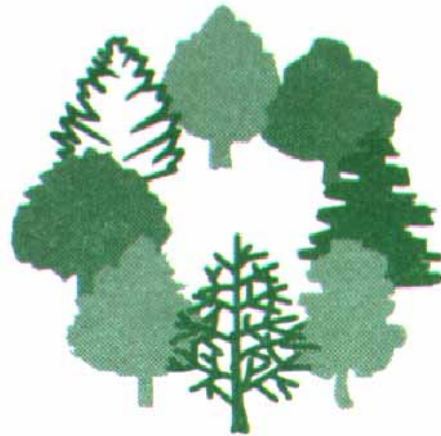


Stockfield Community Association



Annual Report 2007

1 Introduction

Welcome to the 2007 annual report of Stockfield Community Association ("the Charity").

The Charity's Objectives

During the last 12 months the Charity's main objectives were to:

- Continue to provide well-managed and maintained affordable Social Housing for rent.
- Work with Birmingham City Council to ensure the Stockfield Estate is well maintained
- Develop and Improve the Association's Web Site.
- Promote the work of the Association - The Stockfield Story provides the background to the redevelopment of the Estate and the history of the Community Association.
- Further develop the scope of the Community Resource Centre at 2a Alexander Road to enhance the services available to the local community.
- Improve Community Safety: through its Community Watch Scheme to continue and to build further good relations with the Police.
- Develop and improve relationships with Birmingham City Council's Acocks Green District and the District Director, exploring the possibilities of the City Council's devolution agenda to work together to improve local services for the benefit of local residents.
- Develop additional links with other neighbourhoods, through various projects and visits
- Maintain and improve the environs of Cypress Square (including planting under the Stockfield in Bloom programme) and the Park on the Stockfield Estate.
- Organise community events, including the Summer Fun Day, Gardening Competition, Stockfield in Bloom and a Christmas Meal for Senior Citizens.
- Publish Stockfield newsletters quarterly to provide news and information communicating good news about the neighbourhood and encouraging resident participation.
- Continue to work with Sport4Life to do valuable work with the young people of Stockfield, build links with the rest of the community and help raise the aspirations of the young people and included the reopening of the Youth Pod situated in Stockfield Park.

- Maintain and improve the involvement in local affairs of local residents and partner organisations serving Stockfield.
- Progress the establishment of links with local schools including the funding of 2 Home School Liaison workers to ensure wherever possible that young people on the Stockfield Estate get the best opportunity for education possible.
- Continue to seek ways to provide improved or new Community facilities for the benefit of the residents of the Stockfield Estate including involvement in and funding of a Feasibility study to establish Community facilities within the Acocks Green Baptist Church buildings.

Strategies for Achieving Objectives

- Keep under review Service Level Agreements with various providers.
- Maintain contacts with various service providers to ensure local government services are up to standard.
- Work with various organisations to bring about improvements to establishment of Community facilities.
- Continue to invite attendance at Board and other meetings key personnel from Birmingham City Council and others.
- Promote as widely as possible the work of the Association.

Details of Significant Activities

- Establishment of the first Community Association of its type in the UK.
- In partnership with Birmingham City Council, Bromford Housing and local residents bringing about the physical regeneration of the Stockfield Estate.
- Provision of 119 social houses for rent.
- Provision of the Stockfield Community Resource Centre.
- Establishment of a Community Watch Programme for the Stockfield Area
- Funding of 2 Home School Liaison Workers at Cottesbrooke Schools

Achievements and Performance

Review of the Charities Activities

- The Association continued to provide well managed and maintained affordable Social Housing for rent. There have been no long term voids and 99% of all repairs were carried out within targets set.
- Work continued with Birmingham City Council to ensure the Stockfield Estate is well maintained and significant improvements in estate maintenance have been achieved.
- The Association's Web Site has been improved significantly and was regularly updated.
- The Stockfield Story has been produced to provide valuable information on how the first Community Association of its type in the UK was established and how it brought about the total physical regeneration of the estate. This document continues to be widely distributed.
- The Community Resource Centre continues to provide a valuable resource for the locality.
- Community Safety: the Community Watch Scheme continues to go from strength to strength and work is continuing to build further good relations with the Police.
- The work with Birmingham City Council's Acocks Green District and the District Director, exploring the possibilities of the city's devolution agenda to work together to improve local services for the benefit of local residents is progressing well.
- Further improvements to Cypress Square and Stockfield Park have been completed under the continuing Stockfield in Bloom Programme.
- Community events included the Summer Fun Day, Gardening Competition and Christmas Event for Senior Citizens.
- Stockfield newsletters were produced quarterly.
- The Association achieved the re-establishment of Youth facilities based at the Youth Pod in Stockfield Park utilising the services of Sport4All. These programmes are a great success.
- The Association continued to encourage involvement in local affairs of local residents and partner organisations serving Stockfield.
- The work undertaken to evaluate the potential of 1078 Warwick Road as a Community Centre unfortunately proved abortive and the Association is actively pursuing the potential of a joint venture with The Acocks Green Baptist

Church to redevelop under utilised buildings in Alexander Road a formal Feasibility Study was completed during 2007.

- Working relationships with Local Schools have developed well with the funding of the appointment of 2 Home School Liaison Workers.

Financial Review

A summary of the Charity's finances is set out at Appendix 1

Reserves Policy and the Purpose of Designations

The Charity manages its accommodation on the basis of whole life funding and makes contributions each year to Sinking Funds in order to have funds available for future years to pay for major repairs and replacements and to provide for cyclical maintenance.

Review of Principal Funding Sources

The principal funding sources for the Charity are currently by way of rental income from tenants, Housing Benefit from Birmingham City Council, Gift Aid from its Subsidiary Company and interest on deposits.

Plans for the Future

Aims and key objectives set for the future, to:

- Continue to provide well managed and maintained affordable Social Housing for rent.
- Work towards the implementation in 2008 of the Association's first major refurbishment programme to renew kitchens in its first two phases of development.
- Work with Birmingham City Council to ensure the Stockfield Estate is well maintained.
- Develop and Improve the Association's Web Site.
- Continue to use the Stockfield Story to provide the background to the redevelopment of the Estate and the history of the Community Association and to showcase the Association's achievements nationally.
- Further develop the scope of the Community Resource Centre.
- Community Safety: to further develop the Stockfield Community Watch and to continue and to build further good relations with the Police.

- Develop and improve relationships with Birmingham City Council's Acocks Green District and the District Director, exploring the possibilities of the city's devolution agenda to work together to improve local services for the benefit of local residents.
- Through various contacts develop additional links with other neighbourhoods.
- Further improvements to Cypress Square and the rest of the Stockfield Estate particularly under the Stockfield in Bloom Programme.
- Organise community events, including the Summer Fun Day, Gardening Competition and a Christmas Event for Elderly Citizens.
- Publish Stockfield newsletters quarterly to provide news and information communicating good news about the neighbourhood and encouraging resident participation.
- Continue to work with organisations, which could carry out valuable work with the young people of Stockfield, build links with the rest of the community and help raise the aspirations of the young people: in particular to bring about the re-opening of the Youth Pod in Stockfield Park.
- Maintain and improve the involvement in local affairs of local residents and partner organisations serving Stockfield.
- Carry out phase 2 of the feasibility study in conjunction with The Acocks Green Baptist Church to promote the redevelopment of underused facilities at its Alexander Road site as Community facilities.

On behalf of my fellow directors I would like to thank all those people who have continued to contribute their time, knowledge and energies to sustaining the Charity and making the regeneration of Stockfield Estate an ongoing success.

Mike Russell
Chair

2 STOCKFIELD COMMUNITY ASSOCIATION DIRECTORS REPORT 2007

The Directors, (and Charity Trustees), present their annual report for the ending 31 December 2007.

DETAILS OF THE CHARITY

a) Name and Registration Details of the Charity

The full name of the Charity is 'Stockfield Community Association'

The registered office of the Charity is:

C/o Anthony Collins Solicitors LLP
134 Edmund Street
Birmingham
B3 2ES

The Charity is registered with the Charity Commission, its registration number being 1039005.

Structure, Governance and Management

Governing Document

The organisation is a charitable company limited by guarantee, incorporated 19 February 1991 as amended by special resolutions dated 1 July 1994, 16 October 1998, 19 March 1999, 18 June 2001, 27 July 2001 and 24 March 2006. The company was established under a Memorandum and Articles of Association, which imposes restrictions on the scope of the Charity's operations. The activities of the Charity are limited to those related to the regeneration of its area of benefit and the promotion of the benefit of the inhabitants of its area of benefit. The Memorandum of Association provides that the Charity has the power to invest money not immediately required for the Charity's objects in such investments, securities or property as may be thought fit by the company. The company is governed under its Articles of Association. In the event of the company being wound up, members are required to contribute an amount not exceeding £1.00

Recruitment and Appointment of the Board of Trustees

The Board of Directors of the Charity consists of 2 Directors nominated by Bromford Housing Group, 1 Independent Director, 2 nominees of Birmingham City Council, 6 locally elected and co-opted resident Directors and a nominee of the Association's Funder Halifax Bank Of Scotland.

The Directors of the company are also charity Trustees for the purpose of charity law and under the company's Articles of Association the Local members of the Board are elected by ballot of the Residents of the benefit area to serve for a period of 2 years, after which they must be re-elected at the next election. Elections are normally held every two years. Nominated Directors are appointed and removed by the relevant organisations. The Board appoints the independent Director by invitation. The Association may, when vacancies for Local Directorships occur, co-opt Local Directors until the next election takes place.

Trustee Induction and Training

Trustees are given a full induction to the organisation by Anthony Collins Solicitors, other Directors and the company's advisers. They are made aware of the Mission and Vision Statements and the current Business Plan of the organisation and their expected role and responsibilities in relation to this and to the requirements of the Charity Commission. Local Directors often attend Board Meetings on an observer basis prior to offering themselves for election or co-option.

Organisational Structure

The Board of Trustees for the majority of the year stood at twelve Trustees, currently (31st December 2007) the Board consists of twelve members who meet monthly (but excluding August and December). Within those twelve is the Chair and the Secretary. The general control and management of the administration of the Charity is undertaken by the Board of Trustees.

The Board is significantly comprised of democratically elected representatives of the local community, and are half of the Board members. Further Trustees are nominated by Halifax Bank of Scotland (1) Birmingham City Council (2)

Bromford Housing Group (2) and there is one independent.

The Charity receives Housing Management Services from Birmingham City Council and Repairs Services from BMS Property Care Limited, pursuant to contractual arrangements.

A. W. Baker CPFA, A W Baker Ltd is the Financial and Administration advisor to the Charity. Legal Services are provided by Anthony Collins Solicitors

Related Parties

The Charity has a subsidiary company 'Stockfield Community Association (Subsidiary) Limited' which is a non-charitable company limited by guarantee, whose business was originally to procure the building of houses which are sold by their developers for profit. To date the Subsidiary has restricted its activities to;

- Buying redevelopment land from Birmingham City Council;
- Allowing developers, under Development Agreements to build houses on that land and sell such houses to owner-occupiers.
- Collecting Ground Rents from Under leasehold owner-occupiers.

The Subsidiary is a wholly owned subsidiary of the Charity.

Risk Management Statement

The Board of Trustees has conducted a review of the major risks to which the charity is exposed. A Risk Management Plan forms part of the Company's Business Plan and this is reviewed and updated at least annually. Where appropriate, additional systems or procedures have been put in place to mitigate potential risks the charity faces. Internal control risks are minimised by the implementation of procedures for authorisation for all transactions and projects. Procedures are in place to ensure compliance with health and safety of all staff, volunteers, clients and visitors to Association property. All procedures are reviewed annually, to ensure they continue to meet the needs of the charity, and all risks and their management are reviewed as required or annually to ensure all reasonable steps are being taken to minimise them.

The Directors

The Board of Directors of the Charity consists of 1 Independent Director, 2 nominees of Birmingham City Council, 2 nominees of Bromford Housing Group, 1 nominee of Halifax Bank Of Scotland and 6 locally elected and co-opted resident Directors.

During the financial year ended 31st December 2007 the directors were:

Appointed by Halifax Bank Of Scotland

Mike Russell Chair

Appointed by the Birmingham City Council

Mike Nangle, a prominent local Councillor and ex Lord Mayor of the City Of Birmingham resigned 27th September 2007. Mike was appointed as Honorary President of the Association at its September 2007 Meeting.

William Carter resigned 7th September 2007
Ihjaz Afsal appointed 26th October 2007

Independent Director

John Atkins

Appointed by Bromford Housing Group

Nicholas Woods
Gillian Stokes

Elected Resident Representatives

Pam Smith Company Secretary
Ann Ross
Pat Sheridan
Christine Henry
Amanda Millward
Patrick Boyle

Appointments made at the last Elections and following:

Patrick Boyle

Re-elected:

Pam Smith Company Secretary
Ann Ross
Pat Sheridan
Christine Henry
Amanda Millward

All the Directors are also Members of the Charity.

Committees/Working Groups

The Board has established working groups, to progress the design & development of potential Community facilities, to advance Social Regeneration, oversee the management of its own homes for rent and generally oversee the management of all Social Housing on the Estate.

Board members continue to represent the Charity in a number of local working groups, which deal with Community Development issues.

Restrictions imposed by the Memorandum and Articles of Association on the Charity's Operations

The Memorandum of Articles of Association imposes restrictions on the scope of the Charity's operations. The activities of the Charity are limited to those related to *the regeneration of its area of benefit and the promotion of the benefit of the inhabitants of its area of benefit*. The Current area of benefit is the Stockfield Estate in Acocks Green, Birmingham.

Details of the Charity's specific Investment Powers

The Memorandum of Association provides that the Charity has the power to invest money not immediately required for the Charity's objects in such investments securities or property as may be thought fit by the Charity.

The Objects

The Charity is working in accordance with the objects in the Memorandum of Association which are:

- *To promote the benefit of the inhabitants of the area of Stockfield and its neighbourhood in the City of Birmingham (the "area of benefit") shown delineated with a thick black line on the plan attached [to its Memorandum of Association] or such larger or smaller area within the Local Government Ward of Acocks Green as defined by the City of Birmingham (Electoral Arrangements) Order 1980 or any statutory re-enactment or modifications thereof as the Company in a general meeting may from time to time determine without distinction of sex, race or of political, religious or other opinions, by associating together representatives of the said inhabitants and the various other persons in a common effort to provide facilities in the interests of social welfare for the recreation and leisure time occupation with the object of improving the conditions of life for the inhabitants;*
- *To carry on for the benefit of the community in the City of Birmingham the business of providing social housing and any associated amenities for persons in necessitous circumstances upon terms appropriate to their means; and:*
- *To promote any charitable purpose, for the benefit the inhabitants of the area of benefit and in particular the advancement of education and the relief of poverty.*

At the time of this report, there has been no extension of the Area of Benefit covered by the Charity.

Policies adopted by Stockfield Community Association

The Charity has adopted the equal opportunity policy used by its Housing Managing Agent, Birmingham City Council. The policy takes account of the Commission for Racial Equality's Code of Practice. The Policy is administered jointly by the Managing Agent and the Charity.

Neighbourhood Management and Community Development

The Association has negotiated a lease of 2a Alexander Road, Acocks Green as a Community Resource Centre. The Centre is used to offer residents support with debt, managing their tenancies and many other issues.

Reorganisation and Devolution of Birmingham City Council

The Association has been involved in the consultation regarding the shaping of the new devolved delivery and decision-making structures of the City Council and broadly welcomes this change. The coming months and years will show whether more effective service delivery ensues. The Association continues to work closely with the City Council's District Director to this end.

Lettings

The Association homes remain popular and turnover of lettings is low. The total re-lettings in the year 1st January 2007 to 31st December 2007 amounted to 7 (10); 4 (6) of which were under the Association's Local Lettings Policy. The remaining lettings were 3 (3) from Birmingham City Council's waiting list, 0 (0) to a successor and 0 (1) Direct Transfer.

Rents and Charges

The Charity offers a variety of Social Housing accommodation with inclusive charges for rent ranging from £62.86 to £89.84 per week.

REVIEW OF THE CHARITY'S FINANCES

A summary of the Charity's Consolidated finances is set out in the attached Statement Of Financial Activities for the year ended 31st December 2007 (see Appendix 1). Figures in parenthesis are as at 31st December 2006.

Income – Income for the period totalled £570,000 (£540,000).

Expenditure – Expenditure for the period totalled £517,000 (£372,000). £10,000 (£20,000) was expended on the general costs of running the Charity and the balance was expended on running the Charity's business, principally in the management of social housing for rent.

Reserves – The Charity manages its accommodation on the basis of whole life funding and makes contributions each year to Sinking Funds in order to have funds available in future years to pay for major repairs and replacements and to provide for cyclical maintenance. Designated Funds at the beginning of the period in reserves amounted to £1,066,000 and at the end of the period had risen to £1,259,000 (£1,066,000).

Assets – The Charity at the end of the period held Fixed Assets valued in the Balance Sheet at cost of £5.7 million (£5.7 million). These assets comprise 119 (119) completed dwellings for rent with no work in progress. The Total cost of these assets is funded by £3.6 million (£3.6 million) non repayable grants and £2.1 million (£2.1 million) of long-term loans and other funds. The assets are utilised to meet the principal aim of the Charity, which is to provide social rented accommodation to persons in necessitous circumstances. The Assets are available and adequate to meet this aim.

Commitments

At the Year-end the Charity was not committed to any uncompleted development schemes.

On-going Items Of Expenditure

The Charity will continue to enter into contracts with Birmingham City Council and other providers for Professional Services for the management of its accommodation and other developments. These will be funded from grants, long-term loans or utilisation of revenue balances.

The Subsidiary

The Subsidiary Company contributed £12,000 (£26,000) to the Charity representing its operating surplus principally from collection of Ground Rent income. The 2006 Gift Aid payment was higher than would normally be the case due to recovery of outstanding legal costs. The Subsidiary will continue to pay its surpluses to the Charity under Gift Aid arrangements.

Investments

The Charity held investments at the year-end valued at £1.1 million (£1.1 million) and these are held in accordance with powers given the Trustees in the Charity's constitution.

3 PRINCIPAL SERVICE PROVIDERS

Bankers

Co-Operative Bank Plc
118 – 120 Colmore Row
Birmingham
B3 3BN

Auditors

R.A. Lea & Co
Chartered Accountants
St Helen's House
23 – 31 Vittoria Street
Birmingham
B1 3ND

Company Solicitors

Anthony Collins Solicitors LLP
134 Edmund Street
Birmingham
B3 2ES

Finance and Administration Services

A W Baker CPFA
Holly House
27 Meadowfield Road
Rubery
Birmingham
B45 9BY

APPENDIX 1

Stockfield Community Association

Statement of Financial Activities for the Year Ended 31 December 2007

(Incorporating an Income & Expenditure Account and a Statement of Total Recognised Gains and Losses)

	Notes	Unrestricted Funds £	Designated Funds £	Restricted Funds £	Total 2007 £	Total 2006 £
Incoming Resources						
(restated)						
Incoming Resources from Generated Funds						
Investment Income						
Donations from Subsidiary	10	12,257	-	-	12,257	26,165
Interest on Deposits		61,061	-	-	61,061	50,481
Incoming Resources from Charitable Activities						
Social Housing Rents		475,591	-	-	475,591	462,695
Other Income		20,839	-	-	20,839	412
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Incoming Resources		<u>569,748</u>	<u>-</u>	<u>-</u>	<u>569,748</u>	<u>539,753</u>
Resources Expended						
Charitable Activities						
Provision of Services	1	300,717	63,559	143,391	507,667	351,181
Governance Costs	2	9,695	-	-	9,695	20,345
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Resources Expended		<u>310,412</u>	<u>63,559</u>	<u>143,391</u>	<u>517,362</u>	<u>371,526</u>
Net Incoming/Outgoing Resources before Gain on Investments		259,336	(63,559)	(143,391)	52,386	168,227
Net Income/(expenditure) for the year		259,336	(63,559)	(143,391)	52,386	169,227
Unrealised (Loss)/Gain on Investments 4		(734)	-	-	(734)	257
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Net Incoming/Outgoing Resources before Transfers		258,602	(63,559)	(143,391)	51,652	168,484
Transfers between Funds 3		(256,724)	256,724	-	-	-
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Net Movement in Funds		1,878	193,165	(143,391)	51,652	168,484
Prior Year Adjustment		-	-	(1,434,000)	(1,434,000)	-
Balances brought forward at 1 January 2007		1,221,312	1,066,021	3,597,774	5,885,107	5,716,623
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Balances carried forward at 31 December 2007		<u>1,223,190</u>	<u>1,259,186</u>	<u>2,020,383</u>	<u>4,502,759</u>	<u>5,885,107</u>