

Annual Report and Accounts April 2023—March 2024

cossington

HOUSING CO-OPERATIVE

Celebrating 46 years



This annual report covers the period
1st April 2023 —31 March 2024

Welcome

Dear Tenant members

I hope this message finds you and your family well.

I wanted to start off by saying that over the last 12 months, Cossington Housing Co-operative (CHC) has been making some real positive changes and move, from strength to strength as a housing provider.

As we come to the end of our second year, I can reflect and share that both myself, Committee members and the Housing team have been focused on delivering the agreed Capital works program for 23-24, and to date we have managed to deliver the following:

- ◆ 24 out of 26 New Roofs, Guttering and Loft insulation
- ◆ 13 out of 18 New modern Kitchens
- ◆ 13 out 18 New Bathrooms
- ◆ 7 out 23 New Combi Boiler.

The above is the 1st phase of a 5-year program and it is envisaged by 2030 all our homes will have the above asset installed, making them modern, warm and energy efficient. I can also confirm that we may bring these works forward by using the bank reserve, so we meet the 'Decent Homes' Standards.

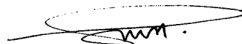
Running along this, as a team, we are also pro-active in addressing all of the day-to-day repairs, specifically focused on mould and have identified Health & Safety issues within our stock.

I also wanted to let you that there have been some key national changes in Housing Regulation, such as the introduction of the 'New Consumer Standards' which CHC are keen to adopt and implement within our policies.

Operationally, the Housing team continues to work closely with our tenant members to make sure that all housing needs are met, specifically supporting those who may find themselves in financial hardship and vulnerable.






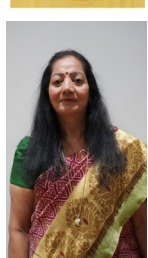


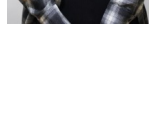

I wanted to end by saying as your Chair, I can promise that we will continue to delivery an excellent housing service and pro-actively engage with you and deliver on our promises.

Sunil Hemraj
Chair
Cossington Housing
Co-operative



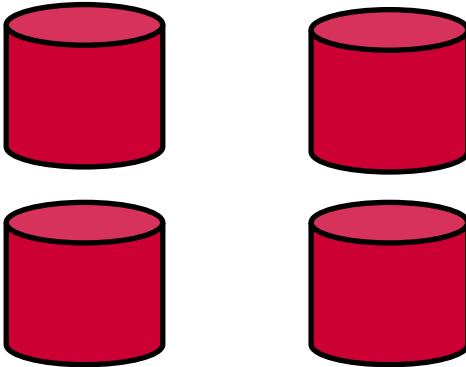
Our Committee Members

Attendance April 2023—March 2024

		Committee Member	Committee Meetings Attended	Training Attendance
		Sunil Hemraj (Chair)	5 out of 5 attended	2 out of 2
		Hina Modi (Secretary)	5 out of 5 attended	2 out of 2
		Arvinder Mistry	5 out of 5 attended	1 out of 2
		Hiteshkumar Pragivane (Joined 07/11/2023)	2 out of 2 attended	1 out of 2
		Kalpesh Mehta	4 out of 4 attended	1 out of 2
		Parul Rajani	4 out of 5 attended	1 out of 2
		Poonam Rajani	4 out of 5 attended	0 out of 2
		Mukesh Limachya (Joined 23 Sept 2022)	1 out of 3 attended	1 out of 2



Here is a summary of our performance from:
1st April 2023 to 31st March 2024



Empty Proprieties

Lettings



6 lets in total :
4 Direct Lets
2 Mutual exchanges



We have 1 long-term void
(with insurance) empty
property

Rent Arrears To add in

Total rental income due to collect from **1st April 2023 - 31st March 2024:**
£674,684 (YTD)

Actual collection
£674,004.42 (YTD)

Outstanding Rent arrears to be collected -
£50,713.19

We encourage tenant members to raise concerns or dissatisfaction through the complaints process. Currently, tenant members can raise a complaint with us via:

- ◆ Email: enquiries@cossingtoncoop.co.uk
- ◆ Phone: [0116 3032025](tel:01163032025)
- ◆ By Letter or in person:
143 Loughborough,
Leicester, LE4 5LR.

In additional, you can also contact the Housing Ombudsman who can also give you independent advice.

Capital Planned Works



CHC continue to deliver the agreed 5-year capital planned works which been left aside by previous Housing providers and have been proactive to fast track these works and bring them forward were possible. We can confirm that this year’s Capital Planned works are currently on track and aim to be completed by March 2025. The table below lists what works have been planned in for this year.

We have set a fixed budget aside for the ‘Capital Works’ program, however, when we need to make variation to the works and costs may increase, we will absorb any over spent though our reserves.

We are replacing blown windows, if you have, any identified windows with signs of condensation, please contact the office on 0116 303 2025.

Components to be replaced	Components to be completed by September 2024	Total Components to be installed 24-25
Roofs, Gutter and loft insulation	18	24
Kitchen	11	21
Bathroom	11	21
Boilers	6	25



Our Money

Income and Expenditure		
INCOME	£'000 2024	£'000 2023
Rent Receivable	709	659
Service Charges	18	15
Social Housing Grant	36	37
Other Grants	2	2
Total Income	765	713
EXPENDITURE		
Services	13	6
Management	192	239
Routine Maintenance	244	174
Major Repairs/ Planned Maintenance	89	98
Bad debts	(18)	5
Depreciation	116	104
Total Expenditure	636	626
OPERATING SURPLUS	129	90
Net Interest Receivable	10	5
SURPLUS FOR THE YEAR	139	95
Balance Sheet		
FIXED ASSETS	4,043	3,939
Current Assets	1,806	1,814
Creditors (<1 Year)	(113)	(118)
NET CURRENT ASSETS	1,693	1,696
TOTAL ASSETS LESS CURRENT LIABILITIES	5,736	5,635
CREDITORS (<1 Year)	(1,998)	(2,037)
TOTAL NET ASSETS	3,738	3,598
SHARE CAPTIAL AND RESERVES	3,738	3,598

Enjoying the Capital- London City!!!

Cossington families enjoyed a day trip to London in Summer 2024. After consultation with our tenant members , we have now planned a winter trip to 'Skanda Vale' Temple in Wales on Friday 18th October 2024. **Tickets will be on sale from Monday 9th September 2024 until Friday 4th October 2024 ONLY, from the Cossington Area Office, 143 Loughborough Road, Leicester, LE4 5LR from 10.00am until 4.00pm. Contact Sheila Bhagat, Housing Officer on 0116 303 2025**

Photos from our Summer Trip to 'London'



RAFFLE PRIZES Gifted By Cossington Housing Contractors

1st Prize: Tower Air Fryer (Gifted by BOB Property Maintenance)

2nd Price: Russell Hobbs Microwave (Gifted by Ideal 4 Gas)

2nd Price: Gourmia Air Fryer (Gifted by Diya Electricals)

3rd Price: Russell Hobbs Toaster (Gifted by ECO 4 Builders)

4th Prize: Russell Hobbs Kettle (Gifted by ECO 4 Builders)

5th Prize: (Gifted by Ultrashield Windows Ltd)



Thank you

We would like to thank all our contractors, suppliers, and partners who have worked with us over the last year for their ongoing support.



Our Partners



We work with various contractors to maintain and improve Cossington homes for our tenant members.

These include:

- ◆ Intisaa (Jay Hussain)
- ◆ Be Compliant
- ◆ Bob Property Maintenance
- ◆ CDC Drain Services
- ◆ Diya Electricals
- ◆ Draincare
- ◆ ECO4 Builders LTD
- ◆ Ideal Heating and Gas Ltd
- ◆ Injecta Dampcourse
- ◆ JD Fresh Cleaning Services
- ◆ KDR Cleaning Services Ltd
- ◆ Kaypee Construction
- ◆ Meera Productions
- ◆ Ocean Construction (Leicester)
- ◆ Pancholi & Associates (CHC Accountants)
- ◆ RMG Property Services
- ◆ Rogers Spencer (External Auditors)
- ◆ Sycamore Energy Assessors LTD
- ◆ Top Banana
- ◆ Ultrashield Windows Ltd
- ◆ THA LTD (Tom Hopkins – Advisor & Trainer)
- ◆ Thomas & Young (External Auditors) for 2024—2025
- ◆ Timberwise—Dampcourse



Cossington Housing Co-operative

143 Loughborough Road, Leicester,
LE4 5LR

Tel: **0116 3032025**