



# 40 years

a tradition of quality  
and excellence



annual report  
2008-2009

Liverpool and District Student Housing Association established. Change of name to Young Persons Housing Association. Alan Birley becomes Chair of the organisation. Alan was one of the founding members of Cosmopolitan Housing Association in 1969, and is currently the Chair of the Cosmopolitan Housing Group, the Association's parent company. Change of name from Young Persons Housing Association to YPHA Ltd. CHA bids successfully for stock transfer 600 properties in Runcorn from Warrington and Runcorn Development Corporation, increasing CHA stock by 50%. Geoff Redhead appointed as Chief Executive of CHA, having worked for the organisation since 1985. CHA completes its first developments in West Lancashire, reflecting the increased geographical scope of the Association's operations. Change of name from YPHA Ltd to Cosmopolitan Housing Association to

reflect the diverse range of housing services now provided by the organisation. CHA launches a free-phone maintenance helpline – one of the first housing associations to take this step. Working in partnership with Liverpool City Council, CHA opens its first dedicated accommodation to meet the needs of asylum-seekers fleeing the trauma of their country of origin at Greenbank Court. CHA opens Milman Court in South Liverpool, CHA's first development in partnership with Liverpool Housing Action Trust. CHA invited by Liverpool City Council to act as strategic lead for the regeneration of the Lodge Lane Housing Priority Area. CHA opens its doors to students at the Marybone Project - CHA's biggest and most ambitious student development. Initially providing 430 bedspaces, this would increase to 817 bedspaces in subsequent years as well as provide the base for CHA's Head

Office. CHA create the Tenant Forum, a consultative and advisory body established to represent the views of CHA tenants. CHA opens up over 400 student accommodation bedspaces in Preston in partnership with the University of Central Lancashire. Cosmopolitan Housing Group structure created out of CHA to allow the Association to focus on renting homes to those in need and building better communities. Head offices of CHA are moved to Cosmopolitan House, based in Marybone, Liverpool. Opening of Olive Mount scheme represents CHA's first sheltered housing scheme. Completion of £1.8 million refurbishment of Falkner Terrace – a Grade I listed building in Canning, Liverpool. Beatrice Fraenkel appointed as Chair of CHA. Repairs partnering agreement entered into with KHT Services. Works commence on Wetherby Court – CHA's first Extra\_Care scheme.

## Statement by the Chair



It is with great pleasure that I introduce this very special 40th anniversary Annual Report of Cosmopolitan Housing Association.

We have decided to celebrate this achievement by highlighting some of the key milestones in the history of the organisation. We have balanced this against the many achievements that we have continued to deliver over the past twelve months. I am sure that you will find it a most interesting story.

Cosmopolitan was established by a small group of committed individuals who were determined to make a difference to people's lives by providing quality and affordable housing. Initially the target groups were students and young people, and shortly after that it grew to encompass all those that found themselves in housing need. Cosmopolitan was established against a backdrop of the terrible housing conditions that existed within the city of Liverpool during the late 1960s.

Since this time, the story of Cosmopolitan highlights how the organisation has grown. It has expanded geographically, and developed a presence within all the local authority areas in the Greater Merseyside region and beyond. Cosmopolitan has made great strides in regenerating whole neighbourhoods, and helped breath new life into communities, working with our tenants. We have made a difference to the quality of life of many thousands of people, perhaps even outperforming the expectations of the ambitious founders of 40 years ago.

However, whilst great social and economic progress has been made over the past 40 years, the need for quality housing, excellent services, and vibrant communities remains as relevant today as then. That is why the need for Cosmopolitan remains equally important in continuing to help and shape our neighbourhoods through a current period of yet more change and financial pressures.

The accomplishments that are highlighted in this report are a testament to all the people that have been involved with Cosmopolitan over the years and contributed to its success.



*Liverpool and District Student Housing  
Association established*

1969

*“Cosmopolitan may have come a long way, but the pioneering vision and determination which has underpinned the organisation’s progress to date remains the very essence of what Cosmopolitan represents today. It is this driving force that is displayed by everyone within Cosmopolitan, and which will enable the organisation to continue to make a positive impact on the lives of people within the communities we serve.”*

On a more personal note, I complete my three year appointment as Chair of Cosmopolitan Housing Association in September 2009. I would just like to express my sincere thanks to everyone in Cosmopolitan for all their hard work and enthusiastic commitment to our tenants, and to my Board for the time and hard work they have put in on behalf of Cosmopolitan because they care. I have thoroughly enjoyed my past three years, and wish Cosmopolitan Housing Association a great future.

**Beatrice Fraenkel**  
**Chair**



1974

*Change of name to Young Persons  
Housing Association*



40 years...

# 40 years

Cosmopolitan  
through the years



2009 is a special year in the life of Cosmopolitan Housing Association, as it represents 40 years since its creation.

However, the organisation has moved on a long way since it was established in 1969 as Liverpool and District Student Housing Association, with the aim of providing affordable and quality housing for students in the city of Liverpool.

The Association has experienced steady, sustainable growth over the years. It has also diversified its activities, particularly following the receipt of stock from Warrington and Runcorn Development Corporation in 1989 since when it has increasingly

focussed upon providing affordable housing to those in need and creating sustainable communities.

Cosmopolitan Housing Association now manages over 2,000 properties across the Greater Merseyside region, with a further 4,000 properties managed by its sister company, Cosmopolitan Student Homes. This level of growth represents a long way from our humble beginnings. However, one thing remains as relevant today as it did when we were established – our overriding mission is to improve the quality of housing and the lives of people that live in the communities we serve.



*Alan Birley becomes Chair of the organisation. Alan was one of the founding members of Cosmopolitan Housing Association in 1969, and is currently the Chair of the Cosmopolitan Housing Group, the Association's parent company.*

## A tradition of strong governance

Cosmopolitan Housing Association has learnt over the past 40 years that effective governance results in clear direction for staff, and ultimately effective service delivery. The Board sets the overall vision for the organisation, and the focus, as it has always been, is firmly upon improving the quality of housing and services for tenants.

The Association's commitment to tenants at every level of the organisation has been reflected in the appointment of an additional tenant to the Board during the year. Jill Riley has become the newest member following her completion of the Tenant Board member capacity building course delivered in conjunction with TPAS. She will bring a new dimension to strategic decision-making and tenant focussed challenge. The Association is committed to 25% of the Board to consist of tenants and will seek to recruit a further tenant over the forthcoming year.

### Board of Management (as at 31 March 2009)

Beatrice Fraenkel (Chair)	Rosie Earp
Sue Ward	Garrick Prayogg
Su Bramley	Alan Hodgkinson
Jill Riley	Geoff Redhead
Ian Grady	Alec Gaston
Steve Smith	



The Board was also strengthened during the year in terms of its knowledge of repairs and maintenance services through the appointment of Steve Smith to the Board. A member of the Chartered Institute of Building, Steve comes to CHA with a wealth of strategic level experience. He has most latterly worked in a number of interim senior management positions on a consultancy basis. Prior to this, Steve worked at Community Relations HA, SELHAL, Johnnie Johnson Housing Trust, CDS Housing, Servite Houses, Leeds City Council and then Leeds South Homes.

# 1988

*Change of name from Young Persons  
Housing Association to YPHA Ltd.*



40 years...

## A tradition of quality

From the outset, providing 'quality' homes and services has been synonymous with the mission and purpose of CHA. Whilst different shifts in emphasis have come and gone over the years, the delivery of continuous improvements for our tenants has remained at the core of everything CHA does.



Over the past year, CHA has been working with Enlighten consultancy to test its full range of services against the best in the sector, challenging everything it does and raising standards and aspirations in partnership with our tenants to identify priorities for improvement. This has resulted in revised Service Improvement Plans, or "SIPs", across all areas of operation to assist the organisation to drive through its programme of challenge and change.

***“ The SIPs are a really useful tool to help us to improve. They allow us to monitor and measure improvements over time, and importantly, assist our tenants to hold CHA to account ”***

(Emma Hartley, Continuous Improvement Manager)



*CHA bids successfully for stock transfer of 600 properties in Runcorn from Warrington and Runcorn Development Corporation, increasing CHA stock by 50%*

1989

## A tradition of quality homes

Providing high quality housing was one of the main reasons for CHA being established. Whilst the initial target group was students, following the 1974 Housing Act, the focus quickly extended to developing housing solutions for people in need. With the establishment of the Housing Corporation, and the determination of local authorities such as Liverpool City Council to tackle some of the major housing issues of the day, Cosmopolitan was able to work with its partners to secure funding and become a major local player in the delivery of neighbourhood renewal.

### Growth of Cosmopolitan

1969 .....	36
1974 .....	276
1979 .....	336
1984 .....	772
1989 .....	1027
1994 .....	1645
1999 .....	2022
2004 .....	4693 *
2009 .....	5791 *

\* Includes student properties transferred to sister company Cosmopolitan Student Homes from 2004 onwards.



Organic and sustainable growth has been the watchword at Cosmopolitan over the years, ensuring that any new developments are high quality and financially sound. This continues to be our prevailing philosophy. Despite the wider economic issues and recession, Cosmopolitan's sound stewardship has meant that it has been able to continue developing properties at a time when needs are perhaps most acute.

# 1993

*Geoff Redhead appointed as Chief Executive of CHA, having worked for the organisation since 1985*



40 years...



Whilst the original focus for Cosmopolitan may have been inner-city Liverpool, it has spread its scope of activities across the Merseyside region, with properties also in Knowsley, Sefton, Wirral, Halton, West Lancashire and St Helens. However, any growth has been carefully managed to ensure that Cosmopolitan is able to maintain its local presence and focus on the communities we serve.

During 2009, this expansion has continued with Cosmopolitan's first properties being acquired in Warrington.

Over the course of the past year, Cosmopolitan has been able to draw down £7,872,595 in National Affordable Housing Programme funds against a target of £4,153,918. This represented an outstanding

performance against target of 190%. It has enabled Cosmopolitan to complete an additional 74 properties through the programme, with 68 for rent and 6 for shared ownership.

Cosmopolitan has a tradition of developing high quality homes for those in need, and looking forward, it is well equipped to continue that growth into the future. Recent successes include Cosmopolitan being selected as the development agent for Knowsley Housing Trust, and the acquisition through stock transfer of an additional 224 properties from Servite Homes.

With these successes combined with the strong partnerships that Cosmopolitan has forged over the years, continued growth is assured.



*CHA completes its first developments in West Lancashire, reflecting the increased geographical scope of the Association's operations*

1994

## A tradition of support

Cosmopolitan has long recognised the diverse support needs of the communities it serves and for the past decade has been implementing an ambitious strategy of growth to ensure that the housing and support requirements of vulnerable people are served.

The approach has been one of partnership, with Cosmopolitan concentrating on the properties and its partners providing the specialist support. This way the tenant gets the best of both worlds!

As Cosmopolitan has developed its reputation for delivering quality supported housing solutions, so has the number of specialist support agencies that want to work with us. Our range of support provider partners now exceeds twenty.

### Case Study

Cosmopolitan have established a partnership with property finance specialists GB Finance Group to enable us to expand our provision of non grant-funded supported housing.

The partnership will provide around £43m of privately funded accommodation over the next two years to assist local authorities and NHS Trusts in plugging the gaps in their publicly funded development programmes.

The initiative is expected to generate around 100 additional properties which will provide a wide range of accommodation and facilities for people with supported housing needs that would otherwise stay on local authority waiting lists.

The private funds means Cosmopolitan can be more flexible in their approach, identifying properties within a specific area that best meets the needs of the vulnerable person.

1997

*Change of name from YPHA Ltd to Cosmopolitan Housing Association to reflect the diverse range of housing services now provided by the organisation.*





### Extra Care scheme beckons

Residents of Huyton were getting very excited in August 2008 as local tenant Jack Mantle, aged 90, helped to bring down the last wall of the block of flats at Wetherby Court to make way for a brand new £2.3 million Extra Care scheme for the elderly.

Jack was awarded with the honour of assisting with the final clearance after winning a poetry competition with his piece on the 'Joys of Growing Older'. The event was well attended by a range of dignitaries, and even involved an appearance on the regional television news!

The development represents Cosmopolitan's first extra care scheme and will consist of 23 apartments with car parking, communal lounge, kitchens, and treatment and therapy rooms, and is being developed in partnership with Knowsley Borough Council, Knowsley Primary Care Trust, and the Homes and Communities Agency.



*CHA launches a free-phone maintenance helpline – one of the first housing associations to take this step*

1999

## A tradition of empowerment

Cosmopolitan was established and exists to serve its tenants and their communities. This explains why we have always, and will continue to place our tenants first and foremost.

It is for this reason why Cosmopolitan welcomes the creation of the Tenant Services Authority, the new regulator for the social housing sector, as it places the needs and aspirations of tenants at the forefront of everything the sector should represent. It also accords with what Cosmopolitan already knew and has been delivering for many years - that our tenants should be at the heart of everything we do.



### Resident Training

Over the past year, Cosmopolitan has joined forces with TAROE and several other local housing providers to provide training for tenants to become Tenant Auditors.

The training will equip a team of Cosmopolitan tenants with the skills and knowledge to check and quality control their landlords services across a broad range of areas,

including repairs and maintenance and housing service functions.

It will also enable the Tenant Auditor to make recommendations for change, directly impacting on Cosmopolitan's services and driving forward our continuous improvement agenda.

# 2000

*Working in partnership with Liverpool City Council, CHA opens its first dedicated accommodation to meet the needs of asylum-seekers fleeing the trauma of their country of origin at Greenbank Court.*





### Editorial Panel

Cosmopolitan has been active over the past year in establishing a tenants' Editorial Panel. Cosmopolitan has recognised that in order for tenants to play a more active and informed role in shaping their landlord's services they need to receive relevant, timely and accessible information so that they can hold their landlord to account.

The Editorial Panel plays a key role in identifying relevant information for tenants, and ensuring that this is presented in way that is jargon free and open to all. Only once this process has been completed can Cosmopolitan's literature be awarded the valuable "Tenants' Editorial Panel" badge of approval.



### Tenants Forum

The Tenant Forum has continued to play an important and active role in Cosmopolitan's decision making over the course of the last year.

They now perform a key role in monitoring the performance of Cosmopolitan and

ensuring that strategy and policy is directed in line with the needs of tenants.

Over the course of the next year, the Forum will be working with both TPAS and TAROE to review the structures and frameworks that are in place to enable tenants to get involved, and to develop a tenant led regulatory approach.



*CHA opens Milman Court in South Liverpool, CHA's first development in partnership with Liverpool Housing Action Trust*

2000

## A tradition of quality communities

### Superlililambanana

Residents of the Olive Mount neighbourhood were dismayed in September 2008 when they discovered that their Van Gogh inspired Starry Sunflower Superlambanana was sold at auction. Grazing in the award winning community gardens at Olive Mount, the Superlambanana had become a much loved feature.

However, when the opportunity arose to get a replacement, residents went straight back to the designer of the Starry Sunflower, local Dingle based artist Alan Murray, to come up with a new design. The result was a design inspired by Monet's water lilies which gave birth to the all new "Superlililambanana".



**“ Olive Mount Gardens is a real community asset, designed by the people for the people and it's a fitting setting for this Superlambanana, in a year when the whole city has really taken them to their hearts ”**

(Phil Redmond CBE, Vice Chair and Creative Director of Liverpool Culture Company)

### The Lodge Community Group

Cosmopolitan has been instrumental in the establishment of the Lodge Community Group, set up to run Halton Lodge Community Centre. However, local residents have sought to go way beyond this. In May they held a Community Action Day.

Members of the Halton Lodge Young Leaders Group together with residents from Halton YMCA volunteered to take part in a litter pick.



# 2001

*CHA invited by Liverpool City Council to act as strategic lead for the regeneration of the Lodge Lane Housing Priority Area*



The event was supported by members of Halton Borough Council, Cheshire Police, Cheshire Fire & Rescue and Halton Youth Service. All of the young volunteers received accreditation through Vinolved for their hard work on the day.

Cosmopolitan also teamed up with Halton Borough Council to set up four skips where people could recycle unwanted household items and a children's poster competition was held with pupils from Woodside Primary School on the theme of 'Looking After Your Neighbourhood'.

***“ This event was a great way for all people who live in the area to take an interest in where they live and gain lots of different information from agencies who work in the area as well as have some fun ”***

(Jane Higgins, Chair of the Halton Lodge Young Leaders Group)



### **Visit to Mangalore**

Working in partnership with Runcorn based Halton YMCA, Cosmopolitan has raised approximately £5,000 over the past two years in support of the Mangalore YMCA in India. In January 2009, Regeneration Officer, Kristene Karaski, was given the opportunity to accompany a group of 12 staff and residents of Halton YMCA Foyer to visit the project in India, which provides an orphanage for children affected by HIV/AIDS. The

ten day trip gave Kristine an opportunity to experience the day-to-day lives of the children both organisations have worked to support.



***“ This was a very challenging, and at times difficult trip but presented an amazing and rewarding opportunity to see first hand how fundraising efforts here, benefit the innovative and invaluable work carried out by Mangalore YMCA ”***

(Kristene Karaski, Regeneration Officer)

*CHA opens its doors to students at the Marybone Project – CHA's biggest and most ambitious student development. Initially providing 430 bedspaces, this would increase to 817 bedspaces in subsequent years as well as provide the base for CHA's Head Office.*



### **Community Chest**

The Community Chest has been designed to enable Cosmopolitan to provide support for local community based projects. Each year the organisation designates £20,000 to the Community Chest which has contributed to many causes over the past twelve months.

## A tradition of Partnerships

Cosmopolitan has always recognised that it could not have got to where it is today without the support of and joint working with its many partners. The principles of partnership working mean that where appropriate, Cosmopolitan will work with other organisations to share expertise and resources which result in an overall improvement in the services offered to our tenants.

### **Repairs and Maintenance**

2008/09 has represented the first year for Cosmopolitan under its new partnering arrangements with KHT Services, a trading subsidiary of Knowsley Housing Trust. The 10 year partnering agreement covers a full range of repairs and maintenance services, as well as gas servicing, estate services, landscaping, and a dedicated repairs contact centre. The partnering arrangements were made by a selection panel consisting of staff, Board members and tenants.

Some key improvements to the service include:

- Appointment and reminder systems are in place
- Contractors are authorised to carry out additional works whilst on site
- Services are delivered in the evenings and at weekends

### **Empty Homes**

Cosmopolitan has been appointed as the Empty Homes contract manager for Wirral MBC. This means that Cosmopolitan will be working in partnership with the local authority to tackle issues relating to dilapidated properties and anti-social behaviour as part of a wider programme of urban renewal and regeneration for the area.

2002

*CHA create the Tenant Forum, a consultative and advisory body established to represent the views of CHA tenants*



## A tradition of Excellence - Performance in 2008/09

### Schemes Started On Site in 2008/09

#### Wirral

14 Three bedroom flats for rent.....Fox Street

36 Mixture of 2-4 bedroom houses and bungalows for rent .....Egremont

#### West Lancashire

Mixture of two and three bedroom houses and bungalow for rent and shared ownership  
.....Glebe Lane

#### Sefton

27 Two bedroom flats for rent and shared ownership .....Wadham Park

### Completed Developments 2008/09

#### Wirral

8 - Two bedroom flats for rent .....Pilot II

#### Liverpool

6 - Three bedroom houses for shared ownership  
.....Fern Grove

34 - Mixture of two and three bedroom flats and houses for rent.....Hunts Cross

10 - Two and three bedroom houses for rent .....  
.....Brock Street

#### Knowsley

4 - Three bedroom houses for rent  
.....Ledsham Road

#### West Lancashire

128 - two bedroom and 4 one bedroom flats for rent.....Brooklands

### Who we housed in 2008/09 %

Single Older Person (60+) .....	3.59
Older Couple (at least one 60+).....	1.8
Single Adult (Aged 16-59) .....	55.09
2 Adults (Both 16-59) with no Children.....	6.59
One Adult with at least One Child Under 16 ..	18.56
Two Adults with at least 1 child Under 16 .....	8.98
Other .....	5.39
<b>TOTAL .....</b>	<b>100.0</b>

### Ethnic Origin of People Re-housed

	No.	%
Information not available .....	2	1.0
White: British.....	155	80.7
White: Irish .....	1	0.5
White: Other .....	9	4.7
Mixed: White & Black Caribbean .....	2	1.0
Mixed: White & Black African.....	4	2.1
Mixed: White & Asian .....	3	1.6
Mixed: Other.....	2	1.0
Asian/Asian British: Indian .....	1	0.5
Asian/Asian British: Pakistani .....	4	2.1
Asian/ Asian British: Other .....	1	0.5
Black British Caribbean .....	3	1.6
Black British African .....	1	0.5
Black British Other .....	2	1.0
Chinese.....	2	1.0
<b>TOTAL.....</b>	<b>192</b>	<b>100.0</b>

\* 2 Refused to answer



*Cosmopolitan Housing Group structure created out of CHA to allow the Association to focus on renting homes to those in need and building better communities.*

2003

**Average Weekly Gross Rents 2008/09:**  
 .....£65.92

**Rent Arrears as % of total rental income:**  
 .....3%

**How long did it take us to re-let a vacated property?**

Less than 1 week.....	34
1 to 2 Weeks .....	11
3 to 4 Weeks .....	31
5 to 9 Weeks .....	68
10 to 19 Weeks.....	35
20 to 29 weeks .....	10
30 to 39 weeks .....	1
40 weeks or more .....	1
<b>TOTAL .....</b>	<b>191</b>

**Location of Cosmopolitan's Homes**

	General Needs	Supported/ Older Persons	Average Rent (£)
Liverpool.....	781	118	60.90
Halton .....	401	18	60.91
Knowsley .....	115	0	63.54
Sefton .....	185	57	65.48
Wirral .....	208	63	66.20
West Lancashire .....	38	0	75.98
St Helens .....	36	0	67.38
<b>TOTAL .....</b>	<b>1764</b>	<b>256</b>	

**Why did people need a home**

	No.	%
Required by landlord .....	2	1.0
Left home country as refugee .....	1	0.5
Discharged from prison/hospital/other .....	2	1.0
Under-occupation .....	1	0.5
End of Assured Shorthold Tenancy .....	1	0.5
Eviction or repossession .....	1	0.5
Domestic violence .....	11	5.7
Relationship breakdown with partner .....	15	7.7
Asked to leave by family of friends .....	7	3.6
Racial harassment .....	2	1.0
Other problems with neighbours .....	10	5.2
Overcrowding .....	13	6.7
Health or disability .....	19	9.8
Poor state of repair .....	6	3.1
Could not afford rent or mortgage.....	12	6.2
Nearer family/friends/school .....	9	4.6
Nearer to work .....	3	1.5
To move to accommodation with support.....	5	2.6
For independence .....	41	21.1
For other reasons.....	34	17.0
<b>TOTAL .....</b>	<b>194</b>	<b>100.0</b>

**How was the money spent in 2008/09**

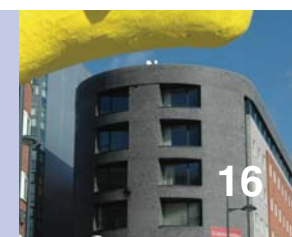
Routine Maintenance .....	£2,123,322
Planned Maintenance .....	£320,723
Major Repairs.....	£335,863

**Location of Cosmopolitan's Homes**

	Emergency	Urgent	Routine
Target Time .....	24 hours	7 days	28 days
No. of jobs .....	1516	2666	1720
% on time .....	91.6%	90.9%	94.0%
Jobs where appointment made and kept:	98.7%		

2005

*Head offices of CHA are moved to Cosmopolitan House, based in Marybone, Liverpool.*



40 years...

## Income & Expenditure Account as at 31 March 2009

<b>Income</b>	<b>2009 (£)</b>	<b>2008 (£)</b>
Rents	7,879,688	7,300,562
Service Charges	445,856	494,130
	<b>8,325,544</b>	<b>7,794,692</b>
Voids	(325,676)	(306,454)
Turnover from Lettings	7,999,868	7,488,238
<b>Other Income</b>	<b>2009 (£)</b>	<b>2008 (£)</b>
Commercial Activities	35,000	54,368
Development Services	860,530	829,643
Sales of Properties	933,168	1,317,500
Other	21,924	37,956
Total Other Income	<b>1,850,622</b>	<b>2,239,467</b>
<b>Turnover</b>	<b>9,850,490</b>	<b>9,727,705</b>
<b>Expenditure</b>	<b>2009 (£)</b>	<b>2008 (£)</b>
Services	594,718	521,089
Management	1,957,398	1,414,652
Routine Maintenance	2,123,322	2,157,133
Major Repair	320,723	710,052
Development Services	833,909	783,725
Sale of Properties	915,018	1,284,854
Depreciation of Housing Properties	424,709	390,030
Bad Debts	29,542	75,338
Lease Interest Payments	289,849	153,965
Other Costs	24,120	35,540
<b>Operating Costs</b>	<b>7,513,308</b>	<b>7,526,378</b>
<b>Operating Surplus</b>	<b>2,337,182</b>	<b>2,201,327</b>
Interest Receivable	(36,293)	534,656
Interest Payable	(2,325,695)	(2,293,127)
Loss on Sale of Fixed Assets	(45,428)	(16,638)
Group Dividend	4,000	6,000
<b>Surplus for the Year</b>	<b>-66,234</b>	<b>432,218</b>



*Beatrice Fraenkel appointed as Chair of CHA*

2006

<b>Current Assets</b>	<b>2009 (£)</b>	<b>2008 (£)</b>
Debtors	11,238,135	8,162,917
Properties for Sale	2,078,476	2,545,828
Cash at Bank & Short Term Investments	1,728,934	2,390,692
	<b>15,045,545</b>	<b>13,099,437</b>
<b>Creditors</b>	<b>2009 (£)</b>	<b>2008 (£)</b>
Amounts falling due within one year	6,504,997	6,534,019
Net Current Assets	8,540,548	6,565,418
<b>Total Assets Less Current Liabilities</b>	<b>70,470,661</b>	<b>65,584,916</b>
<b>Capital and Reserves</b>	<b>2009 (£)</b>	<b>2008 (£)</b>
Non Equity Share Capital	12	13
General Reserve	585,028	649,863
Designated Reserve	19,369,581	19,370,981
	<b>70,470,661</b>	<b>65,584,916</b>



2006

*Completion of £1.8 million refurbishment of Falkner Terrace - a Grade I listed building in Canning, Liverpool*



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إذا لديك الرغبة في الحصول على هذه الوثيقة مترجمة الى اللغة التي تختارها، أرجو ان تضع علامة على الصندوق وترجعه الى هيئة إسكان كوسموبولتان.

Cosmopolitan Housing Association, Cosmopolitan House, 2 Marybone, Liverpool, L3 2BY.

(Arabic)

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(Chinese – Simplified)

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(Chinese – Traditional)

ئەگەر دەهه دهكەيت ئەم دۆكۆمىنتەت بۆ سەر زمانى خۆت بۆ وەرەيگىرەيت ئەوا تىكايە نىشانەى ✓ لەو چوارگۆشە بەدەو بىگەرەينەو بە (كۆمەلەى كۆسمۆپۆلىتان بۆ خانوبەرە) بۆ ئەم ناوئىشانە:

Cosmopolitan Housing Association, Cosmopolitan House, 2 Marybone, Liverpool, L3 2BY

(Kurdish)

Jeśli chcieliby Państwo otrzymać tłumaczenie tego dokumentu w wybranym języku, prosimy odhaczyć okienko i odesłać do: Cosmopolitan Housing Association, Cosmopolitan House, 2 Marybone, Liverpool, L3 2BY.

(Polish)

Haddii aad jeclaan laheyd in documentigan luqad aad dooratay lagu soo turjumo, fadlan sax sanduuqa oo u soo celi hey'adda guriyeynta ah ee Cosmopolitan Housing Association, Cosmopolitan House, 2 Marybone, Liverpool, L3 2BY.

(Somali)

Bu belgenin seçtiğiniz dile tercüme edilmesini arzu ediyorsanız, lütfen kutuyu işaretleyin ve Cosmopolitan Housing Association, Cosmopolitan House, 2 Marybone, Liverpool, L3 2BY adresine geri gönderin.

(Turkish)



Cosmopolitan House, 2 Marybone, Liverpool L3 2BY

Tel: 0151 227 3716 . Fax: 0151 227 4991

[www.cosmopolitanhousing.co.uk](http://www.cosmopolitanhousing.co.uk)

[enquires@cosmopolitanhousing.co.uk](mailto:enquires@cosmopolitanhousing.co.uk)

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*Works commence on Wetherby Court - CHA's first Extra Care scheme*

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