordable/social housing. These grants carry their own conditions that the Company must abide by. During 2020/21 grants received were £0 (2020: £0).

The Company does not hold any reserves other than those representing equity.

### 11 Financial Instruments

	Note	2021 £	2020 £
<b>Financial Assets</b>			
Debt Instruments Measured at Amortised Cost:			
Trade and other receivables	15	6,491,690	3,482,192
Taxation		0	(156,041)
Prepayments		(193,226)	(231,772)
		<u>6,298,464</u>	<u>3,094,379</u>
		<b>2021 £</b>	<b>2020 £</b>
<b>Financial Liabilities</b>			
Measured at Amortised Cost:			
Trade and other payables	16	(4,369,674)	(2,914,128)
LESS tax and other social security		907,319	213,693
		<u>(3,462,355)</u>	<u>(2,700,435)</u>
Borrowings – Loans Outstanding	19	(7,104,005)	(6,347,658)
Overdraft	24	(2,149,358)	(615,214)
Leases	9	(1,034,811)	(1,270,920)
		<u>(13,750,529)</u>	<u>(10,934,227)</u>

# Rykneld Homes Limited Company Limited by Guarantee

## 12 Asset Calculation

	Social Housing Properties £	Housing Shared Ownership £	Social Housing Under Construction £	Intangible Assets £	Property, Plant and Equipment £	Investment in Equity £	Right of Use Assets £	Total £
<b>Cost:</b>								
At 31 March 2020	8,303,770	624,027	253,178	549,360	29,580	34,482	2,388,575	12,182,972
Additions	1,003,095	0	0	62,850	0	0	0	1,065,945
Transfers	253,178	0	(253,178)	0	0	0	0	0
Disposals	(333,255)	0	0	0	0	(34,482)	0	(367,737)
At 31 March 2021	9,226,788	624,027	0	612,210	29,580	0	2,388,575	12,881,180
<b>Depreciation and Amortisation</b>								
At 31 March 2020	(445,763)	(9,539)	0	(549,360)	(4,954)	(2,048)	(1,155,141)	(2,166,805)
Charged in the year to operating costs	(147,388)	(4,740)	0	0	(4,955)	0	(214,139)	(371,221)
Disposal of Assets	19,810	0	0	0	0	2,048	0	21,858
At 31 March 2021	(573,341)	(14,279)	0	(549,360)	(9,909)	(0)	(1,369,280)	(2,516,168)
<b>Net book value at 31 March 2021</b>	8,653,447	609,748	0	62,850	19,671	0	1,019,295	10,365,013
NBV At 31 March 2020	7,858,007	614,488	253,178	0	24,626	32,434	1,233,434	10,016,167

All the housing properties owned by the company are pledged as security for its loans with NEDDC. There is no capitalised interest included in additions in 2021 (2020: £0). The cumulative capitalised interest is £70,947 (2019: £70,947). Depreciation and amortisation have been charged to operating costs.

# Rykneld Homes Limited

## Company Limited by Guarantee

### 13 Right of Use Assets

	Land and Buildings	Vehicles	Equipment	Total
	£	£	£	£
Balance at 31 March 2020	1,103,321	108,284	21,829	1,233,434
Transfers	0	0	0	0
Disposals	0	0	0	0
Depreciation charge for the year	(130,930)	(75,136)	(8,073)	(214,139)
Balance at 31 March 2021	972,391	33,148	13,756	1,019,295

### 14 Inventories

	2021	2020
	£	£
Raw materials and consumables	61,676	75,021
	<u>61,676</u>	<u>75,021</u>

### 15 Trade and Other Receivables

	2021	2020
	£	£
Rent and other receivables	65,299	30,336
Bad debt provision	(22,395)	(15,922)
	<u>42,904</u>	<u>14,414</u>
NEDDC Receivables	6,212,797	3,027,576
Other Trade receivables	70,823	85,307
Bad debt provision	(28,060)	(32,918)
Other receivables (Prepayments)	193,226	231,772
Other – Taxation	0	156,041
	<u>6,491,690</u>	<u>3,482,192</u>

The average credit period taken on provision of services is 15 days (2020: 11 days). In terms of cash received the majority of payments are from NEDDC and therefore the overall credit risk is not significant.

An allowance has been made for estimated irrecoverable amounts of £50,455 (2020: £48,840). This allowance is calculated after excluding any outstanding amounts with NEDDC and is based on the age profile of the outstanding debt. The allowance includes a provision of £22,395 (2020: £15,922) relating to Registered Provider rents.

The following table provides an analysis of rents, trade and other receivables (after taking account of the estimated irrecoverable amounts) at 31 March. The Company believes that these balances are ultimately recoverable.

# Rykneld Homes Limited

## Company Limited by Guarantee

	2021	2021	2021	2020
	Rents	Trade Receivables	Total	Total
	£	£	£	£
Not due	6,743	6,226,564	6,233,307	3,054,688
Up to three months	31,599	13,593	45,192	32,226
Up to six months	1,207	0	1,207	3,690
6 months to 1 year	2,233	0	2,233	3,776
Over 1 year	1,121	15,404	16,525	0
	<u>42,904</u>	<u>6,255,560</u>	<u>6,298,464</u>	<u>3,094,380</u>

The movement in the doubtful debt provision is as follows:

	2021	2020
	£	£
Opening Balance as at 1 Apr	48,840	21,462
Provision made in year	10,402	36,891
Amounts written off during year	<u>(8,787)</u>	<u>(9,513)</u>
Closing balance as at 31 Mar	<u>50,455</u>	<u>48,840</u>

All balances above are denominated in sterling. There are no balances denominated in other currencies converted into sterling.

### 16 Trade and Other Payables

	2021	2020
	£	£
Amounts payable relating to invoiced amounts - NEDDC	780,080	2,805
Amounts payable relating to invoiced amounts - Other	1,961,373	2,044,901
Accruals and deferred income - NEDDC	139,575	59,613
Accruals and deferred income - Other	478,756	195,198
Deferred Tax Provision	0	0
Corporation Tax	58,597	7,648
Other tax and social security	848,722	206,045
Other payables	102,570	397,918
	<u>4,369,673</u>	<u>2,914,128</u>

Trade and other payables principally comprise amounts outstanding for trade purchases and ongoing costs. The average credit period taken for trade purchases is 28 days (2020: 27 days). The Company considers that the carrying amount of trade payables approximates to their fair value.

All balances above are denominated in sterling. There are no balances denominated in other currencies converted into sterling.

# Rykneld Homes Limited Company Limited by Guarantee

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## 17 Other Non-current Liabilities

	Note	2021 £	2020 £
Debt – Local Authority loan	19	6,845,161	6,114,844
Social Housing Grants	18	1,417,942	1,454,788
Recycled Grants	18	40,435	20,151
Lease Obligation	9	870,507	1,034,811
Deferred Tax Liability	20	6,895	6,895
Leasehold Obligation	12	0	25,234
		<u>9,180,940</u>	<u>8,656,723</u>

## 18 Social Housing Grant

	2021 £
<b>Cost:</b>	
At 31 March 2020	1,530,900
Received in year	0
Adjustment in year	(20,210)
Disposals	0
<u>At 31 March 2021</u>	<u>1,510,690</u>
<b>Grant Amortisation</b>	
At 31 March 2020	(59,094)
Released to Statement of Comprehensive Income (Turnover)	(19,104)
Recycled Grants	2,260
Disposal of Assets	0
<u>At 31 March 2021</u>	<u>(75,938)</u>
Within 1 year	16,809
Over 1 year	1,417,942
<u>Net book value At 31 March 2021</u>	<u>1,434,752</u>
Within 1 year	17,019
Over 1 year	1,454,788
<u>Net Book Value At 31 March 2020</u>	<u>1,471,807</u>

Social Housing Grant has been secured on 66 properties that have been built as a Registered Provider for social housing. The grant is amortised and is credited as turnover over the life of the asset structure (100 years).



# Rykneld Homes Limited

## Company Limited by Guarantee

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	<b>2021 Recycled Grant £</b>
Opening Balance	20,151
Grants Recycled	20,001
Interest Accrued	283
	<u>40,435</u>
Recycling of Grant	0
Repayment of Grant to Homes England	0
	<u>40,435</u>
Closing Balance	<u>40,435</u>
Amounts 3 years old or older where repayment may be required	0

Recycled grant opening balance relates to one Right to Acquire property sale in 2018/19 that had grant attached at the time of sale. Grants recycled in the year relates to one Right to Acquire sale in 2020/21 that had grant attached at the time of sale.

### 19 Borrowing

At 31 March 2021 the Company had outstanding loans of £7,104,005 (2020: £6,347,658), with North East Derbyshire District Council. The loans are taken at fixed interest rates and are repayable with equal instalments of principal. £1,000,000 was borrowed during 2021 (2020: £1,900,000).

The loan principal paid in year was £243,652 (2020 £209,738). No additional loan payments were made during 2021 (2020: £0). All loans are secured against the properties owned by the company.

	<b>2021 £</b>	<b>2020 £</b>
Analysis of maturity		
Within 1 year	<u>258,844</u>	<u>232,814</u>
2 to 5 Years	1,035,377	931,256
Over 5 Years	5,809,784	5,183,588
Sub Total – amounts over 1 year	<u>6,845,161</u>	<u>6,114,844</u>
Total as at 31 March	<u>7,104,005</u>	<u>6,347,658</u>

# Rykneld Homes Limited Company Limited by Guarantee

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## 20 Deferred Tax Liability

	<b>2021</b>
	£
At 31 March 2020	6,895
Included in Trade Payables	0
	<hr/>
Total at 31 March 2021	<u>6,895</u>

## Deferred Tax Liability Breakdown

Profit on Right to Acquire 18/19 deferred to purchase of Hallowes Court	6,895
	<hr/>
	<u>6,895</u>

## 21 Company limited by guarantee

The Company is limited by guarantee, incorporated in the United Kingdom, and is governed by its memorandum and articles of association. The guarantor is its sole member, North East Derbyshire District Council, (see note 24) is listed in the Company's Register of Members. The liabilities in respect of the guarantee are set out in the memorandum of association and are limited to £1 per member of the Company.

# Rykneld Homes Limited

## Company Limited by Guarantee

### 22 Reserves

	2021 £	2020 £
Retained deficit		
1 April	(8,562,567)	(13,197,876)
IFRS 16 Adjustment	0	4,862
Revised position at 1st April 2020 following IFRS 16 adjustment	(8,562,567)	(13,193,014)
Surplus for the year – housing management services	(64,991)	197,593
Surplus/(Deficit) for the year – registered provider	(57,911)	(110,146)
Pension Movement	(9,233,000)	4,543,000
At 31-March	<u>(17,918,469)</u>	<u>(8,562,567)</u>
<b>2021</b>		
Pension deficit (see non-current liabilities and note 23)	(18,697,000)	
Housing Management Services – surplus previous years	825,813	
Housing Management Services – surplus in 2020/21	(64,991)	
Registered Provider – surplus previous years	75,619	
Registered Provider – (deficit) in 2020/21	(57,911)	
<b>Total 31 March 2021</b>	<u>(17,918,470)</u>	
<b>2020</b>		
Pension deficit (see non-current liabilities and note 23)		(9,464,000)
Housing Management Services – surplus previous years (exc IAS19)		628,220
Housing Management Services – surplus in 2019/20 (exc IAS19)		197,592
Registered Provider – surplus previous years		185,767
Registered Provider – surplus in 2019/20		(110,146)
<b>Total 31 March 2020</b>		<u>(8,562,565)</u>

The shortfall in the funds required to pay future pensions is reflected in the Company's balance sheet each year. However, there is no question of the immediate recoupment of any deficit as other methods such as the adjustment of contribution rates are used to address this issue.

# Rykneld Homes Limited

## Company Limited by Guarantee

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### 23 Retirement Benefit Obligations

#### Defined benefit plan

The company is an admitted member of the Local Government Pension scheme. This is a funded defined benefit scheme administered by Derbyshire County Council (DCC). Employees are eligible to join the Local Government Pension scheme subject to certain criteria. The pension costs charged to the Company in respect of those employees are equal to contributions paid to the fully funded pension scheme.

The agreed employer contribution rate for 2020/21 was 17.4% (2019/20: 16.4%). Employee contribution rates for 2020/21 ranged from 5.5% to 12.5% (2019/20: 5.5% to 12.5%).

The pension contributions made by the Company for the year were £1,011,000 (2020: £976,000). Current and past service costs for the year were £1,940,000 (2020: £2,619,000) resulting in Operating costs in year of £929,000 (2020: £1,643,000).

At the year-end there were outstanding employer and employee contributions of £0 (2020: £115,405) included within Trade and Other Payables in Note 16. The March payroll deductions were paid to DCC in March 2021.

Formal actuarial valuations are carried out every three years, where each employer's assets and liabilities are calculated on a detailed basis, using individual member data, for cash contribution setting purposes. The 31 March 2020 formal valuations for English and Welsh LGPS Funds was concluded by 31 March 2021.

The most recent valuation of plan assets and the present value of the defined benefit obligation were carried out at 31 March 2021 by registered actuaries, Hymans Robertson Limited. The present values of the defined benefit obligation, the related current service cost and past service cost were measured using the projected unit credit method.

Key Assumptions used:	2021	2020
	%	%
Discount rate	2.00	2.30
Expected rate of salary increases	3.55	2.60
Future pensions increases	2.85	1.90

Mortality rate assumptions are based on publicly available data in the UK. The average life expectancy for a pensioner retiring at 65 on the reporting date is:

The average life expectancy for a pensioner retiring at 65, aged 45 at the reporting date:

Average life expectancy for a pensioner retiring at 65	2021	2020
	Yrs	Yrs
Male	21.3	21.6
Female	23.9	23.7

Average life expectancy for a pensioner retiring at 65, aged 45	2021	2020
	Yrs	Yrs
Male	22.5	22.6
Female	25.8	25.1

# Rykneld Homes Limited Company Limited by Guarantee

## 23 Retirement Benefit Obligations

	<b>2021</b>	<b>2020</b>
	£	£
<b>Charge to operating costs</b>		
Current service cost	(1,935,000)	(2,614,000)
past service cost (inc curtailments)	(5,000)	(5,000)
	<u>(1,940,000)</u>	<u>(2,619,000)</u>
<b>Charge to finance costs</b>		
Interest cost	(1,371,000)	(1,592,000)
Interest income on plan assets	1,143,000	1,236,000
	<u>(228,000)</u>	<u>(356,000)</u>
<b>Other comprehensive income</b>		
Actuarial gains and losses on defined benefit obligations	(8,076,000)	6,542,000
<b>Total</b>	<u>(10,244,000)</u>	<u>3,567,000</u>

	<b>2021</b>	<b>2020</b>
	£	£
Fair value of scheme assets	60,162,000	49,692,000
Present value of defined benefit obligations	(78,859,000)	(59,156,000)
Deficit in scheme		
Net position recognised in the Statement of Financial Position within Non-current liabilities	<u>(18,697,000)</u>	<u>(9,464,000)</u>

All the defined benefit plan obligations relate to a funded scheme.

The analysis of the scheme assets and liabilities at the reporting date were as follows:

	<b>2021</b>	<b>2020</b>
	£	£
At 1 April	(59,156,000)	(65,381,000)
Current service cost	(1,935,000)	(2,614,000)
Past service cost	(5,000)	(5,000)
Interest cost	(1,371,000)	(1,592,000)
Changes in financial assumptions and other experience	(17,330,000)	9,479,000
Contributions by plan participants	(380,000)	(389,000)
Benefits paid	1,318,000	1,346,000
At 31 March	<u>(78,859,000)</u>	<u>(59,156,000)</u>

# Rykneld Homes Limited Company Limited by Guarantee

## 23 Retirement Benefit Obligation

	£	£
At 1 April	49,692,000	51,374,000
Return on assets (excluding amounts included in net interest)	9,254,000	(2,937,000)
Interest Income on plan assets	1,143,000	1,236,000
Employer contributions	1,011,000	976,000
Employee contributions	380,000	389,000
Benefits paid	(1,318,000)	(1,346,000)
Effect of business combinations and disposals		
At 31 March	<u>60,162,000</u>	<u>49,692,000</u>
Net Position	<u>(18,697,000)</u>	<u>(9,464,000)</u>

Fair value of assets	2021	2020
	£	£
Equity Securities	15,739,400	9,106,300
Debt Securities	13,974,200	12,468,900
Private Equity	2,234,400	1,657,400
Property	4,568,700	4,367,200
Investment Funds and Unit Trusts	19,821,200	18,924,600
Cash and Cash Equivalents	3,824,100	3,167,600
	<u>60,162,000</u>	<u>49,692,000</u>

The sensitivity of the overall pension liability to changes in the weighted principal assumptions is:

Change in assumptions at 31 March 2021	Approximate % increase to Employer Liability	Approximate monetary amount £000
0.5% decrease in real Discount rate	11%	8,352
0.5% increase in Salary Rate	1%	757
0.5% increase in Pension Increase Rate	9%	7,422

The Five-year history of experience adjustments are as follows:

	2021 £'000	2020 £'000	2019 £'000	2018 £'000	2017 £'000
Present value of defined benefit obligations	(78,859)	(59,156)	(65,381)	(57,042)	(55,128)
Fair value of scheme assets	60,162	49,692	51,374	47,691	45,768
Deficit in scheme	<u>(18,697)</u>	<u>(9,464)</u>	<u>(14,007)</u>	<u>(9,351)</u>	<u>(9,360)</u>
Re-measurements					
Experience adjustments on scheme liabilities	(17,330)	9,479	(5,291)	(1,190)	6,050
Experience adjustments on scheme assets	9,254	(2,937)	2,163	396	4,605

# Rykneld Homes Limited

## Company Limited by Guarantee

The estimated amounts of contributions expected to be paid to the scheme during the financial year ending 31 March 2022 is £975,473: with the employer contribution rate set at 17.4%.

### McCloud Judgement

An estimate McCloud judgement allowance has been added to the formal valuation results so the impact is included within the accounting balance sheet at 31 March 2021.

### GMP Equalisation

The 2019 formal funding valuation included an allowance for full GMP indexation within the LGPS. The rolled forward position to 31 March 2021 therefore includes this allowance.

## 24 Cash Flows

### 24a Cash flows from Operating Activities

	2021	2020
	£	£
<b>Cash flows from Operating Activities</b>		
Profit/(Loss) from Operations	(1,221,259)	(1,903,905)
Adjustments for:		
Depreciation	371,221	466,594
Profit on sale of Housing Properties	0	0
Loss on Disposal of Fixed Assets	169,445	11,862
Interest Expense	498,653	621,917
Amortised Grant in year	(17,054)	(17,019)
Amortised Leasehold in year	0	(248)
Capitalised Interest	0	0
Defined Benefit Pension Scheme	929,000	1,643,000
Decrease / (increase) in inventory	13,345	30,770
(Increase) / decrease in receivables	(3,009,498)	(1,882,898)
(Decrease) / Increase in payables	1,404,551	923,927
<b>Cash Generated from Operations</b>	<u>(861,596)</u>	<u>(106,000)</u>
<b>Cash and cash equivalents</b>	<b>2021</b>	<b>2020</b>
Cash and cash equivalents represent:	<b>£</b>	<b>£</b>
Cash at bank	<u>(2,149,276)</u>	<u>(615,154)</u>

# Rykneld Homes Limited Company Limited by Guarantee

## 24b Reconciliation of net cash flow to movement in net debt

	2021 £	2020 £
Increase/(Decrease) in cash in the year	(1,534,112)	(1,265,493)
Lease Payments	236,109	342,969
Leases Raised	0	0
Loans Raised	(1,000,000)	(1,900,000)
Loans Repaid	243,652	209,738
Cash flow from net increase/(decrease) in debt financing	(520,239)	(1,347,293)
Change in net debt resulting from cash flows being movement in net debt in the year	(2,054,361)	(2,612,786)
Net (debt) at 1 April	(8,233,731)	(4,360,717)
IFRS 16 Movement in Year	0	(1,260,228)
Net debt at 31 March	(10,288,092)	(8,233,731)

## 24c Analysis of changes in net debt

	At 1 April 2020 £	Cash flow £	Other non- cash changes £	At 31 March 2021 £
Cash at bank and in hand	(615,154)	(1,534,122)	0	(2,149,276)
Debt due within one year	(468,923)	468,923	(423,148)	(423,148)
Debt due after one year	(7,149,654)	(989,160)	423,148	(7,715,667)
Total	(8,233,731)	(2,054,359)	0	(10,288,091)

## 25 Related Party Transactions

The Company's ultimate parent and controlling party is:

North East Derbyshire District Council  
2013 Mill Lane  
Wingerworth  
Chesterfield  
Derbyshire  
S42 6NG

The Financial Statements for North East Derbyshire District Council are available to the public via their website ([www.ne-derbyshire.gov.uk](http://www.ne-derbyshire.gov.uk)) or by requesting a copy by writing to the above address.



# Rykneld Homes Limited

## Company Limited by Guarantee

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Rykneld Homes Limited is an Arms Length Management Organisation from North East Derbyshire District Council to run the housing management and maintenance function of the Council's homes and other buildings.

The Company Board does not include members who are tenants of NEDDC. The Company Board does include members who are elected representatives of NEDDC.

Mr J Carter (part year), Mrs L Thompson, and Mrs L Parkin have been members of the Board during 2019/20, as Tenant Board members. Their tenancies were on normal terms. During the year, the aggregate rent received from Board members who are tenants of NEDDC was £6,385.

During the year the Company supplied goods and services to North East Derbyshire District Council totalling £20,912,701 (2020: £20,767,891) and purchased goods and services from North East Derbyshire District Council totalling £1,665,158 (2020: £1,445,930). The Company undertakes transactions with the Council at arm's length in the normal course of business.

At 31 March 2021, included in the figures above and within the trade and other receivables is a total amount due from North East Derbyshire District Council of £6,212,797 (2020: £3,027,576) and included above and within Payables is a total amount due to North East Derbyshire District Council of £919,656 (2020: £62,417). The net balance due to the Company from North East Derbyshire District Council is therefore £5,293,141 (2020: £2,965,159).

The amounts outstanding are unsecured, carry or bear no interest and will be settled in cash. No guarantees have been given or received.

During the year the Company raised £1,000,000 new loan finance from the Council (2020: £1,900,000). The balance outstanding at the year-end was £7,104,005 (2020: £6,347,658) (see note 19). The loan principal paid in the year was £243,652 (2020: £209,738) and interest paid in the year was £238,945 (2020: £207,346). There were no additional early loan repayments made during the year (2020 £0).

There were no new leases in 2020/21 (2020: 0) totalling £0 (2020: £0). The balance outstanding for contractual undiscounted cash flow at the year-end was £1,088,777 (2020: £1,341,196). The lease paid in the year was £252,419 (2020: £326,565) and £31,425 (2020: £58,422) finance charge.

There are no in year intercompany transactions with NEDDC's joint venture, Northwood Group Ltd.

### Remuneration of key management personnel

The remuneration of Company's Senior Management Team (including the Managing Director) who are the key management personnel of the Company, is set out below in aggregate.

	2021	2020
	£	£
Short Term Employee Benefits	567,425	434,918
National Insurance	68,297	52,412
Superannuation Salaries	83,799	64,490
	<u>719,521</u>	<u>551,820</u>

# Rykneld Homes Limited

## Company Limited by Guarantee

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The highest paid employee of the Company is the Managing Director. The Managing Director is an ordinary member of the local government pension scheme funded by both employer and employee contributions. There are no enhanced or special terms applicable to this post and there are no other pension arrangements in place.

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Short Term Employee Benefits	115,767	112,669
	<u>115,767</u>	<u>112,669</u>

### **26 Capital commitments**

As at 31 March 2021 the Company has £0 contracted capital commitments (2020: £483,740).