



MASONIC HOUSING ASSOCIATION

# ANNUAL REPORT

2023





# 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 2023

**2023 was a wonderful mix of change and stability.**

### Martin Clarke

At our AGM in June 2023, we said farewell to our long-serving Board Chairman, Martin Clarke. Martin had been our Chairman for 13 years and a member of the Board for rather longer, bringing with him a great deal of financial acumen. On becoming Chairman, Martin reorganised the Board and placed it on a more formal footing.

His service saw great strides at MHA to enhance the Association's finances and financial control. Martin was personally instrumental in negotiating grant money and arranging bank loans for us. He leaves a legacy of financial stability which presents a wonderful foundation on which to build a more vibrant Association for the future.

### MHA in rude health

In financial terms, the Association continued to achieve a modest but valuable surplus on its current account. This enables the Association to continue to carry out important works on its properties without having to resort to borrowing for capital expenditure. We remain most grateful to everyone who has made a donation to enable us to continue the good work.

Even more importantly, I am delighted to be able to record that our tenant population remains stable and that we maintain waiting lists for all our houses. That, it appears to me, is the best endorsement that we could hope for.

### Other departures from the Board

In addition to my comments above concerning the retirement of Martin Clarke, I would like to record my thanks to those other Board members who have retired after many years of service to the Association.

His Honour Ian Alexander KC has retired after two decades on the Board. We could never reasonably expect such long service from any Board member - we are hugely indebted to Ian for the quality, as much as for the quantity, of his support.

We have also seen, this year, the retirement of Steven Wood, Mark Duncan and Richard Grove. We thank them all for their time and contributions so generously given.

During the year, we have welcomed on to the Board Kai Hughes, who is Deputy Chairman of the Finance & General Purposes Committee, and Terry Stocker, who chairs the Prebendal Close House Committee.

### Deputy Chairman

The year has also seen the creation of the new role of Deputy Chairman, which is now occupied by our long-standing Chairman of F&GP Committee, Prof Mike Jones. Mike has been, and continues to be, enormously influential in the Association; he has also been a huge support to me, especially in the early months of my chairmanship. He is due to stand down from the chairmanship of F&GP Committee in 2024, but will remain a busy Deputy Chairman for another exciting and busy year. He is the personification of stability in the Association.

### Establishment of the Strategic Plan Group

We have reached the moment at which we need a fully up to date Strategic Plan. This is not just a formulaic document but one that will outline the challenges and opportunities that lie ahead of the Association. With that firmly in mind, we have established a major working group – the Strategic Plan Group – to develop our thinking and planning for the future. We hope, in the course of the coming years, to raise the profile of the Association so that its benefits are better known to those who might value the independent living accommodation that we can provide.

Continued overleaf >>



## CHAIRMAN'S STATEMENT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2023

### Change of Administrator

2023 also saw the departure of Eldon Housing Association as our Administrator of many years' standing. They have been replaced by Knox Cropper, previously the auditors of the Association. On assuming the role of Administration Partner, Knox Cropper was obliged to retire as Auditor; that role has now been assumed by Beever & Struthers.

### Continuation of modest surplus & Works on houses' fire safety measures

In financial terms, I am very pleased to report that we continued to make a modest but significant surplus - £300k in 2023. The importance of this is well exemplified by the significant costs that we have incurred in the course of 2023 and beyond on fire safety measures.

Fire safety will always be a major focus of the Board and our committees to ensure that our tenants are not only well housed but also safely housed. In 2023 we spent over £600k in this area and will spend a further substantial sum in 2024 in our programme to ensure that we fully meet the standards now required, post the appalling Grenfell Tower disaster. There will, of course, always be on-going maintenance of the physical safety measures, but we expect that the current capital expenditure plan in this area will be completed in 2024.

### Approach of MHA 50

In 2025, MHA will enjoy its 50th anniversary. We have started to draw up plans for our celebrations of reaching this great milestone.

### President

Towards the end of the year, MHA created the new role of President of the Association. Our first President is Geoffrey Dearing, who is a very senior freemason and held, until recently, the position of President of the Board of General Purposes of the United Grand Lodge of England.

The role is bound to evolve over the early years with the energy and interest brought to it by its first holder. I am in no doubt that Geoffrey will be invaluable in support of the Association's drive to raise its profile, both in its several localities and nationally.

### Volunteers & Staff

The Board is as ever indebted to the staff at our Houses and to the many volunteers on the House Committees and to their kind and generous wives, all of whom give so much time to the Association. We thank them all for their indispensable assistance in running and up-keeping our Houses. They are not only appreciated by the Board but also by the tenants whose lives and homes are enhanced by their care and attention.

### Looking forward

As we develop our Strategic Plan for the coming years, we are looking as never before at how we can maintain continuous improvement in the Association. It is our aim to reach out to masons, their families and to communities across the country, to establish how we can optimise the tenancies that we offer. We hope that every Masonic Province in the United Grand Lodge of England will support our efforts to communicate with all those who might benefit from a better knowledge and understanding of the Masonic Housing Association.



**Oliver Lodge**  
**Chairman**



# PERFORMANCE

## CAPITAL EXPENDITURE INCLUDING FUTURE PROOFING

The Association continues to monitor carbon reduction/achieving net zero developments.

As previously reported we sit favourably amongst our peers with all our flats achieving at least “C” rating Energy Performance Certification.

We continue with a programme of improving fire safety in our buildings as well as currently addressing kitchen upgrades at Wilson Keys Court.

Whilst the planning of development work has been temporarily put on hold we are hopeful that it will not be long until we look forward to adding to our stock.

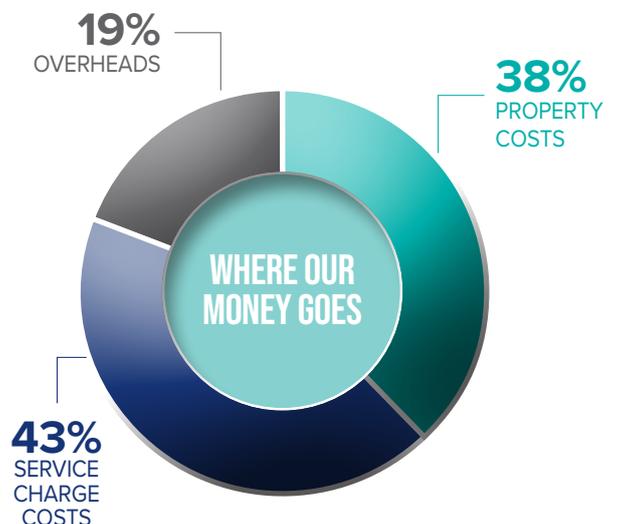
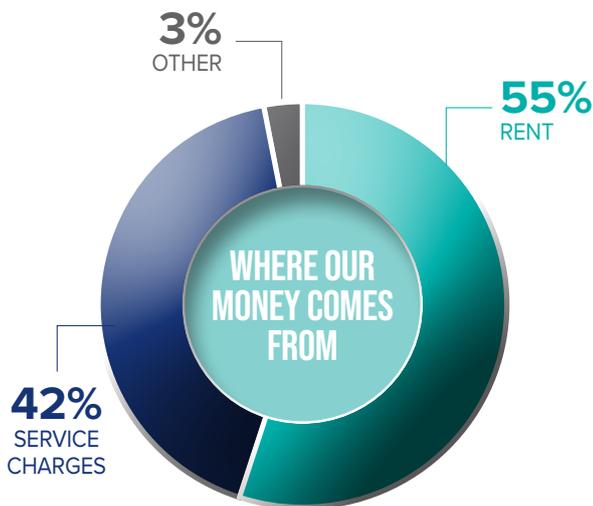
**Douglas Neill**  
Board & Finance & General Purposes Committee Member

“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 Acuity smaller providers 2022/23 results.

BUSINESS HEALTH	2023 RESULT	2022 RESULT	ACUITY SCORE CARD	MASONIC TARGET
Operating Margin (overall) %	18.86%	17.85%	13.34%	15.05%
Operating Margin (social housing lettings only) %	18.48%	17.01%	13.21%	15.05%
EBITDA MRI interest Cover %	-%	-%	168%	-%
OUTCOMES DELIVERED				
Reinvestment %	6.42%	3.38%	3.7%	2.91%
EFFECTIVE ASSET MANAGEMENT				
Return on Capital Employed %	2.84%	2.71%	1.86%	2.37%
OPERATING EFFICIENCIES				
Headline Social Housing Cost Per Unit	£8,593	£7,185	£5,395	£7,071

**Operating Margin:** These metrics measure the overall profitability of the Association, excluding exceptional items. The Association's margin increased in the year predominately due to increased cyclical maintenance costs in the prior year. Lower voids than budgeted resulted in higher turnover and target was therefore surpassed.

**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 2023 reflects the significant works in respect of fire safety carried out at Reading Court and Hamilton Court.

**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 significant fire safety 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 2023

STATEMENT OF FINANCIAL POSITION		
	2023	2022
	£	£
<b>Fixed Assets</b>		
Housing Properties	9,507,876	9,183,458
Other Fixed Assets	83,643	87,539
	<b>9,591,519</b>	<b>9,270,997</b>
<b>Current Assets</b>		
Trade and other Debtors	33,455	67,513
Cash and cash equivalents	690,925	808,537
	<b>724,380</b>	<b>876,050</b>
Less:		
<b>Creditors</b>		
Amounts falling due within one year	(144,402)	(231,536)
<b>Net Current Assets</b>	<b>579,978</b>	<b>644,514</b>
<b>Total Assets Less Current Liabilities</b>	<b>10,171,497</b>	<b>9,915,511</b>
<b>Creditors</b>		
Amounts falling due outside one year	(3,692,852)	(3,737,981)
<b>Total Net Assets</b>	<b>6,478,645</b>	<b>6,177,530</b>
<b>Capital and Reserves</b>		
Called Up Share Capital	47	45
Restricted Reserves	8,115	8,115
Unrestricted Reserves	6,470,483	6,169,370
	<b>6,478,645</b>	<b>6,177,530</b>
STATEMENT OF COMPREHENSIVE INCOME		
	2023	2022
	£	£
<b>Turnover</b>	<b>1,635,720</b>	<b>1,580,133</b>
Operating Expenditure	(1,327,180)	(1,298,150)
Gain (loss) on disposal of housing properties	(19,367)	(12,922)
<b>Operating Surplus</b>	<b>289,173</b>	<b>269,061</b>
Interest Receivable and Other Income	11,940	3,029
Interest Payable and Similar Charges	-	-
<b>Surplus On Ordinary Activities Before Taxation</b>	<b>301,113</b>	<b>272,090</b>
Taxation on Surplus on Ordinary Activities	-	-
<b>Total Comprehensive Income for The Year</b>	<b>301,113</b>	<b>272,090</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 2023 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.

## TENANT SATISFACTION

As a Registered Provider, Masonic Housing Association must annually publish their performance against the Tenant Satisfaction Measures.

The survey took place in December 2023. The results have been benchmarked against the 2021 survey results and the survey provider's Smaller Providers Benchmarking median.

## RESULTS

Some key points have been benchmarked below alongside Value for Money for Rent and Service Charges plus satisfaction with Overall Service.

Overall, there is an increase in tenant's satisfaction. Less than 2% of tenants made a complaint in 2023.

	MHA 2023	MHA 2021	SMALLER PROVIDERS BENCHMARKING MEDIAN
% of tenants satisfied with overall service	98%	98%	76%
% of tenants satisfied with how well maintained the property is	97%	96%	71%
% of tenants satisfied with how safe they feel at MHA	99%	95%	78%
% of tenants satisfied landlord listens to their views and acts upon them	93%	93%	76%
% of tenants satisfied with repairs service	93%	94%	63%
% of tenants satisfied with complaints handling	50%	43%	34%
% of tenants satisfied with contribution to neighbourhood	90%	-	73%
% of tenants satisfied with tenant engagement	93%	-	74%

Masonic Housing Association outperforms the sector median scorecard in all areas.

## COMPLAINTS AND CONCERNS

Masonic Housing Association complies with the Housing Ombudsman's Complaints Handling Code. In 2023 no formal complaints were received.



# 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 Committee comprises of 8 volunteer Essex Masons plus 2 lady non-masonic and our Scheme Manager that bring a wide range of skills and professions including Accountancy, Building and Surveying and Health & Safety.**

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



Having finished the replacements of all the kitchens and bathrooms we have now completed the replacement of the flat entrance fire doors. These are now a modern style, multi panel, composite doors of a mixture of colours. These now meet the current fire regulations.

Our social side is still very active with visits from Mark Smith of the Antiques Road Show and gave a talk on “Jack the Ripper” bit gory, but the residents loved it!! We now have an annual visit from a group of opera singers (Triple Fuse) who performed in the garden at one of our BBQ’s.

The grounds still look fantastic and last autumn we replaced the grass in the back garden as it had become very weedy and bare. The new pond is maturing very well and the fish are daily inspected and fed by our residents.

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

We were delighted when we entered the local Best Garden competition and came second. The Mayor of South Woodham came and presented the award to our residents. We continue to support MacMillan with coffee mornings, with egg and bacon rolls.

During the summer we had specialist cleaners remove all the staining from the exterior brickwork and now, along with the recent redecorating, the building looks brand new. Plans are still going ahead for the car park extension which we hope to complete next year. As for this year, we are replacing the front entrance doors and fob system and adding extra cameras, which will increase the security of the entrance and building. New post boxes have also been installed away from the lobby to allow for a wider, multi usage front entrance door.



The Provincial Almoner continues to support us with a monthly visit and makes himself available to all the residents and not just with those connected to Freemasonry.

Hamilton Court has its own Charitable fund which is supported by the generosity of Masons within the Province of Essex. These are mainly Lodges, Chapters and other Orders. This fund enables us to continue to provide monthly events and trips to enhance the lives of our residents. Without the tireless work of the committee these events would not be possible. I am forever grateful to them for their support to myself and Sarah.

**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](mailto:jill@palmercourt.org)

**Palmer Court is situated in the Hatton Park area of Wellingborough with views over the historic Broad Green.**

Currently Wellingborough is enjoying significant growth with major new developments at Stanton Cross where 3,650 new homes are being constructed and Glenvale Park where a further 3,000 new homes are being built. Naturally this number of new homes will need an exciting new shopping complex to be known as Rushden Lakes. This will be situated just a few miles away incorporating virtually all the well-known high street names set in the Nene Wetlands Nature Reserve which is part of an area of Special Scientific Interest managed by the Wildlife Trust.



Social events at Palmer Court are organised and run by the Scheme Manager and helped by several residents with the support of Committee Members. Over the summer the well-known band 'Perfect Vintage' came to entertain our themed '50s -60s' garden party, which was very well attended by our residents. In October, instead of our usual Halloween party, local entertainer Mel Peake entertained residents with a selection of songs from Frank Sinatra.



Palmer Court is run by a very experienced Scheme Manager supported by a voluntary House Committee. The House Committee comprises of local Freemasons who bring various specialist skills enabling the provision of a balanced and very experienced overview of day-to-day activities, which helps to provide the highest standard of voluntary care for our local community.

Palmer Court was very fortunate this year to receive several large donations from various local charitable trusts in addition to donations from our local Provincial Masonic Charity and Masonic Lodges throughout the Province of Northamptonshire and Huntingdonshire.

Such donations enable us to provide a new home cinema system, give our tenants a special Christmas present and provide a range of social events and improvements for our tenants over and above those provided by non-Masonic housing schemes.



Our annual 'Christmas at Home' party was held on the 19th December during which we were delighted to welcome W Bro John Rivett a former Chairman of the Local House Committee to present a £1,500 cheque thereby giving our residents a very special personal Christmas present.

Our annual Garden Party will take place next year on the 25th July with entertainment from Anne Marie.

**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 is in the heart of the old town of Aylesbury. We have 33 flats offering sheltered accommodation for those capable of independent living. 2023 saw the final upgrades to all kitchens and bathrooms within the scheme.**

We have a healthy waiting list for flats as these are sought after due to the great location and amenities close by. We have a housekeeper for the communal areas and a gardener to maintain the grounds.



The safety and wellbeing of our residents is important, and we work hard to ensure that they are safe and well in their living environment. All flats and most of the communal areas benefit from a call bell system, should they need it, which is connected to a local Careline who take this over when the Scheme Manager is off and this gives the residents peace of mind.

Prebendal Close has a Scheme Manager, Beverley Mills, who lives on site and the residents benefit from this. The local committee support Beverley as and when needed. The local committee do selfless things for the residents and can be seen joining in with events and supporting the Scheme Manager when needed. A big thank you to the committee who do these things in their own time.

**“The Scheme Manager does a wonderful job and I am very happy at Prebendal Close”**

Also, a big thank you to all the Masonic lodges and orders of Buckinghamshire for their generosity for their donations to our welfare fund that provides the funds for our social events at Prebendal Close.

2023 we held many social events for the residents including Fish and Chips lunch, in house quiz nights, The King’s Coronation was a weekend celebration and was watched on the big screen.



We held social evenings of cheese and wine nights, with a singer, and many small BBQ’s on the patio area during the summer months. The Big Band Swing Night, put on by the local Freemasons, was a big hit, as usual, and of course, the many events over the Christmas period are always a big hit here with residents and the committee. We are very lucky to benefit from the support of our committee and the local Freemasons to be able to put on these events for our residents and enjoy in and outside events.

**“I have lived at Prebendal for over 10 years and I couldn’t be happier, love where I live”**

Our residents representative Sheila Burns continues to win awards for her Secret Garden and in 2023 won silver and at 91 Sheila proves age is nothing but a number and the garden gets more colourful every year.

**Terry Stocker**  
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, mostly double, offering sheltered accommodation for those over 55, who wish to continue independent living. It is a popular location, with a waiting list for flats.**

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, health and safety and welfare knowledge. The committee welcomed Linda Amies as a new member at the end of the year.



Scheme Manager, Alan Smith, with the help of wife Sue, continues to promote social life at Reading Court. This includes Christmas and summer lunches, barbecues and coffee mornings. The popular Gardening Club has benefitted from the funding of new facilities by the Masonic Housing Association, as well as donations by residents themselves.



The year saw the continuation of the programme of upgrades to ensure Reading Court remains abreast of the latest safety policies. This work will continue in 2024 and 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.



Much of this activity is funded by the generous donations to our charity, the Reading Court Charitable Association, by the Masonic Province of Warwickshire and a number of its Lodges. This year was no exception with record donations by Lodges, perhaps assisted by the first Reading Court Open Day.



We look forward to another 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**



# WILSON KEYS COURT

DEANERY CLOSE • RUGELEY  
STAFFORDSHIRE WS15 3JX

## 34 ONE BEDROOM FLATS

Scheme Manager - Tracy Slater

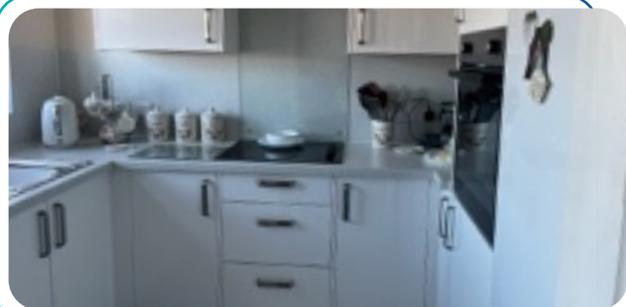
☎ 01889 576544

✉ info@wilsonkeyscourt.co.uk

**During the last twelve months we have had one resident pass away and the flat was quickly relet, and we have a full house of 42 residents.**

Wilson Keys Court is 30 years old this year and I am hoping that we can have a short talk on its history so far and a buffet lunch for the residents.

We currently have 12 kitchens completed and everyone who has had the refit is happy with the result.



We have replaced the lighting bollards outside the house too, ensuring the safe passage of residents in and out of the house during darkness hours.

For those residents wishing to take part, we have various activities most afternoons where residents can take part. Monday is Knit and Natter, Tuesday, Indoor Bowls, which we now have a cup for the winning team to hold for the week. Wednesday is Bingo and there is currently a visitation from the residents from a care home in the town, our residents do attend their bingo session too. We regard this as building relationships locally. Thursday is a Quiz afternoon and Friday morning we generally have a coffee morning. In the late afternoon and evening there is a thriving dominoes session.

A coffee morning event in May was dedicated to Dementia UK and raised £175. A raffle in November raised the sum of £133.50p which was donated to Cancer Research. A Christmas Fair was well supported and made £140 for the House Social Fund.

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

Residents did go on a day trip to Trentham Gardens which they enjoyed. Other events at the House include a Pancake Day celebration. The Annual Carol Service which is always a joyful night to be able to invite people to us.

This year we had a small visit from the Lady Freemasons, and they really enjoyed being with us and promised to keep in touch. The evening was sponsored by North Staffordshire Round Table Lodge No. 8355. I am personally grateful to the team who attended Led by W. Bro. Paul Molley who certainly entered into the spirit of the evening. If any Lodge wishes to sponsor the event later this year please let me know as soon as possible. I start the planning for the event normally early September. In the meantime, the Rev. Eddie Haycock and the Provincial Choir are all booked for Tuesday 10th December 2024.

The House does have a thriving Social Committee which the House Committee are grateful to for their skill and ingenuity in entertaining the residents.

The House continues to be grateful to the House Committee for their help and guidance. If anyone is interested in joining the Committee please let me know.

Most importantly everyone, Committee and Residents, are grateful to the Staff, led by Tracy, for their help and dedication to the House.



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. Special thanks to the Chairman of MHA, Oliver Lodge. I would also like to thank Knox Cropper particularly James and Heather for their continued support and guidance. The transition from Eldon Housing wasn't the easiest but we managed to get there with the help of James and Heather.

**Alan Walker MBE**  
House Committee Chairman



# BOARD OF MANAGEMENT

Oliver Lodge TD, BSc	Chair and member of the Finance & General Purposes Committee	
Martin Clarke FCA, D Univ, FRSA	Chair and member of the Finance & General Purposes Committee	Resigned 28th June 2023
His Honour Ian D. G. Alexander KC, LLB (Hons)		Resigned 28th June 2023
Stephen Barter MA (Cantab), FRICS, FRSA	Finance & General Purposes Committee Member	
Mark Duncan FInst SMM	Chair of Prebendal Close House Committee	Resigned 28th June 2023
Richard Grove	Finance & General Purposes Committee Member	Resigned 28th June 2023
Kai Hughes MBA, BA (Hons), MCI Arb	Finance & General Purposes Committee Deputy Chair	Co-opted 11th May 2023
Professor Michael Jones DBA, Hon DBA, MSc, Chtrd FCIPD, FRSA, PGDip	Chair of the Finance & General Purposes Committee and Deputy Chair	
John Kisbey LLB (Hons)	Chair of Reading Court House Committee	
David Knapp CIWFM	Finance & General Purposes Committee Member	
Robert Mathew AII RSM	Chair of Hamilton Court House Committee	
Douglas Neill MRICS	Finance & General Purposes Committee Member	
Ian Richards BSc (Hons), CEng, FIMechE	Chair of Palmer Court House Committee	
Ronald Terence Stocker	Chair of Prebendal Close House Committee	Co-opted 11th May 2023
Alan Walker MBE	Chair of Wilson Keys House Committee	
Steven Wood BSc (Hons), CEng, M.I.C.E.	Finance & General Purposes Committee Member	Resigned 28th June 2023
Timothy Yates MB BChir, MA, PhD (Cantab), MRCP	Finance & General Purposes Committee Member	

**Registered Office and  
Address for Correspondence:**

Office Suite 1, Haslemere House  
Lower Street, Haslemere  
Surrey GU27 2PE

**Auditors**

Beever and Struthers  
150 Minorities  
London EC3N 1LS

**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**



MASONIC HOUSING ASSOCIATION

# ANNUAL REPORT

2023

