

MASONIC HOUSING ASSOCIATION

# ANNUAL REPORT

2022





# MASONIC HOUSING ASSOCIATION (MHA)

**MHA was founded in 1975 and specialises in the provision of sheltered housing for older people.**

MHA has 5 purpose built sheltered housing properties located in Buckinghamshire (Prebendal Close), Essex (Hamilton Court), Northamptonshire (Palmer Court), Staffordshire (Wilson Keys Court) and Warwickshire (Reading Court).

The day-to-day management of our properties rests with voluntary local House Committees with members appointed by the Provincial Grand Master of the Masonic Province in which each scheme is located. These Committees maintain a waiting list for accommodation, are responsible for operational budgets and provide support to the Scheme Managers.

Individual reports from each Local House Committee Chairman can be found on pages 8 – 12.

MHA's voluntary Board of Management, mainly made up of Freemasons, maintains ultimate control. It meets quarterly and receives regular reports from the Local House Committee Chairmen and the Finance & General Purposes Committee which is responsible for budgetary control and for monitoring the Management Accounts. Our sheltered housing properties are represented on the Board of Management by their Local House Committee Chairmen.

MHA sheltered housing is not restricted to applicants with Freemasonry connections, MHA accepts applicants from local communities, the 5 Local Authorities where our developments are located and from overseas.



## VISION & MISSION STATEMENT

### OUR VISION

**To ensure that our tenants, both now and in the future, live in safe, affordable, fit for purpose accommodation.**



### MISSION STATEMENT

**We are committed to providing affordable, quality sheltered housing to Freemasons, their family connections, and others in need that are over the age of 55 who are able to live independently.**





# CHAIRMAN'S STATEMENT

## FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2022

**The result for the year is a surplus of £272k after providing depreciation of £250k, compared with £331k and £247k respectively last year.**

The net decrease of £59k results from an increase in rents and service charge income, a small decrease in voids, and an increase in operating expenditure of £131k, due principally to expenditure on the maintenance of our properties, which rose by £119k to £302k, and the impact of inflation.

We continued with a programme of renovations to meet the changing requirements in sheltered housing and the need to maintain high levels of occupancy to provide funds for keeping our properties at a high standard. In the last year we spent a further £310k, some £56k higher than the previous year when we were unable to proceed with all planned expenditure due to COVID.

A combination of refurbishment and high-quality maintenance resulted in higher demand for our flats and at the end of the year there were almost no voids and some healthy waiting lists.

The energy crisis that arose in the year did not affect our tenants as they benefitted from fixed rate contracts negotiated some time ago.

The Board is always indebted to the staff at our properties and to the many volunteers on the Local House Committees who, with their wives, all work hard to provide attractive, efficient and well-maintained sheltered accommodation for our tenants. Once again, I thank all those who work at our properties and those in the Masonic Provinces for their support and donations.

The Performance of the Association is set out in some detail later in this report.

We have noted Government action relating to the Grenfell Tower fire and anticipate the drive for higher fire safety standards. We will be able to meet any expenditure from existing resources.

The Board is developing a policy for energy efficiency and the need to meet Net Zero carbon targets by 2035 but is hampered by lack of direction from Government. However, all our properties are rated C already.

Following the Board's adoption of the National Housing Federation's 2020 Code of Governance and Together with Tenants Charter we have taken steps to change some policies and procedures. We plan to change the Rules under which we operate and adopt them in 2024.

Stephen Lidner and David Butcher left the Board. We are grateful for their service. David Knapp joined the Board at the 2022 Annual General Meeting and Timothy Yates and John Kisbey were co-opted and will stand for election at the 2023 Annual General Meeting.

As in previous years I am grateful to members of the Board for their continuing support.



**Martin Clarke**  
Chairman



# PERFORMANCE

## FUTURE PROOFING AND NET ZERO CARBON BY 2050

**We continue to look at ways to improve our buildings to enhance the lives of our tenants.**

Our kitchen and bathroom upgrading programmes have continued throughout 2022 with the works at Hamilton Court in Essex completed and those at Prebendal Close in Buckinghamshire nearing completion. Programmed upgrades at Wilson Keys Court in Staffordshire have commenced.

We ensure that regular Fire Risk Assessments are undertaken at all of our five buildings. Since the introduction of the Building Safety Act 2022 following the Grenfell Tower tragedy, a much stricter inspection regime of fire risk assessment has been applied to buildings throughout the country. The focus appears to be on upgrading of fire doors and fire compartmentation and programmes to deal with recommendations made have commenced, which is

likely to result in significant expenditure over the next few years and is expected to be the focus of our major expenditure.

We continue to monitor net zero carbon by 2050 developments. It is pleasing to report, however, that all of the Energy Performance Certificates that we have are “C” rated or above which places the Association in a good position as such certification is significantly better than most social housing stock.

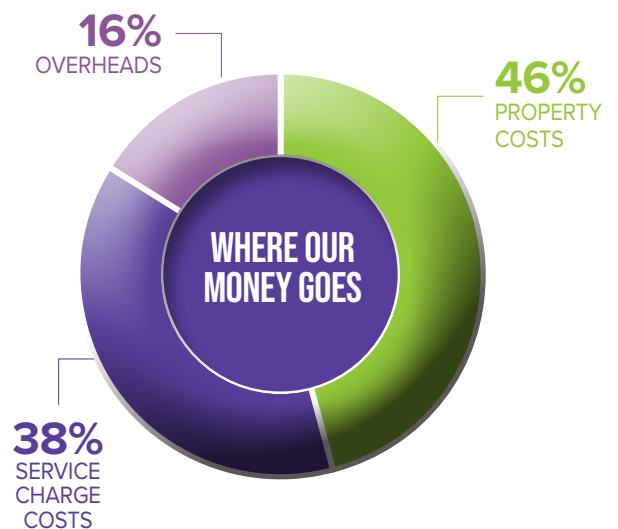
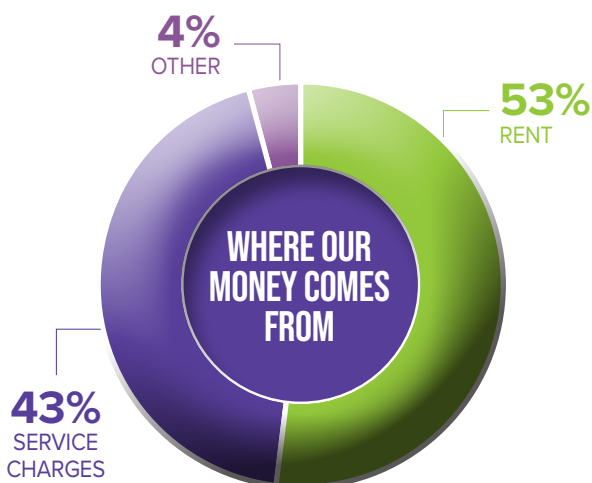
**Douglas Neill**  
**Board & Finance & General Purposes**  
**Committee Member**

“Hamilton Court is a great place to live – we have a 1st class Scheme Manager, Sarah, with a very good social and neighbourly environment”

“We have all enjoyed entertainers and other activities, thank you to our great staff at Wilson Keys Court who support us in all we do”



## VALUE FOR MONEY





# VALUE FOR MONEY

The regulatory framework for housing associations includes a Value for Money (VFM) standard that requires registered landlords to manage resources economically, efficiently and effectively in the provision of housing and services, and for Boards to maintain a robust assessment of VFM performance and to articulate how they will deliver VFM.

The results of Masonic Housing Association have been compared to the Housemark sector scorecard median published by the National Housing Federation.

BUSINESS HEALTH	2022 RESULT	2021 RESULT	HOUSEMARK*
Operating Margin (overall) %	17.85%	23.84%	20.2%
Operating Margin (social housing lettings only) %	17.01%	23.64%	22.2%
EBITDA MRI interest Cover %	-%	-%	181.9%
DEVELOPMENT - CAPACITY AND SUPPLY	2022 RESULT	2021 RESULT	HOUSEMARK*
A. New supply delivered (Social housing units) %	0%	0%	1.2%
B. New supply delivered (Non-social housing units) %	0%	0%	0%
Gearing %	(8.80)%	(6.74)%	35.8%
OUTCOMES DELIVERED	2022 RESULT	2021 RESULT	HOUSEMARK*
Reinvestment %	3.38%	2.82%	5.7%
EFFECTIVE ASSET MANAGEMENT	2022 RESULT	2021 RESULT	HOUSEMARK*
Return on Capital Employed %	2.71%	3.42%	2.8%
OPERATING EFFICIENCIES	2022 RESULT	2021 RESULT	HOUSEMARK*
Headline Social Housing Cost Per Unit	£7,185	£6,212	£4,230

\* Housemark Scorecard

**Operating Margin:** These metrics measure the overall profitability of the Association, excluding exceptional items. The Association's margin decreased in the year predominately due to increased maintenance costs featuring mainly at Hamilton Court which had external decorations, wiring and other cyclical works.

**Interest Cover:** This is not applicable to the Association as it has no requirement for borrowings currently.

**New Supply Delivered:** The Association has not acquired any new properties in recent years.

**Gearing:** This negative calculation reflects the fact that the Association has no borrowings.

**Reinvestment:** This metric measures the funds being invested in both new properties and improvements to existing properties as a % of existing property portfolio. The increase on 2021 reflects the significant improvement works carried out at Hamilton Court

during the year in accordance with the Association's component replacement plan. This remains lower than the Housemark scorecard due to the good standard of stock maintained by the association.

**Return on Capital Employed:** This metric attempts to measure how well the assets of the Association are being utilised to generate returns. A steady percentage indicates there isn't significant volatility in the Association's results. The results are consistent with the industry standard and demonstrate a commitment to investment in social housing.

**Cost per Unit:** This metric measures the economy and efficiency of the Association. The lower the amount, the more economic and efficient the Association is. This has increased in the year as the Association carried out cyclical maintenance works to its properties. The Association remains higher than the sector comparison due to the additional level of services provided to the Association's tenants.



# STATEMENT OF FINANCIAL POSITION

## SUMMARISED ACCOUNTS FOR YEAR ENDED 31<sup>ST</sup> DECEMBER 2022

STATEMENT OF FINANCIAL POSITION		
	2022	2021
	£	£
<b>Fixed Assets</b>		
Housing Properties	9,183,458	9,115,770
Other Fixed Assets	87,539	89,407
	<b>9,270,997</b>	<b>9,205,177</b>
<b>Current Assets</b>		
Trade and other Debtors	67,513	39,359
Cash and cash equivalents	808,537	614,042
	<b>876,050</b>	<b>653,401</b>
Less:		
<b>Creditors</b>		
Amounts falling due within one year	(231,536)	(169,917)
<b>Net Current Assets</b>	<b>644,514</b>	<b>483,484</b>
<b>Total Assets Less Current Liabilities</b>	<b>9,915,511</b>	<b>9,688,661</b>
<b>Creditors</b>		
Amounts falling due outside one year	(3,737,981)	(3,783,222)
<b>Total Net Assets</b>	<b>6,177,530</b>	<b>5,905,439</b>
<b>Capital and Reserves</b>		
Called Up Share Capital	45	44
Unrestricted Reserves	6,177,485	5,905,395
	<b>6,177,530</b>	<b>5,905,439</b>

STATEMENT OF COMPREHENSIVE INCOME		
	2022	2021
	£	£
<b>Turnover</b>	<b>1,580,133</b>	<b>1,532,589</b>
Operating Expenditure	(1,298,150)	(1,167,230)
Gain (loss) on disposal of housing properties	(12,922)	(33,961)
<b>Operating Surplus</b>	<b>269,061</b>	<b>331,398</b>
Interest Receivable and Other Income	3,029	29
Interest Payable and Similar Charges	-	-
<b>Surplus On Ordinary Activities Before Taxation</b>	<b>272,090</b>	<b>331,427</b>
Taxation on Surplus on Ordinary Activities	-	-
<b>Total Comprehensive Income for The Year</b>	<b>272,090</b>	<b>331,427</b>





# FINANCIAL PERFORMANCE

These summarised financial statements, which comprise the Statement of Comprehensive Income and Statement of Financial Position are a summary of the information in the financial statements of the Masonic Housing Association.

They do not contain sufficient information to allow a full understanding of the Association's results for the year and its state of affairs at the year end. For further information, the full financial statements, and the report of the auditors on those financial statements should be consulted.

Copies of the full financial statements for the year ended 31st December 2022 are available upon request by calling **01428 652788**.

The auditor has issued an unqualified report on the full annual financial statements and of the consistency of the Board Report with those financial statements.



## COMPLAINTS AND CONCERNS

Masonic Housing Association complies with the Housing Ombudsman's Complaints Handling Code.

In 2023 we received 1 formal complaint relating to poor administration services by an external supplier which took some months to resolve due to communication difficulties between the supplier and the Association's administrators – this matter has now been resolved.



# HAMILTON COURT

NELSON PLACE  
SOUTH WOODHAM FERRERS  
ESSEX CM3 5FJ

**43** ONE BEDROOM FLATS

**Scheme Manager - Sarah Skinner**

 **01245 323743**

 **schememanager@hamilton-court.co.uk**

 **www.hamilton-court.co.uk**

**The Hamilton Court House Committee comprises of 8 volunteer Essex Masons plus 2 lady non-Masonic members that bring a wide range of skills and professions including Accountancy, Building and Surveying, Electrical and of course Health, Safety & Welfare.**

The Committee is responsible for the upkeep of Hamilton Court and general administration. It supports our Scheme Manager, Sarah Skinner, who is responsible for the day to day running of the building and the safety of the residents.



Over the past few years we have replaced all the kitchens and bathrooms, fitted new carpets to the first and second floors. This year we are in the process of replacing all the flat entrances with modern style composite doors. These of course meet with the current Fire Safety Regulations.

We had another visit from Mark Smith, the Military Memorabilia specialist who regularly appears on BBC's Antiques Roadshow, to provide us with a talk on WW2 from the other side !! Very interesting indeed.

The grounds look fantastic due to the hard work of our Gardener and of the daily maintenance by some of our residents. Following the installation of the new patio area we have re-instated a pond with some koi carp, and this is illuminated at night time along with the rest of the garden.

**“A very well run establishment, with a wonderful communal garden and social side”**

During the summer the external walls were repainted, and the window sills treated with a much harder wearing coating. This was finished off with new guttering and downpipes. The lower brickwork has been pressure washed and the building looks like new. We are now looking at extending our parking area to include electric charging points as in the not-too-distant future all vehicles will be electric.



In September we held a World's Biggest Coffee Morning event in aid of MacMillan Cancer Support. Over £1,700.00 was raised, an amazing amount and we thank all the organisers and contributors for making this event such a success.

We now have a Provincial Almoner attached to Hamilton Court who visits monthly. He is available to Masonic and Non-Masonic residents who might have a personal problem they might not wish to speak to the Scheme Manager or Committee Member about.

The scheme has its own charitable fund, the Hamilton Court Charitable Association, which relies upon the generosity of Masons within the Province of Essex, from Lodges, Chapters, other Orders as well as personal donations. This fund enables us to carry on with the tireless work of the Committee in enhancing the lives of all our residents. Regular BBQ's took place during the summer along with opera in the garden. It is our aim to have a function at least once a month arranged by the committee along with the residents arranged functions.

The Committee works tirelessly to enhance the residents stay with us and that will always be our aim.

**Robert Mathew**  
**House Committee Chairman**





# PALMER COURT

HATTON AVENUE  
WELLINGBOROUGH  
NORTHAMPTONSHIRE  
NN8 5UZ

**35** ONE BEDROOM FLATS

**Scheme Manager - Jill Lett**

☎ **01933 273140**

✉ **jill@palmercourt.org**

**Palmer Court is located just a short walk from the town centre with views over the Broad Green area of the thriving old market town of Wellingborough.**

The town's shopping area is now supported by the vibrant new Rushden Lakes complex just a few miles away which includes virtually all the well-known high-street names and a multiplex cinema and numerous restaurants.

Palmer Court is run by Scheme Manager Jill Lett who has over 20 years' experience delivering high quality care to the elderly in their home environment. Jill is supported by a voluntary Local House Committee.



**“I am very happy at Palmer Court; the Scheme Manager is very helpful and excellent at everything she does”**

Following the pandemic, fundraising has been difficult as the number of Masons attending their usual Lodges have struggled to recover to their usual numbers, consequently funds received from their routine collections diminished and other fundraising became necessary to enable the House Committee of Palmer Court to provide a range of social events and improvements for our tenants over and above those provided by non-Masonic housing schemes.

However, despite these problems we continued to receive donations from some of our local Masonic Lodges throughout the Province of Northamptonshire and Huntingdonshire.

Social events at Palmer Court are organised and run by the Scheme Manager, helped by several residents with the support of Committee Members.

**“Lovely place to live, comfortable accommodation and very relaxed atmosphere”**

In October the Committee organised an excellent Halloween party with some residents wearing fancy dress and entertainment was provided by a well-known local singer, Jenny Simons, who attracted virtually all our residents. After our Halloween evening, we were able to confirm that our residents would receive a very special Christmas present funded by the Provincial Grand Charity of Northamptonshire & Huntingdonshire which had kindly donated £1,500 to fund this present and our December “Christmas at Home” party.

On 27th July 2023 we will be holding our annual themed garden party and we will be entertained by an excellent band named ‘Perfect Vintage’.

**Ian Richards**  
House Committee Chairman



# PREBENDAL CLOSE

CASTLE STREET  
AYLESBURY  
BUCKINGHAMSHIRE  
HP20 2RY

29 ONE BEDROOM FLATS    2 TWO BEDROOM FLATS    2 STUDIO FLATS

**Scheme Manager - Beverley Mills**

📞 01296 433511

✉️ [manager@prebendalclose.org.uk](mailto:manager@prebendalclose.org.uk)

**Prebendal Close consists of 33 flats offering sheltered housing accommodation in the centre of Aylesbury, for those who are capable of independent living. They are much sought after and, as a result, there is a healthy waiting list.**

The property is maintained to a high standard. Recently we have replaced all bathrooms and kitchens as well as redecorating flats and common parts on a planned cycle. We pay attention to the safety and wellbeing of our residents, providing an overall safe and healthy living environment. In all these areas the residents benefit from the work of the full time Scheme Manager, Beverley Mills. She is supported by a volunteer House Committee.

We also have purchased a big screen and a projector so that our residents can watch the Coronation of King Charles, plus sporting events like major football matches and Wimbledon. All this has been funded by the generosity of our Masonic Lodges and other Orders in Buckinghamshire.



**“I have lived at Prebendal Close for 9 years and I have been very happy. It was one of the best decisions I have ever made”**

**“I have been here for 19yrs, I would like to thank Beverley our Scheme Manager for all she does for us, plus all that our Chairman has done”**

Our oldest resident, Sheila Burns, is worthy of a special mention. Sheila looks after our Secret Garden which has won us gold and silver certificates in the “Aylesbury in Bloom” awards. We are very hopeful of further success this year thanks to her efforts.

A “big thank you” to our volunteer committee who do a lot of selfless things for our residents in their own time. Without the committee, the scheme would not be so rewarding and satisfying for the residents.

With the pandemic behind us, the Scheme Manager and the House Committee were able to arrange many social events. This last year we have held race nights, fish and chip suppers, cheese and wine evenings, BBQ’s, brought in entertainers, took a trip to the theatre to watch the Jersey Boys, travelled to Haddenham for a night out with the Big Band Swing, put on quiz nights, fitness classes, coffee mornings, afternoon teas, Christmas lunch and party, and a carol concert within the property.

**Mark Duncan**  
House Committee Chairman





# READING COURT

TIDDINGTON ROAD  
STRATFORD UPON AVON,  
WARWICKSHIRE  
CV37 7SA

## 45 ONE BEDROOM FLATS

**Scheme Manager - Alan Smith**

☎ **01789 297301**

✉ **admin@readingcourt.com**

**In a very pleasant situation on the outskirts of Stratford-upon-Avon, Reading Court consists of 45 flats offering sheltered accommodation for those over 55, who wish to continue independent living. It is a popular location, with a waiting list for our flats.**

As with the rest of the UK, 2022 has been the year when we have been able to substantially leave behind the impact of Covid-19.

Scheme Manager, Alan Smith, with the help of wife Sue, continues to work hard to rejuvenate a thriving social life at Reading Court. Favourites events, such as Christmas and Summer lunches have returned, supplemented by a range of other events and activities, such as the establishment of a gardening club and even a visit and lunch with the High Sheriff of Warwickshire.

Much of this activity is funded by the generous charitable donations to our charity, the Reading Court Charitable Association, by the masonic province of Warwickshire and a number of its lodges. For the first time, a direct appeal was made to lodges in Warwickshire for donations and was met with a positive response. It is hoped that direct links with supportive lodges can be strengthened in future.

Alan Smith continues to be supported by the efforts of our volunteer Committee members. They bring a wide range of skills to support our work, including building, financial, managerial, governance and welfare, with health and safety knowledge and experience being boosted by Tony Cheeseman joining as a new Committee member towards the end of the year.



The planned installation of CCTV has recently been completed and will enhance the safety and security of the building and its residents. A number of other upgrades are underway and planned to ensure Reading Court remains abreast of the latest safety policies post the Grenfell inquiry. This work will be supplemented by redecoration of some of the common areas of the building as well as renovations to individual flats as and when they become vacant.

We look forward to a year of progress at Reading Court and the building of closer ties with the wider masonic community.

**“It’s such a happy place to be”**



**John Kisbey**  
House Committee Chairman

Photos courtesy of Lucinda James





# WILSON KEYS COURT

DEANERY CLOSE • RUGELEY  
STAFFORDSHIRE WS15 3JX

**34** ONE BEDROOM FLATS

**Scheme Manager - Tracy Slater**

☎ **01889 576544**

✉ **info@wilsonkeyscourt.co.uk**

**During the last twelve months we have had two residents leave us but both flats were quicky relet and we have a full house of forty-four residents. Regular maintenance continues to be undertaken. In addition, we have ongoing updates to the kitchens and during 2022 we completed four. Other work included the maintenance of a bank at the south side of the house.**

The garden at the house continues to be a great pride and several residents have shown great interest and now have a small plot to tend.



During the year the residents have been active in several ways on special days and certain days of the week. Monday is 'Knit and Natter', Tuesday is 'Bowls Session', Wednesday is 'Bingo', Thursday is 'Quiz afternoon' and Friday morning is devoted to a special 'Coffee Morning'. The special days include activities such as Pancake Day, 'Wonky' bowls progressed into carpet bowls on a Tuesday Afternoon.

An interesting Community Project took place where a local school, Redbrooke Hayes Primary School, sent letters to residents saying what they like to do and asked what the residents like to do, they sent homemade cakes with the letters. Some residents replied to the children which is good for the community engagement scheme that the school has.

Our residents had a collection of essential items to send to the Ukraine which was being taken by local haulage firm Hawkins.

For the first time in three years we were able to hold a relatively normal Annual Carol Service which was sponsored by a Lodge and led by the Provincial Choir and our Provincial Chaplain Rev. Eddie Haycock.

A wonderful night was had by all. This was followed a week later by the House Christmas Dinner again which was well supported and enjoyed by all.

The House continues to be grateful to the House Committee for their help and guidance.

**“We have lived here for 5 years, it’s the best thing we ever did. Staff are wonderful and will do everything to help. There is plenty of things going on to get involved in”**



Most importantly everyone is grateful to the Staff, led by Tracy for their help and dedication. From my point of view I am very grateful to the whole team for the dedication and love of the residents and house. My thanks also goes to those who support me both within Staffordshire and beyond. Thank you to Eldon Housing for their continued support and guidance also.

**Alan Walker MBE**  
**House Committee Chairman**



“I have no complaints Prebendal Close is good and Scheme Manager, Beverley, is very good”

“We have all enjoyed entertainers and other activities, thank you to our great staff at Wilson Keys Court who support us in all we do”

“Reading Court is a very homely place to live”

“Palmer Court is a nice place to live. I have made some wonderful friends; I couldn't ask for a better place to live. We have an excellent Scheme Manager; nothing is too much trouble for her”

“I love living at Palmer Court”



“After a few days at Hamilton Court I settled in well, I had everything necessary for a new and happy life”

“Not only are we extremely grateful for everything at Hamilton Court, but the security and complete absence of worries are priceless”



# BOARD OF MANAGEMENT

Martin Clarke MA, FCA, D.Univ, FRSA	Chair and member of the Finance & General Purposes Committee
His Honour Ian Alexander KC, LLB Hons	
Stephen Barter MA(Cantab), FRICS, FRSA	Finance & General Purposes Committee Member
David Butcher	Resigned November 2022 Chair of Reading Court House Committee
Mark Duncan FInst SMM	Chair of Prebendal Close House Committee
Richard Grove	Finance & General Purposes Committee Member
Michael Jones DBA, Hon DBA, MSc. ChtrdFCIPD, FRSA, PGDip	Chair of Finance & General Purposes Committee
John Kisbey LLB (Hons)	Co-opted Dec 2022 Chair of Reading Court House Committee
David Knapp CIWFM	Appointed June 2022 Finance & General Purposes Committee Member
Oliver Lodge TD, BSc	Finance & General Purposes Committee Member
Stephen Lindner BSc, ACGI, CEng	Retired June 2022
Robert Matthew AIIRSM	Chair of Hamilton Court House Committee Finance & General Purposes Committee Membe
Douglas Neill MRICS	Finance & General Purposes Committee Member
Ian Richards BSc(Hons) CEng, FIMechE	Chair of Palmer Court House Committee
Alan Walker MBE	Chair of Wilson Keys Court House Committee
Steven Wood BSc(Hons) C.Eng. M.I.C.E.	Finance & General Purposes Committee Member
Timothy Yates MB BChir, MA, PhD (Cantab), MRCP	Co-opted October 2022 Finance & General Purposes Committee Member



**Registered Office and  
Address for Correspondence:**

(from 1st June 2023)  
Office Suite 1, Haslemere House  
Lower Street, Haslemere  
Surrey GU27 2PE

**Auditors**

(as at 31st December 2022)  
Knox Cropper LLP  
Chartered Accountants  
65 Leadenhall Street  
London EC3A 2AD

**Solicitors**

Cripps Pemberton Greenish  
Number 22  
Mount Ephraim  
Tunbridge Wells  
Kent TN4 8AS

**Bankers**

Barclays Bank PLC  
Level 27, 1 Churchill Place  
Canary Wharf  
London E14 5HP

Masonic Housing Association is registered as a Charitable Housing Association under the Co-operative and Community Benefit Societies Act 2014 No.21444R and with Homes England No L0673 and the National Housing Federation No. 1105



Homes  
England

**NATIONAL  
HOUSING  
FEDERATION**



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2022

