

# PART 1

Dear

**Service Charge Actual Account for the Period 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021**

**Re:**

Please find enclosed service charge actual account for your property for the accounting year ending 31<sup>st</sup> March 2021. The account shows the total cost of providing services at your scheme/estate or block. You will also receive parts 2 and 3.

Part 2 is an invitation for you to apply for our proposed Homeowners Forum. If you are successful you will form a panel of 12 to contribute towards improving our service delivery.

Part 2 also includes your service charge summary rights and obligations as well charges definitions.

Part 3 is where applicable i.e. in most instances where there are at least 4 or more properties within a scheme, the certificate service charge accounts audit certificate by KPMG.

You will see from the service charge statement there is a difference between the estimated service charge in 2020-21 and the actual cost of providing these services. This difference is called the year end account balance.

Your year-end account balance is a surplus(deficit) of £

**What happens next?**

Within this part 1 of 3 parts, we have provided you with:

- Certified service charge actuals for the year ending 31<sup>st</sup> March 2021;
- Reconciled actual and estimate charges for period 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021;
- Sinking fund statement and property insurance costs, year ending 31<sup>st</sup> March 2021.

Chair Roy Coulter      Chief Executive Tom McCormack  
Registered Office 130-136 Sydenham Road, London SE26 5JY

VAT No. 645 2143 56  
Registered with the Homes and Communities Agency No. L1538

Hexagon Housing Association Ltd is a Charitable Organisation

Hexagon is a registered society under the Co-operative and Community Benefit Societies Act 2014 No 19128R



**Basis of Preparation**

The Income and Expenditure Statements ('the statements') for the Service Charge Income and Expenditure statement have been prepared by Hexagon Housing Association Ltd for the information of the residents in the schemes listed in Appendix 1.

The statements summarise the income and expenditure incurred in respect of the scheme during the period 1 April 2020 to 31 March 2021. The statements have been prepared on a cash basis.

If you have a sinking fund, amounts are set aside in the statements as a reserve for the expenditure yet to be incurred within 'the cyclical maintenance provision' for painting the communal elements of the building fabric and other major works.

Any deficit arising between the annual income and expenditure is recoverable in 2022-23 and will be carried forward to the 2022-23, year rent and/or service charge estimates. However, if there is a surplus arising between the annual income and expenditure this will be carried forward to your 2022-23, year rent and/or service charge estimates.

The statements were approved by KPMG on 15<sup>th</sup> October 2021.

Yours sincerely



<b>Hexagon Housing Association</b>			
<b>Certified Service Charge Actuals for the Year Ending 31<sup>st</sup> March 2021</b>			
<b>Property Address:</b>			
<b>Scheme Reference:</b>			
<b>Estate Reference:</b>			
<b>Block Reference:</b>			
<b>Service Charge Description</b>	<b>Block or Estate Cost (£'s)</b>	<b>Apportion of Costs (%)</b>	<b>Actual Property Cost (£'s)</b>
Bulk Refuse Collection			
Paladin Hire			
Refuse Chute Maintenance			
Grounds Maintenance			
Play Ground Equipment			
Estate Repairs			
CCTV Servicing & Maintenance			
Communal Cleaning			
Communal Water			
Communal Water Pumps			
Door Entry System			
Electricity			
Lightening Protection			
Equipment Servicing Contracts			
Fire & Other Alarms			
Fire Safety Maintenance			
Fire Safety – Mansafe System			
Lift Servicing & Maintenance			
Fire Risk Assessment			
Pest Control			
Lift Fob Phone Line			
Door Entry Phone Line			
Communal Repairs			



Signs – Communal Areas			
TV Aerial Maintenance			
Water Quality Services			
<b>Property Charges</b>			
Audit Fees			
Insurance			
Management Fee			
Sinking Fund/ Reserves			
<b>Other Charges</b>			
Car Park Security			
Car Park - Repairs			
Freeholder Service Charge			
Miscellaneous Charges			
<b>Total Actual Costs for the 2020/21 Year (£'s)</b>			
<b>Service Charges Estimate for the 2020/21 Year (£'s)</b> N.B – <u>Excluding</u> the Surplus (-) / Deficit (+) from the Certified Accounts for Year 2018/19			
<b>Final Surplus (-) / Deficit (+) for the year ending 31<sup>st</sup> March 2021</b> N.B – This Amount is to be Carried Forward in the Service Charge Estimate for Year 2022/23 <b>Property Address:</b>			



**Hexagon Housing Association**

**Actual & Estimated Service Charge Costs for Period 1<sup>st</sup> April 2020 to 31<sup>st</sup>**

**Property Address:**

<b>Service Charge Description</b>	<b>Actual Property Cost (£'s)</b>	<b>Estimated Property Cost (£'s)</b>	<b>Variance (£'s)</b>
Bulk Refuse Collection			
Paladin Hire			
Refuse Chute Maintenance			
Grounds Maintenance			
Play Ground Equipment			
Estate Repairs			
CCTV Servicing & Maintenance			
Communal Cleaning			
Communal Water			
Communal Water Pumps			
Door Entry System			
Electricity			
Lightening Protection			
Equipment Servicing Contracts			
Fire & Other Alarms			
Fire Safety Maintenance			
Fire Safety – Mansafe System			
Lift Servicing & Maintenance			
Fire Risk Assessment			
Pest Control			
Lift Fob Phone Line			
Door Entry Phone Line			
Communal Repairs			
Signs – Communal Areas			
TV Aerial Maintenance			
Water Quality Services			
<b>Property Charges</b>			
Audit Fees			
Insurance			



Management Fee			
Sinking Fund/Reserves			
<b>Other Charges</b>			
Car Park Security			
Car Park - Repairs			
Miscellaneous Charges			
Freeholder Service Charges			
<b>Total Service Charges for the 2020/21</b>			
<b>Final Surplus (-) / Deficit (+) for the year ending 31<sup>st</sup> March 2021</b> N.B – This Amount is to be Carried Forward in the Service Charge Estimate for Year 2022/23			
<b>Property Address:</b>			



<b>Hexagon Housing Association</b>	
<b>Scheme Sinking Fund Statement &amp; Property Insurance Costs for Period 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021</b>	
<b><u>Scheme Details:</u></b>	
<b><u>Sinking Fund Statement – 2020/21 Financial Year</u></b> (£'s)	
Sinking Fund Opening Balance as at 1 <sup>st</sup> April 2020	
Sinking Fund Contributions	
<b>Add:</b> Interest	
<b>Less:</b> Expenditure	
<b>Sinking Fund Closing Balance as at 31<sup>st</sup> March 2021</b>	

<b><u>Property Address:</u></b>	
<b><u>Property Building Insurance Statement – 20/21 Financial Year</u></b> (£'s)	
<b>Rebuilding Valuation – 2020/21 Year</b>	
Actual Rented Premium	
Terrorism Cover	
<b>Subtotal Insurance Premium 20/21 Year</b>	
Insurance Premium Tax (IPT) @ 12%	
<b>Grand Total Insurance Premium 20/21 Year</b>	

# PART 2

NOTE THAT A SEPARATE INSERTION COULD BE ADDED HERE FOR SPECIFIC PAGE BUT PROVIDING COPY OF EVERYTHING THAT WAS SENT LAST YEAR

Name  
Address

22<sup>nd</sup> October 2021

Dear Ms

We would like to work more closely with homeowners to address the issues that matter most to you and ensure the collective voice of leaseholders and shared owners is heard by Hexagon. To help achieve this, we would like to set up a Homeowners Forum to represent the overall interests of Hexagon homeowners.

We anticipate that the Homeowners Forum will be comprised of up to 12 leaseholders and shared owners. We'd like to work closely with this small representative group to help us improve our offering to homeowners. We would like to improve communication with homeowners, reviewing lessons learnt from complaints, monitoring Hexagon performance on estates, and inputting into policies directly affecting homeowners, and helping us prioritize and monitor progress on our service improvement plan. The forum will work directly with Hexagon managers and directors and determine the frequency of forum meetings.

It is envisaged that the Homeowners Forum will attract representation from across the Hexagon stock. To ensure such representation, the forum would be limited to one person from each block.

Does this sound of interest to you? If so, please get in touch by emailing your name, address and phone number to [getinvolved@hexagon.org.uk](mailto:getinvolved@hexagon.org.uk) by Friday 5<sup>th</sup> November 2021. If more than 12 people respond, we will send an application form to those who have replied so that they can develop their expression of interest further, and which will determine the recruitment to the forum.

Yours Sincerely



Brian Hughes  
Residents Involvement Manager

Chair Roy Coulter Chief Executive Tom McCormack  
Registered Office 130-136 Sydenham Road, London SE26 5JY

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## **Your Service Charges Explained – Actual Cost for the year ending 31<sup>st</sup> March 2021**

When you buy, or become a shared owner in your home you enter into an arrangement, through your lease, to contribute financially towards maintaining the common parts and the structure of the building (flat or apartment) and/or development/estate (flat, apartment or house) that your property forms a part. Alternatively, if you own the freehold of your house your transfer agreement requires you to contribute financially towards maintaining the common parts of the development/estate (not the buildings) that your property forms a part. As a shared owner, leaseholder or freeholder you have to pay an annual service charge to us to cover these costs. The amount you have to pay is based on the estimated cost of the service provided and can vary from year to year and is adjusted when the actual costs are known.

The percentage you pay of the total cost of services to your block and/or development/estate (if applicable) is stated in your lease or freehold transfer document. The actual service charges are calculated as an equal share percentage, dividing any cost by the number of properties in your building and/or estate/development or where our leases requires the calculation to be based on the size of your property in relation to the total size of all of the other properties in the building and/or development/estate.

### **What are the Certified/Actual Service Charge Accounts?**

The certified service charge accounts is a statement that compares the service charge estimate with the actual costs of providing communal services at your property in year 2020/21. If the estimate was too low (in a Deficit), we add the difference to your service charge for the following year. If the estimated was too high (In a Surplus), we take the difference off your service charges for the next year.

The surplus/deficit will be carried forward to your rent and/or service charge estimates for 2022-2023 year.

## **Service Charges – Summary of Tenants’ Rights and Obligations**

1. This summary, which briefly sets out your rights and obligations in relation to variable service charges, must by law accompany a demand for service charges. Unless a summary is sent to you with a demand, you may withhold the service charge. The summary does not give a full interpretation of the law and if you are in any doubt about your rights and obligations you should seek independent advice.

2. Your lease sets out your obligations to pay service charges to your landlord in addition to your rent. Service charges are amounts payable for services, repairs, maintenance, improvements, insurance or the landlord’s costs of management, to the extent that the costs have been reasonably incurred.

3. You have the right to ask the First-tier Tribunal to determine whether you are liable to pay service charges for services, repairs, maintenance, improvements, insurance or management. You may make a request before or after you have paid the service charge. If the tribunal determines that the service charge is payable, the tribunal may also determine-

- who should pay the service charge and who it should be paid to;
- the amount;
- the date it should be paid by; and
- how it should be paid.

However, you do not have these rights where-

- a matter has been agreed or admitted by you;
- a matter has already been, or is to be, referred to arbitration or has been determined by arbitration and you agreed to go to arbitration after the disagreement about the service charge or costs arose; or
- a matter has been decided by a court.

4. If your lease allows your landlord to recover costs incurred or that may be incurred in legal proceedings as service charges, you may ask the court or tribunal, before which those proceedings were brought, to rule that your landlord may not do so.

5. Where you seek a determination from the First-tier Tribunal, you will have to pay an application fee and, where the matter proceeds to an oral hearing, a hearing fee, unless you qualify for fee remission or exemption. Making such an application may incur additional costs, such as professional fees, which you may have to pay.

6. The First-tier Tribunal and the Upper Tribunal (in determining an appeal against a decision of the First-tier Tribunal) have the power to award costs in accordance with Section 29 of the Tribunals, Courts and Enforcement Act 2007.

7. If your landlord –

- proposes works on a building or any other premises that will cost you or any other tenant more than £250, or

- proposes to enter into an agreement for works or services which will last for more than 12 months and will cost you or any other tenant more than £100 in any 12 month accounting period.
- Your contribution will be limited to these amounts unless your landlord has properly consulted on the proposed works or agreement or the First-tier Tribunal has agreed that consultation is not required.

8. You have the right to apply to the First-tier Tribunal to ask it to determine whether your lease should be varied on the grounds that it does not make satisfactory provision in respect of the calculation of a service charge payable under the lease.

9. You have the right to write to your landlord to request a written summary of the costs which make up the service charges. The summary must-

- cover the last 12 month period used for making up the accounts relating to the service charge ending no later than the date of your request, where the accounts are made up for 12 month periods; or
- cover the 12 month period ending with the date of your request, where the accounts are not made up for 12 month periods.

The summary must be given to you within 1 month of your request or 6 months of the end of the period to which the summary relates whichever is the later.

10. You have the right, within 6 months of receiving a written summary of costs, to require the landlord to provide you with reasonable facilities to inspect the accounts, receipts and other documents supporting the summary and for taking copies or extracts from them.

11. You have the right to ask an accountant or surveyor to carry out an audit of the financial management of the premises containing your dwelling, to establish the obligations of your landlord and the extent to which the service charges you pay are being used efficiently. It will depend on your circumstances whether you can exercise this right alone or only with the support of others living in the premises. You are strongly advised to seek independent advice before exercising this right.

12. Your lease may give your landlord a right of re-entry or forfeiture where you have failed to pay charges which are properly due under the lease. However, to exercise this right, the landlord must meet all the legal requirements and obtain a court order. A court order will only be granted if you have admitted you are liable to pay the amount or it is finally determined by a court, tribunal or by arbitration that the amount is due. The court has a wide discretion in granting such an order and it will take into account all the circumstances of the case.

**Bulk Refuse Collection** – The removal of bulk items of rubbish that have been left by the communal bin area or other parts of the development/estate.

**Cleaning** - Cleaning of the communal hallways and staircases if you live in a block of flats.

**Day to Day Repairs** - The maintenance and repairs to the communal areas and structure of the building that your property forms a part and/or development/estate.

**Electricity** - Electricity charges for items such as internal communal and external lighting in your building and/or development/estate, and the operation of lifts and door entry systems etc.

**Entry Phones** - Servicing, maintenance and repairs to the door entry and gates in your building and/or development/estate.

**Fire Alarms & Safety Equipment** - The statutory servicing and inspection of communal fire alarm systems, emergency lighting, communal smoke detectors and fire equipment etc.

**Freeholder Service Charges** – Where we are not the freeholder and there is a superior landlord for the building and/or development the service charges that are payable on our lease or transfer agreement.

**Grounds Maintenance** - The cleaning, litter picking and gardening of the communal lands of the development/estate.

**Lift** - Servicing, maintenance and repairs to the lift/s in your building.

**Phone Lines** – The costs of providing phone and/or broadband lines for communal systems such as lifts, door entry and other access control systems etc.

**Pest Control** - The removal and/or the prevention of pests from communal areas of the building or development/estate. This does not include any costs for the pest control treatment to any flat as this is your responsibility under the lease agreement.

**Sinking Fund / Reserve** (flats/apartments only) – This is your contribution towards a reserve fund to cover larger maintenance costs which may be incurred in the future such as cyclical decorating, roof and window renewal etc. The reserve fund builds up over time and is used to meet the cost of these items as and when they occur. This avoids the likelihood of large bills being demanded from leaseholders when the cost is incurred. Details of the current level of reserve funds held are shown in the certified expenditure accounts.

**TV Aerials** - Maintenance and repairs to the communal television aerial in your building and/or development/estate.

**Water Booster Pumps** - Servicing, maintenance and repairs for the water booster pumps in your building and/or development/estate

**Water Charges** - Charges for the supply of communal water to your building and/or development/estate as well as the removal of any wastewater.

**Water Quality Services** - The cost of providing assessments and associated works for legionella and water hygiene.

**Window Cleaning** - Cleaning of the communal windows of the building your property forms a part. Also if you live in a block of flats where it is difficult to clean windows to individual flats then this service is provided by Hexagon and this cost is also recovered through this charge.

**Insurance** - Buildings and public liability insurance. Please note that this does not include contents insurance which we would advise you to take out separately.

**Audit Fee** – The cost of an independent external auditor is employed to certify the service charge expenditure accounts

**Management & Administration Fee** - This is the charge made to cover our staffing and other costs which are incurred in procuring and managing the services provided to your build/development and to you as a leaseholder or freeholder. This is currently calculated on the basis of a fixed fee per unit.

**Surplus/Deficit** - This is the carried forward surplus/deficit arising from the certified accounts of the 20/21 actuals (income and expenditure) ending 31<sup>st</sup> March 2021. A surplus arises where the estimated service charge exceeds the costs incurred. A deficit arises when the estimated service charge is lower than the costs incurred.

All listed charges may not be applicable to your building / estate and there may be ad-hoc charges where the service is not common.

### **Why have my service charges gone up/down compared to the previous year?**

There may be a number of reasons why your total monthly charge has changed compared to last year. You will need to review the detail of the breakdown to see where variations to previous year estimated costs have occurred. It may have been necessary to adjust the estimated cost based to reflect changes in the expenditure actually being incurred. Also the carry forward surplus/deficit balance from the previous year's certified accounts may also have changed and this can have a significant impact on the adjusted monthly charge being paid. We are looking to improve the way that estimated costs are calculated to reduce the likelihood of significant variances occurring between the estimated and actual cost of providing services. On some developments, where there may previously have been underestimates or over estimation of costs likely to be incurred, this will mean that your monthly charge needs to be increased or reduced accordingly.

# PART 3

## **Independent auditor's report to Hexagon Housing Association ('the Landlord' of the properties listed in Appendix 1)**

### **Opinion**

We have audited the service charge statements ('the Statements') of the properties listed in Appendix 1 ('the Properties') for the year ended 31 March 2021 which comprise the *statement of service charge income and expenditure account, and reserve fund as at 31 March 2021* (and related notes, including the basis of preparation.)

In our opinion the Statements of the Properties for the year ended 31 March 2021 have been properly prepared, in all material respects, in accordance with the special purpose basis of preparation and basis of preparation as set out in the Statements.

### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) ('ISAs (UK)'), including ISA (UK) 800, and the terms of our engagement letter dated 29 September 2021. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the company in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

### **Emphasis of matter – special purpose basis of preparation**

We draw attention to the Statements, which describes their basis of preparation. As explained in that note, the Statements are prepared to assist the Landlord in complying with the terms of the lease. As a result, the Statements may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

### **Fraud and breaches of laws and regulations – ability to detect**

#### *Identifying and responding to risks of material misstatement due to fraud*

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of directors as to the Landlord's high-level policies and procedures to prevent and detect fraud, as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Using analytical procedures to identify any unusual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries. In respect of this audit we do not believe there is a fraud risk related to revenue recognition because of the methodology for revenue being calculated in respect of the Statements.

We did not identify any additional fraud risks.

*Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations*

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the Statements from our general commercial and sector experience and through discussion with management (as required by auditing standards) and discussed with management the policies and procedures regarding compliance with laws and regulations.

As explained within the emphasis of matter – special purpose of basis of preparation, the Landlord has prepared the Statements to assist it in complying with the provisions of the lease. There are no direct laws and regulations that directly affect the Statements.

Whilst the Landlord is subject to many other laws and regulations, we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the Statements.

*Context of the ability of the audit to detect fraud or breaches of law or regulation*

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the Statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the Statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

**Landlord's responsibilities**

As explained more fully in their statement set out in the Statement of Landlord Responsibilities, the Landlord is responsible for: the preparation of the Statements in accordance with the special purpose basis of preparation; determining that the basis of preparation is acceptable in the circumstances; and such internal control as they determine is necessary to enable the preparation of the Statements that are free from material misstatement, whether due to fraud or error.

**Auditor's responsibilities**

Our objectives are to obtain reasonable assurance about whether the Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statements.

A fuller description of our responsibilities is provided on the FRC's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities).

**The purpose of our audit work and to whom we owe our responsibilities**

Our report has been prepared for the Landlord solely in accordance with the terms of our engagement. It has been released to the Landlord on the basis that our report shall not be copied, referred to or disclosed, in whole (save for the Landlord's own internal purposes) or in part, without our prior written consent.

We consent to its disclosure in full to any tenants occupying the Properties but without accepting or assuming any responsibility or liability to any such tenants in connection with our work for the Landlord or our report made to the Landlord.

Our report was designed to meet the agreed requirements of the Landlord determined by the Landlord's needs at the time. Our report should not therefore be regarded as suitable to be used or relied on by any party wishing to acquire rights against us other than the Landlord for any purpose or in any context. Any party other than the Landlord who obtains access to our report or a copy and chooses to rely on LLP will accept no responsibility or liability in respect of our report to any other party.

KPMG LLP

**KPMG LLP**

*Chartered Accountants*

15 Canada Square,

London

E14 5GL

15 October 2021

**Appendix 1: List of Properties**

<b>Scheme no</b>	<b>Scheme Name</b>	<b>Provider Name</b>
1	3 Florence Road	Hexagon Housing
2	4 Waleord Road	Hexagon Housing
3	10 and 20 Britannia Close	Hexagon Housing
4	10 Avondale Rise	Hexagon Housing
5	29 Panmure Road	Hexagon Housing
6	31 Devonshire road	Hexagon Housing
7	31B Astbury Road	Hexagon Housing
8	32 Peckam Hill	Hexagon Housing
9	49 Adys Road	Hexagon Housing
10	54 Wansey Street	Hexagon Housing
11	60 Asylum Road	Hexagon Housing
12	62 Lowther Hill	Hexagon Housing
13	92 Waller Road	Hexagon Housing
14	549 Lordship Lane	Hexagon Housing
15	Arrow House	Hexagon Housing
16	Flat B 12 Belfort Road	Hexagon Housing
17	Isabella Apartments	Hexagon Housing
18	Linden Grove	Hexagon Housing
19	1 Marlton Street	Hexagon Housing
20	4 Shermanbury	Hexagon Housing
21	5 Gallion View	Hexagon Housing
22	8 Knatchbull Road	Hexagon Housing
23	11 Nihill Place	Hexagon Housing
24	23 Doggett Road	Hexagon Housing
25	Canal Grove	Hexagon Housing
26	George Albert Court	Hexagon Housing
27	Westbourne Drive	Hexagon Housing
28	1 Bawdale Road	Hexagon Housing
29	95 Peckham Road	Hexagon Housing
30	132 Lyndhurst Road	Hexagon Housing
31	304 Stanstead Road	Hexagon Housing
32	370 Stanstead Road	Hexagon Housing
33	388 Southwark Park Road	Hexagon Housing
34	Boulevard Mansion	Hexagon Housing
35	79 Pellat Road	Hexagon Housing
36	Cuthered Mews	Hexagon Housing
37	Fairway House	Hexagon Housing
38	Frederick Court	Hexagon Housing
39	Josef Albert House	Hexagon Housing
40	Kite House	Hexagon Housing
41	40 Lakedale Road	Hexagon Housing
42	Lower and Culling Road	Hexagon Housing
43	Lyles Court	Hexagon Housing
44	Malvern House	Hexagon Housing
45	Mary Seacole Court	Hexagon Housing

46	Mayhill and Malswick Court	Hexagon Housing
47	Park Court	Hexagon Housing
48	Parkspring Court	Hexagon Housing
49	Patrick Court	Hexagon Housing
50	Red Deer Court	Hexagon Housing
51	Flat 1 23 Pattenden Road	Hexagon Housing
52	Stephens Court	Hexagon Housing
53	Storer Drive	Hexagon Housing
54	Vidler House	Hexagon Housing
55	Wicks Way	Hexagon Housing
56	Flat 20 Charlton Road	Hexagon Housing
57	5 Doggett Road	Hexagon Housing
58	29 Montpelier Road	Hexagon Housing
59	Solarium Court	Horniman Housing
60	Claude Monet Court	Horniman Housing

### **Statement of Landlord's responsibilities**

The Landlord have accepted responsibility to prepare this Statement for the year ending 31 March 2021 on the special purpose basis of preparation and accounting policies to the Statement.

In preparing this Statement, the Landlord have:

- determined that the basis of preparation is acceptable in the circumstances;
- selected suitable accounting policies and then applied them consistently; and
- made judgements and estimates that are reasonable and prudent.

The Landlord is responsible for such internal control as they determine is necessary to enable the preparation of the Statement that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Property and to prevent and detect fraud and other irregularities.