



WINCHESTER WORKING MEN'S HOUSING SOCIETY ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021



INTRODUCTION

We have pleasure in sharing the Society's annual report for the financial year to 31 December 2021, along with a few items of more recent news. Next year we expect to start gathering and recording new information to reflect the views and experiences of our tenants and residents; this is part of a national initiative by the Regulator of Social Housing. In the meantime, we are always grateful to receive feedback about our homes and services, so please get in touch if you have information or comments you would like to bring to us.

OUR HISTORY AND A NEW CHAPTER

Winchester Working Men's Housing Society was founded in 1911 as an Industrial & Provident Society. Today it is registered in England & Wales under the Co-operative & Community Benefit Societies Act 2014, registered number 5338, and has charitable aims, to provide housing for people in need in Winchester and district.

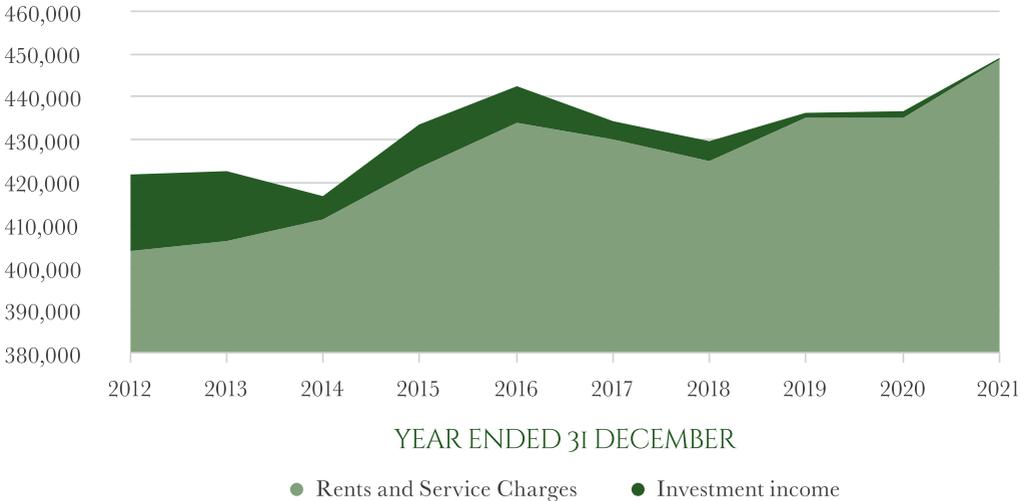
It is registered with the Regulator of Social Housing as a private registered provider number L2732. We are part of a housing sector in England that provides 4.4 million homes, and we are proud that our traditional city estate of houses constructed in 1912 remains intact as a distinctive area in Fulflood, Winchester. Our identity as an independent organisation remains important to us.

We also want to make it easy for people who need our help to find us, and understand whether we can assist them. We have decided to simplify and shorten our day to day name (our "trading name") and be known as Winchester Housing Society, while preserving our original legal identity and our full historic name which you will continue to see explained on our letterhead and website (the "small print"). We will soon be installing new signs on the Society's estate using the new name.



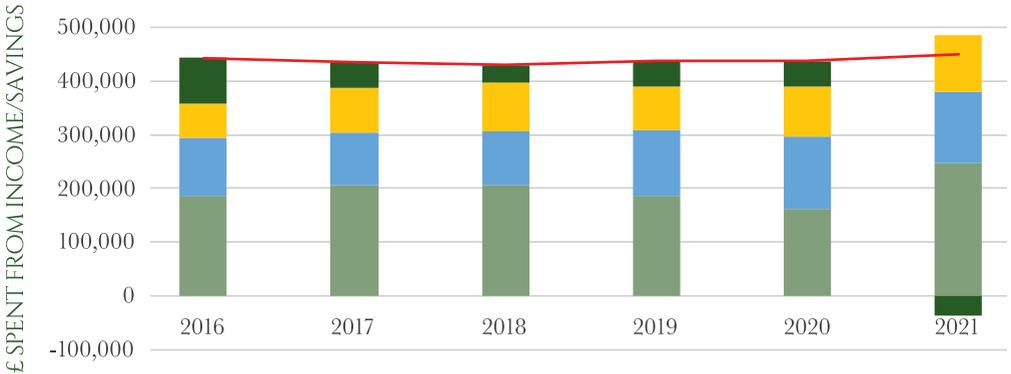
£ PER ANNUM

SOCIETY ANNUAL INCOME



The Society's income is from rents. After several years of 1% annual rent decreases, national social housing regulation and the Rent Standard have now moved to rent changes linked to the rate of consumer price inflation. This led to rent increases in February 2021 of 2.7%, in February 2022 of 1.5%, and February 2023 will see an increase of 4.1%. Since 2018, the Society has changed its investment policies to focus on preserving capital value instead of generating annual income.

HOW OUR RESOURCES HAVE BEEN USED



CALENDAR YEARS

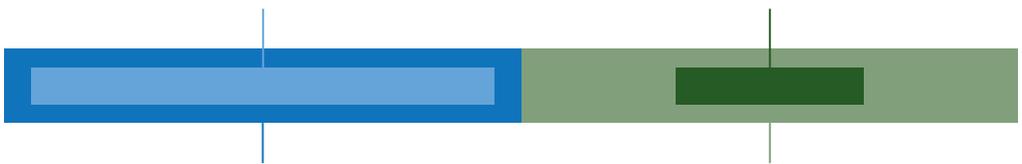
- Added to savings (top) or taken from savings (bottom)
- Replacement boilers and heating systems, kitchens/bathrooms where needed
- Insurance, compliance with regulations, staffing, professional fees and office costs
- Repairs and cyclical maintenance
- Total income this year

This chart shows the amounts of different types of cost over the past 6 years, and whether the Society was able to put money into savings, or used savings from previous years. In 2020 we were not able to do as many repairs as usual, because of Covid-19 restrictions. But in 2021 we caught up with those delayed works. The red line across the chart shows our income from rents each year. In 2021 our running costs including repairs and capital improvements in total exceeded our rents, so we used some of our past savings. When we need to spend more in a year than we have generated in rents, we use our savings in this way to make up the difference. That's why it is very important that we put savings into our investment and cash reserves when we can.

OUR 92 TENANCIES

42 families with at least one person
18yrs or under (light blue)

17 households on our decorating
assistance scheme (dark green)



47 family households (blue)

45 with 1 or 2 people only (green)

LOOKING AFTER OUR HOMES

Our houses were all built around 1912, and the flats at Ronald Bowker Court were built in the 1980s. When a property is vacant we carry out improvements that would be very disruptive at other times, such as heavy outdoor works, and kitchen/bathroom replacements if needed. We have refurbished 28 properties in this way over the last 5 years (5 in 2021), together with a further 3 kitchens and 5 bathrooms in occupied properties (half of these were carried out in 2021). We have also installed 60 replacement boilers in the last 5 years (11 of those in 2021). The way we replace boilers will start to change in future years as new technologies become tried and tested to respond to zero-carbon planning, energy efficiency, and affordable running cost. Currently our focus is on making sure our properties are in good condition, including insulation levels. At Ronald Bowker Court, we replaced the door entry system so it is easier for our residents to use.



A snapshot of one of our new kitchens

WEBSITE LAUNCH – WWW.MHS.ORG

We were thrilled to launch our first website in June 2021. Please visit it to find out more about the Society's history and how we carry out our work.

CHECKS AND BALANCES

No complaints were made about the Society in 2021.

During 2021 we completed the second and final phase of 5-yearly electrical testing for all Society homes, with final remediations due for completion in 2022. Every home also received a legally-required gas safety check and certification (annual). We proactively manage Asbestos, using a system of regular condition checks, and removal when this is the recommended action. We have no high-risk environments for fire safety, and our safety assessments are up to date and compliant. Energy Performance Certificates (EPC) are provided whenever a property has a tenancy change, and all EPC's issued in 2021 were rated C.

GOVERNANCE OVERVIEW AND METRICS REPORTING

The Society's Committee of Management meets (digitally or in person) 4 times a year, and also uses smaller sub-committees for some tasks. Day to day running of the Society is delegated to the Chief Executive and a small team of staff and contractors. The Committee makes a formal review of business risk at least once per year, and ensures that suitable internal controls (including financial controls) are in place to ensure the Society's financial viability, legislative compliance, and good governance. All registered providers are required by the Regulator to calculate and set out 7 "value metrics" and these are set out in the following table, with Sector comparisons:

METRIC NAME	SOCIETY 2021	SOCIETY 2020	SECTOR 2021	SECTOR 2020
Reinvestment %	5.35%	5.17%	5.1%	6.1%
New homes (social and non-social)	0	0	0.9%	1.3%
Gearing % (Society has no loans)	-33.67%	-33.20%	33.82%	33.89%
Interest cover %	No value	No value	215.95%	196.10%
Headline social housing cost £	£4,777	£3,717	£3,891	£4,023
Operating margin % (social and non-social)	7.97%	25.40%	25.49%	23.60%
Return on Capital Employed %	1.18%	3.77%	3.1%	2.8%

"Sector" is the Sector Scorecard for years ended March (Society years end December). Metrics shown in Grey do not produce a meaningful result as the Society has no borrowings or loan interest to pay.

SUMMARY ACCOUNTS

BALANCE SHEET AT 31 DECEMBER	£	£
	2021	2020
FIXED ASSETS		
Housing properties and office (at historic cost)	1,891,171	1,832,952
Investment reserves (at valuation)	682,657	615,133
Total fixed assets	2,573,828	2,448,085
CURRENT ASSETS		
Debtors	3,224	3,161
Cash and cash equivalents (including reserves)	623,331	650,810
Creditors: amounts due within one year	-69,787	-68,995
Net current assets	556,768	584,976
TOTAL ASSETS LESS CURRENT LIABILITIES		
Creditors: amounts due after one year	-729,892	-744,489
TOTAL NET ASSETS	2,400,704	2,288,572
CAPITAL AND RESERVES		
Share capital	15	15
Income and expenditure reserve	2,400,689	2,288,557
Total Reserves	2,400,704	2,288,572
INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR TO 31 DECEMBER		
Turnover (rents and other income)	463,760	450,266
Property maintenance	-246,840	-161,875
Depreciation of housing properties	-45,860	-40,468
Other social housing operating costs	-134,088	-133,548
OPERATING SURPLUS	36,972	114,375
Interest and similar income	30	959
Gains/(Losses) on investment reserves	75,130	44,263
Surplus/Total Comprehensive Income for the year	112,132	159,597

WINCHESTER WORKING MEN'S HOUSING SOCIETY





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Winchester Working Men's Housing Society, registered in England and Wales under the Co-operative & Community Benefit Societies Act 2014, registered number 5338R.

Registered office 6a Ronald Bowker Court, Greenhill Road, Winchester, SO22 5EA.

A charitable Registered Provider of social housing, T/A Winchester Housing Society.