



ANNUAL REPORT 2019

A MESSAGE FROM ADERRA 20/20'S CHAIR



Hello all – some highlights from last year:

- we continued to provide a great service - everyone takes it for granted!
- we did a lot of planned maintenance work - we replaced many kitchens - we have almost completed the boiler replacement programme (resulting in much reduced costs for our members) - we upgraded the doors and intercom systems at Tindal/Homer flats

- for the first time in many years, we are working on a new development on what is being called the “Mars Bar” site because of its proximity to the Mars Bar shop on Moseley Road. We recently reported to members on this initiative. Since that report, we have done some modelling and it may be possible for us to build 17 new flats and 2 bungalows. We have been awarded a grant to enable us to employ various contractors we need to move the scheme forward. And we have been talking to St Basils – the homeless charity – about housing some of their young people in the scheme. Ambitious but exciting plans.
- and we are working on making a 20/20 website!

As we head into our namesake year, I'd like to thank our members and Richard from BCHS for their contributions to the co-op over the last year.

FACTS & FIGURES!

Money	2018/19	2017/18
In	£234,632	£233,117
Out	£168,655	£191,316

Our repairs spending was **£32,451** (slightly down from **£33,245** in 2017/18) but this is for **196** repairs (compared to **241** in 2017/18). This means that average spend per repair has gone up to **£166** from **£138**.

The following numbers of repairs were carried out:

Category	Number of repairs ordered	Carried out within target time
Emergency (24 hours)	21	19 (92.26%)
Urgent (7 days)	69	58 (83.97%)
Normal (28 days)	106	101 (95.32%)

Members expressed dissatisfaction with **1** repair and satisfaction with **23** repairs.

We spent **£118,025** on planned works (mainly boilers and

kitchens). That is a lot of work and we thank Mike Greene from BCHS for his help to make these programmes happen. Our other significant outgoings were **£26,618** for the services provided by BCHS. We save **£32,000** each year due to our volunteers carrying out work for 20/20.

The rent we have lost on empty homes over the last three years is as follows (one particularly challenging one):

	18/19	17/18	16/17
Rent lost	£703	£2,621	£1,224
Relets	2	7	3

Our rent arrears at year end were **£6,365** (lower than last year's **£8,733**) which was **3.01%** of our rent roll (which is good – well done to everyone for paying their rents).

The co-op is now officially worth **£869,551** (ie. the value of our homes – worked out on the basis of our social rents rather than open market value - minus how much money we owe).