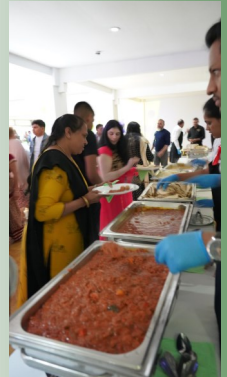


**Annual Report and Accounts
April 2021—March 2022
Cossington Housing Co-operative**

Photos from our last year's AGM



This annual report covers the period
1st April 2021—31 March 2022

Welcome

I hope that you are all safe and well.

Last year has been a positive year for Cossington Housing Co-op (CHC), as we made huge investments in our properties.

Throughout 2021-2022, CHC was able to complete the external cyclical painting program and kick start the kitchen and bathroom program. We have also taken the opportunity to invest into replacing homes with old windows and external doors for more efficient ones.

Recently, the co-op has been working in partnership with a consortium group to secure £270,000 from the decarbonisation grant 1st round. The grant will allow us to upgrade 22 homes which will make them more energy efficient by installing external wall cladding.

For the last 12 months CHC have had to take a tough decision and end its partnership working with Pinnacle Group as mentioned in the Newsletter sent to you in August 2022.

By taking this decision, we will become an independent service provider, employing staff directly, giving you a value for money service and being more effective. As mentioned, this will not affect your tenancy rights.



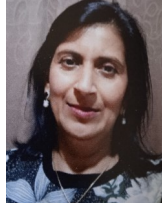
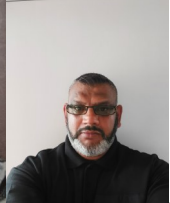




Finally, could I give a huge Thank You!!! to the committee for all their hard work over the last year, and you the members for all your support.

**Sunil Hemraj
Chair
Cossington Housing
Co-operative**



Our **Committee** Members

Attendance **April 2021—March 2022**

	Committee Member	Committee Meetings Attended
 	Sunil Hemraj (Chair)	8 out of 8 attended
	Geeta Mehay (Vice Chairperson) (Joined Sept 2021)	4 out of 8 attended
 	Hina Modi (Secretary)	8 out of 8 attended
	Arvinder Mistry (Treasurer)	8 out of 8 attended
 	Minaxi Hemraj	6 out of 8 attended
	Parul Rajani (Joined Sept 2021)	8 out of 8 attended
 	Poonam Rajani	5 out of 8 attended
	Vijay Limachya	4 out of 8 attended

Our Year

Kitchens and Bathroom Programme

The initial Kitchen and Bathroom replacement programme has commenced. The work has been post inspected as they are completed and from the early reports we can confirm that they have been carried out to a decent homes standard and tenant members are very pleased with the work. This initial 5 property programme will help us shape a larger programme that addresses all the properties that need this improvement in the near future.



Window/Door replacement programme



After a short mini tender exercise we have approved a door and window replacement programme initially targeting those properties with blown units. The windows will be triple glazed, which adds more protection from the elements, keeps homes warmer and safer and some sound proof. .

Social Housing Decarbonisation Fund (SHDF)

In the Autumn Newsletter we shared the good news that we had been successful in a bid to the government for monies to help address some of the poor energy efficiency issues affecting our properties. We are very pleased to confirm that our bid has been successful, and we have been awarded nearly **£270,000** to carry out works to an initial 21 properties.

We have recently signed the sharing agreement with EON , who will be carrying out survey to assess the extent of the works needed and work is planned to commence later this year. This will considerably improve the energy efficiency of the worst energy rated properties we have.

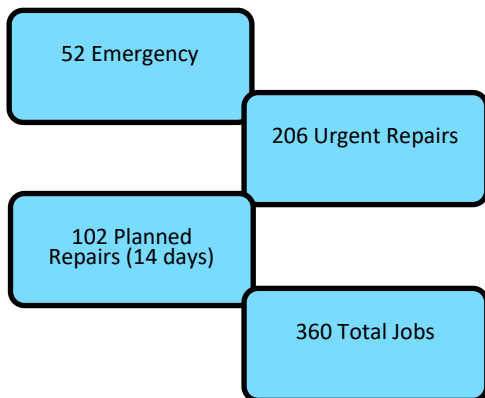


How did we do?

Here is a summary of our performance from:

April 1st 2021— March 31st 2022

(Figures provided by Pinnacle)



Rent Arrears

Total Rents and Service Charges collected over 12 months: **£635,443.00**

What we collected: **£632,844.00**

Outstanding Rent Revenue to be collected: **£2,599.00**

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

Email: Cossingt@pinnaclegroup.co.uk

Phone: [0116 3032025](tel:0116 3032025)

A letter or in person.: 143 Loughborough, Leicester, LE4 5LR

This will follow the Housing Ombudsman's compliant handling code produced this year:

www.housing-ombudsman.org.uk/wp-content/uploads/2020/11/Complaint-Handling-Code.pdf

Lettings



We have let **8** homes this year (2 Internal Lets & 2 Mutual Exchanges & 4 Direct Lets)

Empty Properties



We have **1 (with insurance)** empty property

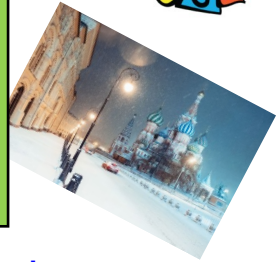
Our *Money* (Figures provided by Pinnacle)

Income and Expenditure		
	£'000 2022	£'000 2021
INCOME		
Rent Receivable	635	631
Service Charges	14	12
Social Housing Grant	37	37
Other Grants	2	2
Total Income	688	682
EXPENDITURE		
Services	14	29
Management	198	126
Routine Maintenance	203	191
Bad debts	18	1
Major Repairs/ Planned Maintenance	184	291
Depreciation	18	83
Total Expenditure	635	721
OPERATING SURPLUS	(19)	45
Interest Receivable	0	0
SURPLUS FOR THE YEAR	(19)	45
Balance Sheet		
	£'000 2022	£'000 2021
FIXED ASSETS	4,096	4,226
Current Assets	1,549	1,489
Creditors (<1 Year)	(136)	(154)
NET CURRENT ASSETS	1,413	1,333
TOTAL ASSETS LESS CURRENT LIABILITIES	5,509	5,560
CREDITORS (<1 Year)	(2,076)	2,154
TOTAL NET ASSETS	3,483	3,405
SHARE CAPTIAL AND RESERVES	3,433	3,405

Summer/ Winter Trips

Our Summer trip to Great Yarmouth went very well. We are now planning our Winter trip, which will take place November/ December 2022 however any suggestions, please contact Sheila on 07308479891 or email:

cossington@pinnaclegroup.co.uk



Photos from our Summer trip to Great Yarmouth



RAFFLE PRIZES Gifted By Cossington Housing Contractors

1st Prize: 55" TCL 4K HDR TV (Gifted by NDR Electricals)

2nd Prize: Russell Hobbs Microwave (Gifted by Ideal Gas Services)

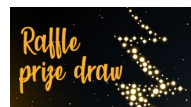
3rd Prize: Tower Air Fryer (Gifted by BOB Property Maintenance)

4th Prize: Kenwood Food Processor (Gifted by Ocean Constructions)

5th Prize: Preethi Mixed Grinder (Gifted by Ultrashield Windows Ltd)

6th Prize: Russell Hobbs Iron (Gifted by Ocean Constructions)

Thank You to all the contractors who have gifted.



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.

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



These include:

- ◆ Azets (Jay Hussain –Advisor on SLA)
- ◆ Bob Property Maintenance
- ◆ B Singh Construction
- ◆ Draincare
- ◆ Ideal Heating and Gas Ltd
- ◆ Injecta Dampcourse
- ◆ Kaypee Construction
- ◆ NDA Plumbing and Heating Services
- ◆ NDR Electrics Leicester Ltd
- ◆ Ocean Electrics (Leicester)
- ◆ Patsons Electrical
- ◆ Pinnacle Group (grounds maintenance)
- ◆ RMG Property Services
- ◆ Rogers Spencer (External Auditors)
- ◆ TIAA (Internal Auditors)
- ◆ Ultrashield Windows Ltd
- ◆ THA LTD (Tom Hopkins – Advisor & Trainer)
- ◆ Timberwise

Cossington Housing Co-operative

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