



Annual Report and Group Financial Statements

**For the financial year ended
31st March 2022**

**Company Registration Number: 5340097
(England and Wales)**



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Company Information

Board Directors

Independent

Roger Eastwood (Chair)

Paul Gunnell (resigned 2nd July 2022)

Mary Hope

Pamela Pearce (Vice-Chair)

Council

Candy Vaughan

Colin Belsey

Tenant

Sheilah Roberts (Vice-Chair)

Georgina Morgan

Thomas Hastings (appointed 23rd September 2021)

Eastbourne Homes Limited

Company No. 5340097

Executive Team

Ian Fitzpatrick (Managing Director)

Homira Javadi (Chief Finance Officer)

Company Secretary

Jane McCarthy-Penman

Registered Office

Town Hall
Grove Road
Eastbourne
East Sussex
BN21 4UG

Registered Number - 5340097

Auditor

RSM UK Audit LLP
Chartered Accountants
Portland
25 High Street
Crawley
Sussex
RH10 1BG

Bankers

Lloyds Bank plc
City Office
PO Box 72
Bailey Drive
Gillingham Business Park
GILLINGHAM
Kent
ME8 0LS

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Directors' Report

For the Year Ended 31st March 2022

The Directors present their annual report and consolidated financial statements for the year ended 31st March 2022.

Principal Activities

The Group's principal activities are to manage, maintain and improve the housing stock on behalf of Eastbourne Borough Council (EBC). The Parent Company was established as an Arms' Length Management Organisation (ALMO) in accordance with a government policy initiative for local authority housing management. This is the fifteenth year that the Company has reported its results and the seventh time it has consolidated its subsidiary undertaking of South East Independent Living Limited (SEILL). The principal activity of its subsidiary at present is the delivery of a short-term housing floating support service for people 60 and over who live in Eastbourne, Lewes or Wealden districts.

Legal Status

Eastbourne Homes Limited (EHL) is a Company limited by guarantee without share capital and is controlled by Eastbourne Borough Council (EBC). It is governed by a Board of Directors and began trading on 1st April 2005. At 31st March 2022, there were eight out of nine Directors in office. Each Board Director is liable to pay £1 should EHL be wound up.

Results and Dividends

Turnover in the year amounts to £8.3m which is £0.6m lower than the previous year, this reduction in group turnover was primarily due to the end of the delivery of the STEPS to stay independent contract which ended on the 22nd November 2021.

Future Developments

The Board expects that the Group will continue to provide management services in line with the Management Agreement and the Sub-Delegation Agreement. The 2021/26 Business Plan which includes the 2022/23. Annual Plan has been agreed by EBC and published.

The pandemic and the attendant lockdowns provided the company with a challenge around being able to provide essential services and maintaining safety for all residents. The March 2020 national lockdown meant that there were significant impacts on repairs performance and the ability to turn around voids expediently thereafter. Gradually coming out of that lockdown in 2021/22 enabled services to return to something like normal levels albeit the effect on performance in key areas of operational work were still compromised by external factors.

The further embedding of virtual ways of working has enabled work with tenants to continue and to ensure that the voice of the tenant, a key component of much of the long-trailed pieces of national legislation, to be effectively captured and used to shape future service delivery.

Repair and estate services were significantly impacted during the covid era and were keys areas of concentration in terms of delivery and performance. It is still clear that issues around recruitment and retention, the cost of materials and general labour shortages across the country will remain challenging, whilst a backlog of repair work is still a key issue for the housing industry. A full stock condition survey has also now given us a template for moving forward in terms of repairs and maintenance and will inform budgetary decisions more intelligently, to enable them to be directed around what the housing stock requires over the next few years.

In November 2021 the STEPS contract which the subsidiary company (South East Independent Living) had been managing was successfully transferred to the new contract at Brighton Housing Trust, the successful bid for East Sussex County Council's Floating support contract. Permanent members of SEILL staff were given a TUPE transfer to the new provider.

Control Environment

The Board acknowledges that, it has overall responsibility for establishing, maintaining and reviewing adequate systems of internal control. Its activities are in accordance with the contract with EBC and the legislative requirements. A number of Committees have been constituted with appropriate terms of reference and delegated authority. The process of identifying and evaluating risk is ongoing. Key elements include:

- Risk Management Policy, Strategy and annual review of Risk Register
- Robust Business Planning
- Risk based Internal Audit Programme
- Monthly Performance Monitoring
- Budget planning monthly monitoring and future forecasting
- Business Continuity Management Plan

Financial Instruments

EHL's operations have limited financial risk. EHL operates solely in the UK, maintains a current bank account and short-term treasury deposits of less than 12-months, plus a sweeping arrangement to a deposit account for excess cash. It does not have a bank overdraft facility or any loans.

EHL has minimal credit risk; its only significant debtor being EBC; consequently, EHL's cash flow and liquidity risk remain low.

Board Directors, Committees and the Executive Team

The Board Directors and Executive Team that served during the period are listed on the company information page. The Board Directors are drawn from a wide range of commercial, professional and community expertise and regularly assess their collective skills against those required to exercise proper governance over the Group.

The Board is constituted as follows; four seats for Independent Directors, selected by interview from the local community; two seats for Directors nominated by EBC and three seats are Directors that are also selected from the local community. As at the 31st March 2022, there were no vacancies.

All are subject to an annual review and appraisal during April/May, and retire in accordance with Sections 14, 15 and 16 of the Company's Articles of Association to ensure that a balance between experience and new ideas is maintained. The position of Chair/Vice-Chair is appointed following the annual September AGM.

The Directors who held office during the year and up to the date of signature of the financial statements were as follows:

Independent

Roger Eastwood (Chair)

Paul Gunnell (resigned 2nd July 2022)

Mary Hope

Pamela Pearce (Vice-Chair)

Council

Candy Vaughan

Colin Belsey

Tenant

Sheilah Roberts (Vice-Chair)

Georgina Morgan

Thomas Hastings (appointed 23rd September 2021)

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The Board met quarterly during the year. Their role is to provide strategic direction and set policy while the day-to-day management is delegated to the Managing Director.

Two Committees report to Board: Service and Performance Committee and Audit and Risk Committee. Both Committees have delegated powers and meet on a quarterly basis.

Neither the Board Directors nor the Executive Team has any financial interest in EHL.

Insurance policies are in place to indemnify the Board and Executive Team against liability when acting for the Group. A section on dealing with conflicts of interest forms part of the secondment arrangements in respect of the staff who have responsibilities for more than one organisation in the group and associated organisations.

Remuneration

In December 2015, the Board along with the Member resolved to remunerate the Chair of the Board the sum of £3,510 per annum. This remuneration continues.

The remaining Board of Directors, in accordance with current guidance, can claim for out-of-pocket expenses or loss of earnings.

The Board is responsible for setting the Remuneration Policy for the Board.

As part of the review of the Business Plan for 2021/26 last year, the Board reviewed their Mission, Vision Values and 5-Year objectives as:

Mission

To work with all our stakeholders to not only provide excellent customer-focussed services but be a lead in the revitalisation of housing and communities for 21st century.

Vision

To maintain, develop and set pioneering standards for the provision of homes and housing services across the Borough.

Values

Excellence as standard – we will have clear measures to demonstrate our commitment to every resident based on genuinely caring about their homes and how their tenancies help support positive life chances.

Transparency – we will operate in an open, honest way and be accountable to residents and stakeholders.

Inclusivity – we will make sure that our services and homes enable all members of our communities to be included and to benefit from our services.

Innovation led – we will work with our stakeholders to continuously improve and adapt our homes and services to meet changing demands and expectations.

Key Operational Performance Indicators

Operational performance is measured against the Annual Service and Financial Plan agreed between EHL and ERC annually. The internal performance indicators are tracked monthly and reported to the Leadership Team and the Service and Performance Committee of the Board, quarterly.

Those affecting finance can be measured in three main areas; rent collection, repairs and void loss. The 2022/23 plan was agreed by Board in March 2022, as part of the overall Business Plan 2021/26,

During 2021/22 the Group:

- Completed a full stock condition survey and implemented of a range of safety works to proactively address anticipate requirements of the Building Safety Bill and the Hackett Review (Building a Safer Future).
- Developed a Homes First Performance Management Framework and strengthened data gathering and reporting.
- Further resourced the Customer Experience Team, whose core remit draws together many of the key aspects of The Charter for Social Housing Residents, including performance management and reporting, complaints and tenant involvement.
- Completed the STEPS contract, providing housing advice and support for clients aged over 60, and successfully TUPE transferred Steps West staff to Brighton Housing Trust's new Floating Support Service.
- Introduced virtual viewings, enabling potential new tenants to view properties and sign documents remotely.
- Introduced transactional customer satisfaction surveys for complaints handling and major works, to collect feedback of customer's experience of using services.
- Automated repairs satisfaction surveys to save time and costs in collecting customer feedback about repairs.
- Offered a mixture of digital and face to face involvement opportunities, enabling residents to continue to influence the decisions which affect their homes and local neighbourhoods throughout the pandemic.
- Supported the Resident-Led Scrutiny Team to complete their review of complaints handling and delivered an improvement plan which responded to 20 of their 23 recommendations.
- Continued to maintain safe ways of working in the Covid scenarios and maintained dynamic risk assessments to protect the health and well-being of tenants and staff. This being of particular importance in Retirement Accommodation, where along with general need blocks, we maintained an enhanced cleaning service throughout.
- Introduced a new Value for Money Strategy and a series of Value for Money reviews across a range of services.

Principal Risks and Uncertainties

The Group's primary source of income is from EBC under a Management Agreement that operated during the year. The Management Fee is funded from the Council's ring-fenced Housing Revenue Account (HRA).

Following consultation with stakeholders who considered a number of options in respect of future management of Council housing within Eastbourne, the chosen option was 'A Partnership between the ALMO and the Council'. The Council's Cabinet agreed in July 2014, a 20-year Management Agreement. Approval by the Secretary of State was subsequently granted on the 14th of May 2015.

The Building Safety Bill the Government's Building Safety Bill has been published with the intention of overhauling the building regulations in England and Wales. The Bill is as a result of the concerns raised around fire safety, the existing building safety regime and confusion around the roles and responsibilities of those involved in the construction process.

The Bill's objective is to strengthen the whole regulatory system for building safety by establishing a comprehensive new building safety regime governing the design, construction and occupation of higher-risk buildings. This will be achieved by ensuring there is greater accountability and responsibility for the design and construction of buildings and thereafter throughout the lifecycle of buildings.

This will also act alongside the Social Housing White Paper to ensure that those managing housing will be expected to demonstrate full transparency with tenants and residents when managing their buildings and ensure that staff are trained to a professional standard to ensure appropriate ownership and accountability.

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Homes First is already working to ensure a culture of compliance is promoted among staff, members and Board working alongside our tenants and residents for everyone's future safety. This will also be a key part of our customer engagement over the next few years.

The Housing White Paper - The Charter for Social Housing Residents

During 2020, the Government brought forward plans to change the regulatory landscape for social housing in England, in its White Paper – The Charter for Social Housing Residents. When the requirements of The Charter come into law, they will fundamentally change our relationship with the Regulator of Social Housing (RSH) and the way we do things, including a return to pro-active and risk-based inspection against the consumer standards.

During 2022/23, the RSH is introducing a series of Tenant Satisfaction Measures which will:

- Let tenants see how well their landlord is doing
- Give the RSH an idea of which landlords might need to improve things for their tenants.

The RSH are proposing 22 tenant satisfaction measures:

- 10 of these would be measured by landlords directly.
- 12 by landlords carrying out tenant perception surveys.

During 2022/23, we will revise our Key Performance Indicators include these measures, ensuring that EHL is focussed on those measures which are considered most important by residents and the regulator. All future perception surveys (STAR survey) will include the 12 measures for which the RSH will collect data from all landlords from 2024.

The co-production of further measures that are important to our customers, with onward engagement around the monitoring and reviewing of contractual, strategic and operational work will further embed a meaningful tenant/landlord relationship going forward.

Review of progress on the road to this becoming an Act will be on-going, with the aim to have a local version of the Charter developed.

Going Concern

Following the Board decision not to bid for the new contract, "the subsidiary", South East Independent Living Ltd (SEILL), ceased to exist operationally. Therefore, company's accounts have been prepared on a basis other than going concern as the company ceased operation from 1st December 2021 which has been consolidated in the group account.

While the position of the parent company is different, EHL has an agreed income stream in the form of its management fee from EBC. The organisation is set up to manage the Council's social housing function and there is no reason to suspect this will change as the management fee for the next 12 months. Also, the continued support of EBC have been confirmed in writing. Accordingly, the Directors have reassessed the going concern assumption and confirm that it remains.

On this basis, the Board is satisfied following their review of financial forecasts that the Company has adequate resources to continue in operational existence for the foreseeable future which is at least 12 months from the date of approval of the financial statements and that there are no material uncertainties regarding the Company's ability to continue as a going concern.

For this reason, the going concern basis has been adopted in preparing the group financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

Auditor

In accordance with the Company's articles, a resolution proposing that RSM UK Audit LLP be reappointed as auditor for the group will be put at the Annual General Meeting.

Eastbourne Homes Limited

Company No. 5340097

Statement of Disclosure to Auditor

So far as the Directors are aware, there is no relevant audit information of which the Company's auditors are unaware. Additionally, the Directors have taken all the necessary steps that they ought to have taken as Directors in order to make themselves aware of all relevant audit information and to establish that the Company's auditors are aware of that information.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

By order of the Board

DocuSigned by:

Jane McCarthy-Penman

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J K R McCarthy-Penman
Company Secretary

10 August 2022 | 12:24:01 PM BST

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Directors' Responsibilities Statement

For the Year Ended 31st March 2022

The Directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the Directors to prepare financial statements for each financial year. Under that law, the Directors have elected to prepare the financial statements in accordance with the United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under company law, the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the group and Company, and of the profit or loss of the group for that period.

In preparing those financial statements, the Directors are required to:

- Select suitable accounting policies and apply them consistently
- Make judgements and accounting estimates that are reasonable and prudent
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group and company will continue in business

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the group's and company's transactions and disclose with reasonable accuracy at any time, the financial position of the group and company and enable them to ensure that, the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the group and company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the website, which is shared with Eastbourne Borough Council and Lewes District Council. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EASTBOURNE HOMES LIMITED

Opinion

We have audited the financial statements of Eastbourne Homes Limited (the 'parent company') and its subsidiaries (the 'group') for the year ended 31 March 2022 which comprise the consolidated statement of comprehensive income, consolidated statement of financial position, company statement of financial position, consolidated statement of changes in equity, company statement of changes in equity and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group's and of the parent company's affairs as at 31 March 2022 and of the group's loss for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group and parent company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's or the parent company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have

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performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of the knowledge and understanding of the group and the parent company and their environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the directors' responsibilities statement set out on page 11, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the group's and the parent company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the group or the parent company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which the audit was considered capable of detecting irregularities, including fraud

Eastbourne Homes Limited

Company No. 5340097

Irregularities are instances of non-compliance with laws and regulations. The objectives of our audit are to obtain sufficient appropriate audit evidence regarding compliance with laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements, to perform audit procedures to help identify instances of non-compliance with other laws and regulations that may have a material effect on the financial statements, and to respond appropriately to identified or suspected non-compliance with laws and regulations identified during the audit.

In relation to fraud, the objectives of our audit are to identify and assess the risk of material misstatement of the financial statements due to fraud, to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud through designing and implementing appropriate responses and to respond appropriately to fraud or suspected fraud identified during the audit.

However, it is the primary responsibility of management, with the oversight of those charged with governance, to ensure that the entity's operations are conducted in accordance with the provisions of laws and regulations and for the prevention and detection of fraud.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud, the group audit engagement team:

- obtained an understanding of the nature of the industry and sector, including the legal and regulatory framework that the group and parent company operate in and how the group and parent company are complying with the legal and regulatory framework;
- inquired of management, and those charged with governance, about their own identification and assessment of the risks of irregularities, including any known actual, suspected or alleged instances of fraud;
- discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to fraud.

As a result of these procedures we consider the most significant laws and regulations that have a direct impact on the financial statements are FRS 102, the Companies Act 2006 and tax compliance regulations. We performed audit procedures to detect non-compliances which may have a material impact on the financial statements which included reviewing financial statement disclosures, inspecting correspondence with local tax authorities.

The most significant laws and regulations that have an indirect impact on the financial statements are those in relation to the Health and Safety at Work Act 1974, the Data Protection Act 2018 and the Housing Act. We performed audit procedures to inquire of management the group is in compliance with these law and regulations and inspected correspondence with licensing or regulatory authorities where available.

The audit engagement team identified the risk of management override of controls as the area where the financial statements were most susceptible to material misstatement due to fraud. Audit procedures performed included but were not limited to testing manual journal entries and other adjustments and evaluating the business rationale in relation to significant, unusual transactions and transactions entered into outside the normal course of business.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities> This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to

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the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Dominic Blythe

DOMINIC BLYTHE (Senior Statutory Auditor)

For and on behalf of RSM UK Audit LLP, Statutory Auditor

Chartered Accountants

Portland, 25 High Street

Crawley

West Sussex

RH10 1BG

Date: 11/08/22

Eastbourne Homes Limited

Company No. 5340097

**Consolidated Statement of Comprehensive Income
for the year ended 31st March 2022**

	Notes	2022 £	2022 £	2022 £	2021 £	2021 £	2021 £
		Continuing Operations	Discontinued Operations	Total	Continuing Operations	Discontinued Operations	Total
Turnover	3	7,694,000	561,802	8,255,802	8,009,997	860,592	8,870,589
Other operating expenses	4	(7,657,487)	(744,562)	(8,402,049)	(7,006,879)	(773,014)	(7,779,893)
Operating Profit/(loss)		36,513	(182,760)	(146,247)	1,003,118	87,578	1,090,696
Interest receivable and similar income		611	-	611	230	2,000	2,230
Interest payable and similar charges		-	(2,000)	(2,000)	-	-	-
Profit/(Loss) before taxation		37,124	(184,760)	(147,636)	1,003,348	89,578	1,092,926
Taxation	8	-	6,902	6,902	(3,928)	(21,556)	(25,484)
Profit/(Loss) for the financial year		37,124	(177,858)	(140,734)	999,420	68,022	1,067,442
Other comprehensive income net of taxation							
Actuarial gain/(loss) on defined benefit pension schemes	15	-	204,000	204,000	-	(78,000)	(78,000)
Total comprehensive income/(loss) for the year		37,124	26,142	63,266	999,420	(9,978)	989,442

Total comprehensive income for the year is all attributable to the member of the parent company.

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Consolidated Statement of Financial Position

As at 31st March 2022

	Notes	2022 £	2021 £
Current assets			
Debtors	11	3,207,134	2,937,448
Cash at bank and in hand	13	443,741	1,612,821
		<u>3,650,875</u>	<u>4,550,269</u>
Creditors: falling due within one year	12	(2,196,766)	(3,113,426)
		<u>1,454,109</u>	<u>1,436,843</u>
Net current assets			
		<u>1,454,109</u>	<u>1,436,843</u>
Total assets less current liabilities			
		<u>1,454,109</u>	<u>1,436,843</u>
Net assets excluding pension liability			
		<u>1,454,109</u>	<u>1,436,843</u>
Defined benefit pension asset/(liability)	15	-	(46,000)
		<u>1,454,109</u>	<u>1,390,843</u>
Net assets			
		<u>1,454,109</u>	<u>1,390,843</u>
Capital and reserves			
Profit and loss reserves	16	<u>1,454,109</u>	<u>1,390,843</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Financial Reporting Statement 102 'The Financial Statement Reporting Standard applicable in the UK and Republic of Ireland'.

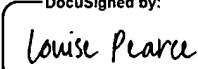
The financial statements were approved by the Board of Directors on the 10th August 2022 and authorised for issue on the 10th August 2022. They were signed on its behalf by:

DocuSigned by:

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R C Eastwood
Director

10 August 2022 | 12:43:46 PM BST

DocuSigned by:

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P L Pearce
Director

10 August 2022 | 3:16:29 PM

Eastbourne Homes Limited

Company No. 5340097

Company Statement of Financial Position

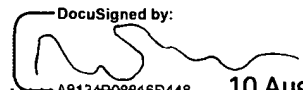
As at 31st March 2022

	Notes	2022 £	2021 £
Fixed assets			
Investments	9	1	1
		<u>1</u>	<u>1</u>
Current assets			
Debtors	11	3,199,469	2,935,865
Cash at bank and in hand		-	1,132,270
		<u>3,199,469</u>	<u>4,068,135</u>
Creditors: falling due within one year	12	(2,069,197)	(2,974,987)
		<u>1,130,272</u>	<u>1,093,148</u>
Net current assets			
		<u>1,130,273</u>	<u>1,093,149</u>
Total assets less current liabilities			
		<u>1,130,273</u>	<u>1,093,149</u>
Net assets		<u>1,130,273</u>	<u>1,093,149</u>
Capital and reserves			
Profit and loss reserves	16	<u>1,130,273</u>	<u>1,093,149</u>

The company's profit for the year and total comprehensive income for the year was £37,124 (2021: profit £999,420).

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements were approved by the Board of directors and authorised for issue on the 10th August 2022 and are signed on its behalf by:

DocuSigned by:

 A9134B08816D448... 10 August 2022 | 12:43:46 PM BST
 R C Eastwood

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Consolidated Statement of Changes in Equity For the Year Ended 31st March 2022

	Notes	Profit and loss reserves £
Balance at 1 April 2020		401,401
Year ended 31 March 2021:		
Profit for the year		1,067,442
Other comprehensive income:		
Actuarial gains on defined benefit plans	15	(78,000)
Total comprehensive income for the year		(989,442)
Balance at 31 March 2021		1,390,843
Year ended 31 March 2022:		
Loss for the year		(140,734)
Other comprehensive income:		
Actuarial gain on defined benefit plans	15	204,000
Total comprehensive income for the year		63,266
Balance at 31 March 2022		1,454,109

Company Statement of Changes in Equity
For the Year Ended 31st March 2022

	Profit and loss reserves
	£
Balance at 1 April 2020	93,730
Year ended 31 March 2021:	
Profit for the year	999,419
Balance at 31 March 2021	1,093,149
Year ended 31 March 2022	
Profit for the year	37,124
Balance at 31 March 2022	1,130,273

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Notes to the Financial Statements

For the Year Ended 31st March 2022

1. Accounting Policies

Company Information

Eastbourne Homes Limited is a private company limited by guarantee incorporated in England and Wales. The registered office is Town Hall, Grove Road, Eastbourne, East Sussex, BN21 4UG.

The group consists of Eastbourne Homes Limited and its only subsidiary, South East Independent Living Limited.

The nature of the company's and the group's operations are the management, maintenance and improvement of the housing stock on behalf of Eastbourne Borough Council and also the provision of short-term housing support for people over 65.

Accounting Convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006, as applicable to companies subject to the small companies' regime. The disclosure requirements of Section 1A of FRS102 have been applied other than where additional disclosure is required to show a true and fair view. The financial statements have been prepared under the historical cost convention. The principle accounting policies are set out below.

The consolidated financial statements are prepared in sterling, which is the functional currency of the group. Monetary amounts in these financial statements are rounded to the nearest £, unless otherwise stated.

In accordance with FRS 102, the Company has taken advantage of the exemptions from the following disclosure requirements:

- Section 4 'Statement of Financial Position' - Reconciliation of the opening and closing number of shares
- Section 7 'Statement of Cash Flows' - Presentation of a Statement of Cash Flow and related notes and disclosures
- Section 11 'Basic Financial Instruments' - Carrying amounts for each category of financial instrument
- Section 33 'Related Party Disclosures' - Compensation for key management personnel

Going concern

EHL has an agreed income stream in the form of its management fee from EBC. The organisation is set up to manage the Council's social housing function and there is no reason to suspect this will change as the management fee for the next 12 months as well as the continued support of EBC have been confirmed in writing.

The Directors therefore have no reason to believe that the company will not be able to meet its liabilities for the 12 months from the approval of the financial statements and have prepared the accounts on the going concern basis contrary to South East Independent Living Ltd which has been prepared on non-going concern basis as the subsidiary ceased trading on 1 December 2021, following the decision not to retender for the STEPs contract which ended on 22 November 2021.

Company Statement of Comprehensive Income

As permitted by s408 Companies Act 2006, the Company has not presented its own Statement of Comprehensive Income. The Company's profit and total comprehensive income for the year was £63,266 (2021: profit £999,420).

**Notes to the Financial Statements (continued)
For the Year Ended 31st March 2022****1. Accounting Policies (Continued)****Basis of consolidation**

The consolidated financial statements incorporate those of Eastbourne Homes Limited and its subsidiary (i.e. the entity that the Group controls through its power to govern the financial and operating policies so as to obtain economic benefits). Subsidiaries acquired during the year are consolidated using the purchase method. Their results are incorporated from the date that control passes. All financial statements are made up to 31st March 2022.

All intra-group transactions, balances and unrealised gains on transactions between group companies are eliminated on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

Where necessary, adjustments are made to the financial statements of the subsidiary to bring the accounting policies used into line with those used by other members of the Group.

Turnover

Turnover is recognised upon performance of services and on despatch of goods. Turnover represents the value (excluding VAT) of goods and services supplied and delivered.

Fixed Asset Investments

In the separate accounts of the company interests in subsidiaries are initially measured at cost and subsequently measured at cost less any accumulated impairment losses. The investments are assessed for impairment at each reporting date and any impairment losses or reversals of impairment losses are recognised immediately in profit or loss.

A subsidiary is an entity controlled by the group. Control is the power to govern the financial and operating policies of the entity so as to obtain benefits from its activities

Cash and Cash Equivalents

Cash and cash equivalents include cash in hand and at bank.

Financial Assets

The group has elected to apply the provisions of Section 11 'Basic Financial Instruments' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the group becomes party to the contractual provisions of the instrument.

Financial assets are classified into specified categories. The classification depends on the nature and purpose of the financial assets and is determined at the time of recognition.

Financial assets and liabilities are offset and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Notes to the Financial Statements (continued)

For the Year Ended 31st March 2022

1. Accounting Policies (Continued)

Basic Financial Assets

Basic financial assets, which include trade and other debtors, amounts due from group and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the financial asset is measured at the present value of the future receipts discounted at a market rate of interest.

Loans and Receivables

Trade debtors, loans and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are measured at amortised cost using the effective interest method, less any impairment.

Interest is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial. The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating the interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the debt instrument to the net carrying amount on initial recognition.

Impairment of Financial Assets

Financial assets are assessed for indicators of impairment at each reporting end date. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows have been affected.

If an asset is impaired, the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been, had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Derecognition of Financial Assets

Financial assets are derecognised only when the contractual rights to the cash flows from the asset expire or are settled, or when the group transfers the financial asset and substantially all the risks and rewards of ownership to another entity, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

Financial Liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the group after deducting all of its liabilities.

**Notes to the Financial Statements (continued)
For the Year Ended 31st March 2022****1. Accounting Policies (Continued)****Basic Financial Liabilities**

Basic financial liabilities, including trade, other payables, amounts due to group undertakings and accruals, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest.

Derecognition of Financial Liabilities

Financial liabilities are derecognised when, and only when, the group's contractual obligations are discharged, cancelled, or they expire.

Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability simultaneously.

Current tax is based on taxable profit for the year. Taxable profit differs from total comprehensive income because it excludes items of income or expense that are taxable or deductible in other periods. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting date.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date. Deferred tax is not discounted.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements.

Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is recognised on income and expenses from subsidiaries that will be assessed to or allow for tax in a future period except where the group is able to control the reversal of the timing difference and it is probable that the timing difference will not reverse in the foreseeable future.

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Notes to the Financial Statements (continued) For the Year Ended 31st March 2022

1. Accounting Policies (Continued)

Employee Benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Retirement Benefits

The subsidiary participates in the Local Government Pension Scheme (LGPS), a defined benefit pension scheme administered by East Sussex County Council (ESCC). The assets of the scheme are invested and managed independently of the finances of the Group. Contributions are based on pension costs of the Group's unitised fund. Costs include the regular cost of providing benefits, which it is intended should remain at a substantial level of current and expected future earnings of the employees covered.

Plan asset is recognised to the extent that the company is able to recover the surplus either through reduced contributions in the future or through refunds from the plan. The company expects a refund from the plan.

The cost of providing benefits under defined benefit plans is determined separately for each plan using the projected unit credit method and is based on actuarial advice.

Gains/Losses

Gains or losses recognised in the profit or loss:

- The change in the net defined benefit liability arising from employee service during the year is recognised as an employee cost.
- The cost of plan introductions, benefit changes, settlements and curtailments are recognised as incurred.
- Net interest on the defined benefit asset/liability comprises the interest cost on the defined benefit obligation and interest income on the plan assets, calculated by
- Net interest on the defined benefit asset/liability comprises the interest cost on the defined benefit obligation and interest income on the plan assets, calculated by multiplying the fair value of the plan assets at the beginning of the period by the rate used to discount the benefit obligation.

Gains or losses recognised in other comprehensive income:

- Actuarial gains and losses.
- The difference between the interest income on the plan assets and the actual return on the plan assets.

Leases

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

Eastbourne Homes Limited

Company No. 5340097

Notes to the Financial Statements (continued) For the Year Ended 31st March 2022

2. Judgements and Key Sources of Estimation Uncertainty

In the application of the Group's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Turnover and other revenue

An analysis of the group's turnover is as follows:

	2022 £	2021 £
Turnover analysed by class of business		
Management fees	7,694,000	8,008,024
Other income (Supporting People and other minor contracts)	561,802	862,565
	<u>8,255,802</u>	<u>8,870,589</u>
 Turnover analysed by geographical market		
	2022 £	2021 £
United Kingdom	<u>8,255,802</u>	<u>8,870,589</u>

Under the Management agreement, Eastbourne Borough Council pays a management fee in consideration for the delivery and performance of services. In 2021/22, Turnover is always subject to authorised variation by Eastbourne Borough Council.

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Notes to the Financial Statements (continued) For the Year Ended 31st March 2022

4 Other operating expenses

	2022 £	2021 £
Housing management services	3,863,578	4,409,752
Property repairs	4,538,471	3,370,131
	<u>8,402,049</u>	<u>7,779,883</u>

5 Auditors' remuneration

	2022 £	2021 £
Fees payable to the company's auditor and its associates:		

For audit services

Audit of the parent and consolidated accounts	33,000	58,337
Audit of the subsidiary company	3,500	4,517
	<u>36,500</u>	<u>62,854</u>

For other services

Taxation compliance services	<u>4,713</u>	<u>5,179</u>
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Eastbourne Homes Limited

Company No. 5340097

Notes to the Financial Statements (continued) For the Year Ended 31st March 2022

6 Employees

The average monthly number of persons (including directors) employed by the group during the year is set out below. Note that EHL does not have staff of her own.

	2022	2021
	Number	Number
Floating support, STEPS to stay independent	28	30
	<u>28</u>	<u>30</u>

Their aggregate remuneration comprised:

	2022	2021
	£	£
Wages and salaries	400,320	574,388
Social security costs	30,304	46,282
Pension costs	181,623	62,524
	<u>612,247</u>	<u>683,194</u>

Following the transfer of staff in 2017/18 to Eastbourne Borough Council, EHL has not employed any staff this is left to Eastbourne Borough Council who contractually employs the staff. As such, part of the management charge from the council includes some of the cost of the employees recharged to Eastbourne Homes Limited while the rest are paid by Eastbourne Borough Council.

Up until November 22nd, 2021, SEILL had an average of 28 employees. Following the cessation of STEPS contract within SEILL on 22nd November 2021, all staff have been transferred to the new provider.

7 Directors' remuneration

The Chairman received remuneration of £3,510 (2021: £3,510), no other director received any remuneration from the Group during the year. Expenses paid in the year totalled £1,267 (2021: £604).

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Notes to the Financial Statements (continued) For the Year Ended 31st March 2022

8 Taxation

	2022	2021
	£	£
Current tax		
UK corporation tax on profits for the current period	-	17,380
Adjustments in respect of prior periods	(6,902)	8,104
	<u> </u>	<u> </u>
Total current tax	<u>(6,902)</u>	<u>25,484</u>

9 Fixed asset investments

	Company	
	2022	2021
	£	£
Investments in subsidiaries	<u>1</u>	<u>1</u>

Movements in fixed asset investments Company

	Shares £
Cost	
At 1 April 2021 and 31 March 2022	<u>1</u>
Carrying amount	
At 31 March 2022	<u>1</u>
At 31 March 2021	<u>1</u>

Eastbourne Homes Limited

Company No. 5340097

Notes to the Financial Statements (continued) For the Year Ended 31st March 2022

10 Subsidiary

Details of the company's subsidiary at 31 March 2022 is as follows:

Name of undertaking and country of incorporation or residency	Nature of business	Class of shareholding	% Held direct
South East Independent Living Limited, registered office, Town Hall, Grove Road, Eastbourne, East Sussex, BN21 4UG, England	Care provider (ceased to trade 1 December 2021)	Ordinary	100

The cost of the investment in the subsidiary undertaking represents £1 share capital.

11 Debtors

	Group		Company	
	2022	2021	2022	2021
Amounts falling due within one year:	£	£	£	£
Trade debtors	9,713	947	9,713	947
Amount due from group undertakings	391,194	368,538	391,194	368,539
Capital recharges due from parent undertaking	2,569,491	2,102,063	2,569,381	2,102,063
Other debtors	220,641	430,125	214,118	430,125
Prepayments and accrued income	16,095	35,775	15,063	34,191
	<u>3,207,134</u>	<u>2,937,448</u>	<u>3,199,469</u>	<u>2,935,865</u>

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Notes to the Financial Statements (continued) For the Year Ended 31st March 2022

12 Creditors: falling due within one year

	Group		Company	
	2022	2021	2022	2021
	£	£	£	£
Overdraft	672,550	-	672,550	-
Trade creditors	252,897	801,812	252,555	798,709
Amounts due to parent undertaking	202,364	391,280	202,364	391,280
Other taxation and social security costs	-	39,168	-	59
Corporation Tax	-	17,380	-	-
Other creditors	672	3,299	-	-
Accruals and deferred income	1,068,283	1,860,487	941,728	1,784,939
	<u>2,196,766</u>	<u>3,113,426</u>	<u>2,069,197</u>	<u>2,974,987</u>

Included within other creditors for the group is £431 (2021: £2,979) a balance in relation to amounts unpaid to pension schemes as at the year end. The company's balance in relation to the above is £nil (2021: £nil).

13 Cash at bank and in hand

	2022	2021
	£	£
Cash at bank		
Cash at bank and in hand	443,741	1,132,270
	<u>443,741</u>	<u>1,132,270</u>

Eastbourne Homes Limited

Company No. 5340097

Notes to the Financial Statements (continued) For the Year Ended 31st March 2022

14 Financial instruments

	2022 £	2021 £
Carrying amount of financial assets		
Debt instruments measured at amortised cost	<u>3,201,728</u>	<u>2,447,583</u>
Carrying amount of financial liabilities		
Measured at amortised cost	<u>2,196,766</u>	<u>3,056,878</u>

15 Retirement benefit schemes East Sussex Pension Fund (ESPF)

The ESPF is a multi-employer scheme, administered by ESCC under the regulations governing the LGPS, a defined benefit scheme. The most recent formal actuarial valuation was completed as at 31 March 2022 by a qualified independent Actuary.

The group employers' contributions to the ESPF, for the year ended 31 March 2022, amounted to £21,413 (2021: £28,000). The expected contribution for 2022/23 is nil

Defined benefit schemes

Key assumptions

	2022 %	2021 %
Discount rate	2.60%	2.00%
Expected rate of increase of pensions in payment	3.20%	2.85%
Expected rate of salary increases	<u>3.20%</u>	<u>2.85%</u>

Mortality assumptions

The assumed life expectations on retirement at age 65 are:

	2022 Years	2021 Years
Retiring today		
- Males	21.2	21.1
- Females	<u>23.8</u>	<u>23.7</u>
Retiring in 20 years		
- Males	22.0	21.9
- Females	<u>25.1</u>	<u>25.9</u>

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Notes to the Financial Statements (continued) For the Year Ended 31st March 2022

15 Retirement benefit schemes (Continued)

Amounts recognised in the income statement:

	2022 £	2021 £
Current service cost	177,000	51,000
Net interest on defined benefit liability	2,000	(2,000)
Administrative expenses	1,000	1000
Total costs	<u>180,000</u>	<u>50,000</u>

Amounts taken to other comprehensive income:

	2022 £	2021 £
Actual return on scheme assets	147,000	201,000
Less: calculated interest element	16,000	22,000
Administrative expenses	<u>1,000</u>	<u>1,000</u>
Return on scheme assets excluding interest income	130,000	178,000
Actuarial changes related to obligations	74,000	(256,000)
Total (Expenditure)/Income	<u>204,000</u>	<u>(78,000)</u>

The amounts included in the statement of financial position arising from obligations in respect of defined benefit plans are as follows:

	2022 £	Group 2021 £
Present value of defined benefit obligations	-	1,193,000
Fair value of plan assets	-	(1,147,000)
(Surplus)/ Deficit in scheme	<u>-</u>	<u>(46,000)</u>

SEILL ceased participation in the Fund on 22 November 2021 when the staffs were TUPE over to another provider. There was a surplus on the cessation basis, but it is not clear whether this surplus will be paid to the employer as an exit credit or retained by the letting authority, Eastbourne Borough Council. This report assumes the surplus will fall to Eastbourne Borough Council.

Eastbourne Homes Limited

Company No. 5340097

Notes to the Financial Statements (continued) For the Year Ended 31st March 2022

15 Retirement benefit schemes (Continued)

Movements in the present value of defined benefit obligations:

	Group 2022 £	Group 2021 £
Liabilities at 1 April 2021	1,193,000	874,000
Current service cost	44,000	51,000
Benefits paid	(8,000)	(17,000)
Experience loss/(gain) on defined benefit obligation	(61,000)	(9,000)
Contributions from scheme members	7,000	9,000
Actuarial gains and losses	-	265,000
Interest cost	16,000	20,000
Liabilities assumed / (extinguished) on settlements	(1,191,000)	-
At 31 March 2022	-	1,193,000

The defined benefit obligations arise from plans funded as follows:

	Group 2022 £	Group 2021 £
Wholly or partly funded obligations	-	1,193,000

Movements in the fair value of plan assets:

	Group 2022 £	Group 2021 £
Fair value of assets at 1 April 2021	1,147,000	928,000
Interest income	14,000	22,000
Return on plan assets (excluding amounts included in net interest)	130,000	178,000
Benefits paid	(8,000)	(17,000)
Administrative expenses	(1,000)	(1,000)
Contributions by the employer	22,000	28,000
Contributions by scheme members	7,000	9,000
Other actuarial gains/(losses)	13,000	-
Settlement prices received / (paid)	(1,324,000)	-
At 31 March 2022	-	1,147,000

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Notes to the Financial Statements (continued) For the Year Ended 31st March 2022

15 Retirement benefit schemes (Continued)

The analysis of the scheme assets at the reporting date were as follows:

	Group	
	2022	2021
	£	£
Equity instruments	-	869,000
Property	-	86,000
Bonds	-	172,000
Cash	-	20,000
	<u>-</u>	<u>1,147,000</u>

16 Reserves

Profit and loss reserves

The profit and loss reserve represents cumulative profit and loss net of distributions to owners.

17 Related party transactions

Remuneration of key management personnel includes Directors. Other key management personnel are employed by the parent undertaking and recharged to the company.

The remuneration of key management personnel is as follows.

	2022	2021
	£	£
Aggregate compensation	<u>3,510</u>	<u>3,510</u>

Also, the Chair of the Board, Roger Eastwood also serves as Chair member of the National Federation of ALMOs of which Eastbourne Homes Ltd company is a member.

Eastbourne Homes Limited is a company limited by guarantee from Eastbourne Borough Council. Eastbourne Borough Council paid the company a fee in accordance with an agreement to manage and maintain Eastbourne Borough Council's housing stock, including capital works. The company is exempt from disclosing related party transactions that are wholly within the Group.

Eastbourne Homes Limited

Company No. 5340097

Notes to the Financial Statements (continued) For the Year Ended 31st March 2022

As a subsidiary of the parent, the company had related party transactions with other subsidiaries of the parent with transactions and balances at the end of the year as follows:

Aspiration Homes LLP with transactions amounting to £27,407 carried out in the year with £33,211 owed at the end. Similarly, Eastbourne Housing Investment Company Limited trading with EHL for the year amounts to £246,967 with total due to EHL at the end of the year being £355,295.

18 Tenant board members

It is intended that a third of the Board of Directors are residents in properties maintained by Eastbourne Homes Limited and owned by Eastbourne Borough Council. These residents have a standard tenancy or lease agreement and fulfil the same obligations and receive the same service as all other residents of Eastbourne Borough Council. As at 31 March 2022, there are 2 (2021: 3) tenants on the Board of Directors.

19 Parent Company

Eastbourne Borough Council is the ultimate parent undertaking and controlling party and it is the largest group for which consolidated accounts including Eastbourne Homes Ltd are prepared. Eastbourne Borough Council's principal place of business is Town Hall, Grove Road, Eastbourne, BN21 4UG.