



# Lune Valley Annual Report 2025

We support rural communities by providing affordable homes for rent





# Message from the Chair Nick Paxman

**I am delighted to present the Annual Tenant Report for this year. As the Chair of Lune Valley Rural Housing Association (LVRHA), it is my privilege to share with you the progress we have made and the exciting developments that lie ahead.**

This year has been one of growth and improvement for our association. We have worked tirelessly to enhance the quality of our services and ensure that your needs are met with the utmost care and attention. Our commitment to providing safe, comfortable, and affordable homes remains unwavering, and we are proud of the strides we have made in achieving this goal. LVRHA now owns 114 homes.

## Consumer Regulation

For the second consecutive year, following the introduction of the Tenant Satisfaction Measures (TSMs), we engaged TLF Research to conduct the TSM survey. Data for the perception survey was

collected through both web and phone surveys, which were open from 4th July -4th August and from 4th - 29th December 2024. The survey results indicated an overall satisfaction rate of 76.9%, representing a slight increase from the 75.8% satisfaction rate reported in 2023/24.

## New Funding

LVRHA successfully secured a new £1 million loan facility with CAF Bank, effective from February 6th, 2025. The funds will be used to invest in existing homes and for new developments.

## Investing In Homes

LVRHA has continued its commitment to enhancing housing quality in 2024/25 by investing £109,175 in significant home improvements. This investment has been primarily allocated towards the replacement boilers and new solar panels, ensuring that our residents benefit from modern and efficient living spaces.

## New Developments

We are delighted to announce that we will be taking handover of nine brand-new homes at Scholars Gate, Giggleswick, from June 2025 through to November 2025. As of June 25, three of the properties have been handed over and are now fully occupied. These beautiful properties include three 1-bedroom homes and six 2-bedroom homes, designed to offer comfortable and modern living spaces. The homes will be advertised on the North Yorkshire Homes Choice website, ensuring they are available to local residents in line with Section 106 local occupancy agreements. We can't wait to welcome new tenants to these fantastic homes and continue to enhance our community!

## Board Members

At the Annual General Meeting held September 2024, Janet Huddart and Nick Edgell retired from the Board following their



tenure of nine years' service. The Board and I would like to extend our heartfelt thanks and gratitude for their invaluable contribution to LVRHA. We continue to seek new Board Members. If you are interested in joining the Board and supporting our efforts to improve housing for local residents in the Lune Valley area, please contact Nick Paxman at [nick.paxman@lunevalleyhousing.co.uk](mailto:nick.paxman@lunevalleyhousing.co.uk)

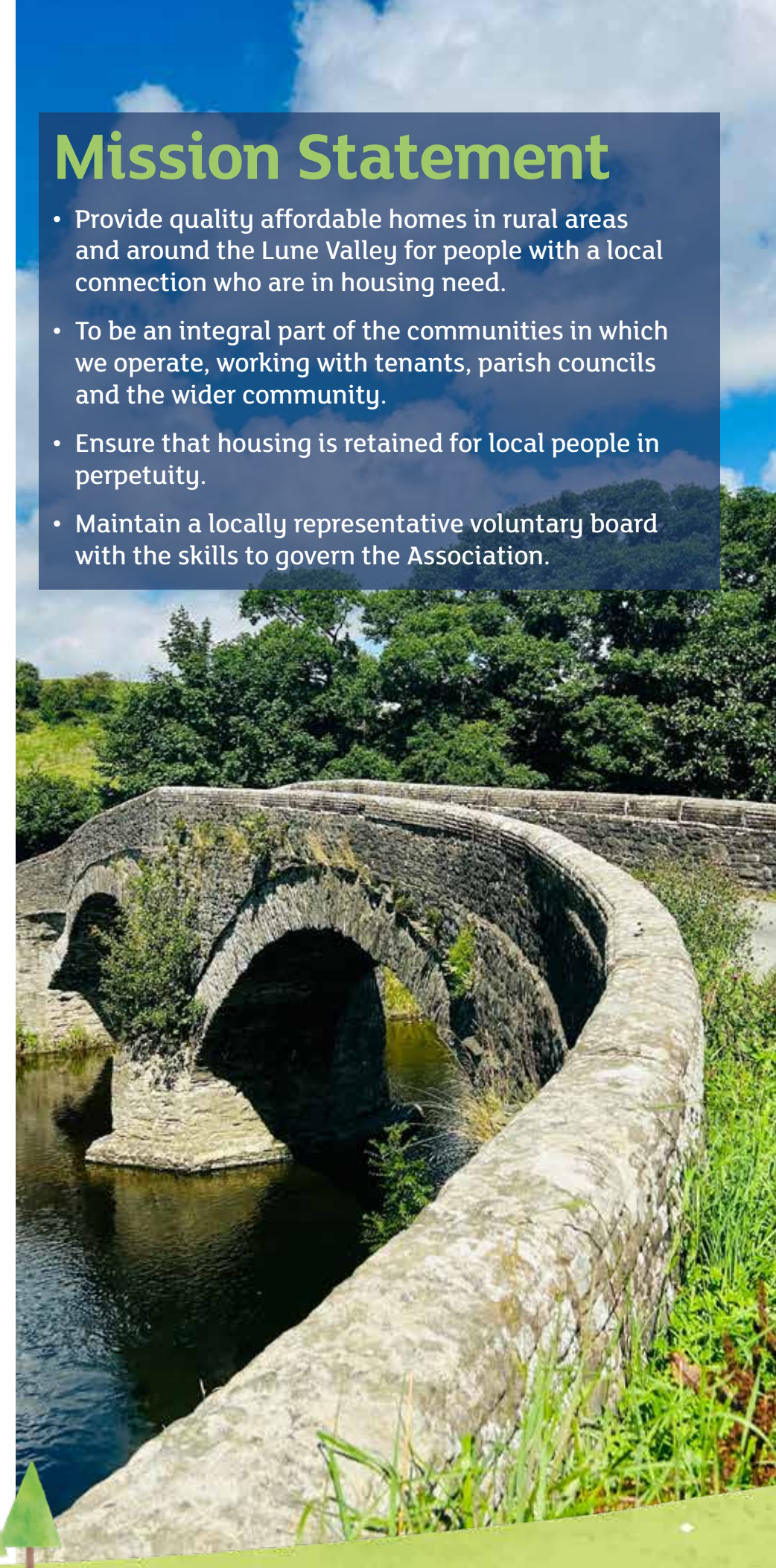
## Annual General Meeting

The LVRHA Annual General Meeting is scheduled for 22nd September 2025 at 11.30am and will be held at Victoria Institute, Caton, Lancaster LA2 9QT. If you would like to join us, please reach out to Emma Wilson at [e.wilson@southlakeshousing.co.uk](mailto:e.wilson@southlakeshousing.co.uk).

**Nick Paxman**  
Chair

# Mission Statement

- Provide quality affordable homes in rural areas and around the Lune Valley for people with a local connection who are in housing need.
- To be an integral part of the communities in which we operate, working with tenants, parish councils and the wider community.
- Ensure that housing is retained for local people in perpetuity.
- Maintain a locally representative voluntary board with the skills to govern the Association.







# Company Secretary Report

## Graham Aspden

**In August 2024, the Board appointed me as the Company Secretary. I receive Governance and Regulatory advice from the Managing Agent (SLH).**

As the Company Secretary of our Housing Association, I am pleased to present the Annual Report for the year ending 31st March 2025. This year has been marked by significant achievements and progress in our governance and compliance efforts.

Lune Valley Rural Housing Association has continued to uphold the highest standards of corporate governance, ensuring transparency, accountability, and integrity in our day-to-day operations. The managing agent (SLH) continues to provide support and compliance with Regulatory Reporting. We have successfully

navigated the complexities of Regulatory Requirements, and our compliance framework has been strengthened to support our strategic objectives.

**Key highlights of the year include:**

- 1. Enhanced Governance Practices:** We have implemented robust governance practices that align with the industry's best standards. This includes regular board meetings, comprehensive risk assessments, and effective stakeholder engagement.
- 2. Regulatory Compliance:** Our compliance team has diligently worked to ensure that we meet all regulatory obligations. This includes timely submissions of reports, adherence to legal requirements, and proactive measures to mitigate risks.

**3. Financial Performance:** Our financial performance has been stable, with prudent management of resources and effective budgeting. We have maintained a healthy balance sheet and ensured that our financial practices are aligned with our long-term objectives.

**4. New Policies:** introduced to comply with Regulatory requirements and our chosen Code of Governance

- Complaints Policy
- Unacceptable Behaviour Policy
- Whistleblowing Policy
- Compensation Policy
- Tenancy Policy
- Equality, Diversity, and Inclusion Policy

# Shareholders

**The Shareholder policy aims to support the Association's mission to be an integral part of the communities we serve.**

It encourages collaboration with tenants, parish councils, and the wider community. Individuals such as Tenants, Parish Councillors, and those who impact our communities can become Shareholders.

Shareholders are expected to act in the best interests of the Association and uphold its objectives. Admission is subject to an application process, and Shareholders have the right to attend and vote at General Meetings, making key decisions. Each Shareholder will receive a nominal share valued at £1.

LVRHA has 5 Shareholders, all of whom are current Board Members. If you would like to become a shareholder, please contact Emma Wilson [e.wilson@southlakeshousing.co.uk](mailto:e.wilson@southlakeshousing.co.uk)





# Tenant services report

Housing management services for Lune Valley Rural Housing Association (LVRHA) are provided by the Managing Agent (SLH) from its office based at Bridge Mills Business Centre, Kendal, Cumbria, Kendal, LA9 4BD.



## Allocations and Lettings

LVRHA is dedicated to providing housing for individuals in need within the rural communities it operates. The Regulator of Social Housing mandates that we allocate homes in a manner that is fair, transparent, and efficient. Our allocations policy is endorsed by the three local authorities, North Yorkshire, Lancaster,

and Wyre and our properties are listed on their respective choice-based lettings websites.

Certain homes must be allocated according to Section 106 agreements, which are legal conditions imposed when the scheme receives planning permission. This policy is designed to support individuals with a local connection to rural areas and assist families who are often priced out of the local housing markets.

### Properties let in the year

- 2024/25 - 4 homes were vacated and relet, and 5 new homes were built.
- 2023/24 - 8 homes were vacated and relet.

The homes were relet with an average of 27 days (23/24: 51 days), sector benchmarking sits at an average of 45 days.

## Complaints

Our managing agent received two 'stage one' complaints during the year 2024/25. There were no 'stage two' complaints. The average time to respond was 9 working days against the Housing Ombudsman Complaint Handling Code target of 10 working days. Both complaints were upheld and related to a repair, drainage, and guttering.

### Learnings from the complaints included:

- A reminder was issued to all operatives to ensure all works were completed to a high standard.
- The Team Leaders will undertake some quality assurance checks, which should be considered as part of the Repairs Customer Experience project.

- The Surveyor was reminded of the correct process.
- We apologised to both customers for the service failure and arranged for all repairs to be completed. Due to an emergency repair, one of the customer's appointments was moved. The Homes Team Leader apologised for the lack of communication.
- Communication workstream: Repairs Customer Experience.

The Member Responsible for Complaints (MRC) also met with the managing agent (SLH) to review these complaints for further assurance.

The Board approved the updated Complaints Policy, which was rewritten to comply with the new requirements of the statutory Complaint Handling Code that came into force on April 1, 2024. Additionally, the Board also

approved the Complaints Housing Ombudsman Service Complaint Handling Code and Service Improvement report, both of which are available on the LVRHA Website [www.lunevalleyhousing.co.uk](http://www.lunevalleyhousing.co.uk)

A complaint can be made by a tenant or any other customer and can be made by email, telephone, in writing, in person at the SLH main office, Bridge Mills Business Centre, Stramongate, Kendal, LA9 4BD, through another agency advocate, or social media.

*The definition of a complaint is 'an expression of dissatisfaction, however made, about the standard of service, actions, or lack of action by the organisation, its own staff, or those acting on its behalf, affecting an individual resident or group of residents'.*



## Tenancy Enforcement

During the year, the managing agent (SLH) dealt with:



**4 cases of anti-social behaviour.**

## Rental Income and Arrears

There are some technical arrears included in this year's figures. Accounts are being managed efficiently, and we continue to offer support and assistance to those who need it.



**Rent arrears at the end of the year – £32,622 in 2024/25, compared to £25,601 in 2023/24**



**Rent arrears as a percentage of debt – 4.61% in 2024/25, compared to 4.05% in 2023/24**

## Customer Satisfaction

A customer satisfaction survey was sent to tenants between July 2024 and December 2024. 39 customers responded.



**Overall customer satisfaction – 76.9%**



**Perception from tenants that homes are well maintained – 75%**



**Perception from tenants that their home is safe - 88.9%**



**Perception that Lune Valley Housing makes a positive contribution to neighbourhoods – 57.7%.**

## Responsive Repairs



**90% of emergency repairs completed on time**



**64% of all other repairs completed on time**

All properties have an up-to-date gas and electrical safety certificate. Gas servicing has been provided by Rothwells.

## Investment and Planned Works

The Board reviews its planned maintenance programme annually and is underpinned by good quality stock condition surveys and previous investment data.

In 2024/25 there was a total investment of capital and revenue expenditure of £357,620. The Board is planning to invest £319,764 during 2025/26.

## Garden Competition

LVRHA's garden competition was a blooming success in 2024! Check out the stunning winning pictures below and get inspired by the creativity and green thumbs of our community members.



**Winner 2024**



**Winner 2024**

The Lune Valley Garden competition has now closed for 2025. Thank you to everyone who participated and made this event a success. The competition ran from April to the end of August. We appreciate your enthusiasm and look forward to seeing your beautiful gardens next year.

## Energy Efficiency Works

We have completed energy efficiency improvements on 8 homes within the SHDF (Social Housing Decarbonisation Fund) work, including the installation of solar PV and batteries at Manor Close (Ingleton), Willow Close (Forton), Hampson Terrace and Ingleborough View. All the homes have reached EPC C or above from the works completed.

- So far, we have spent £72.6k on energy efficiency works, drawing down £62.9k from the SHDF grant.
- Efforts are ongoing to gain access to the remaining below C properties to carry out the necessary retrofit assessments. We have enlisted the help of the neighbourhood team to assist with this.
- We plan to complete energy efficiency improvements on an additional 11 properties. The bid was for 19 properties in total, which will enable us to draw down the full grant amount.
- The government has extended the completion deadline to January 2026. If access issues persist, we can potentially complete the properties by the new deadline.

## Damp & Mould

Awaab's Law, introduced as part of the Social Housing (Regulation) Act 2023, will come into effect from October 2025. This law mandates that Social Housing providers must address health and safety issues, particularly damp and mould, within strict timeframes. LVRHA is dedicated to ensuring the safety and welfare of its tenants. LVRHA's policy on Damp & Mould is available on the website.

We encourage any tenants experiencing damp and mould to report it to the Managing Agent (SLH) by contacting their Customer Services Team [customerservices@southlakeshousing.co.uk](mailto:customerservices@southlakeshousing.co.uk) or calling **0300 303 8540**.



# Planned Maintenance

# Grounds Maintenance

Over the past 12 months, the Board invested £109,175 in major repairs and planned maintenance work to enhance the quality of homes and to ensure we meet the Decent Homes Standard, which exceeds the government’s minimum requirements. The investment included the following;

- 7 New Gas Boilers
- 7 New Solar Panels

Other work included extraction fans and PIV (positive Input ventilation), insulation and facias upgrades. The Board is planning to invest a further £319,764 during 2025/26.

Tenants are contacted in advance of any scheduled works to ensure effective communication and ample preparation time to accommodate personal needs and circumstances.

The Board has been aware of tenants concerns regarding poor grounds maintenance performance in recent years for the schemes where tenants pay a service charge. This issue has been a recurring agenda item at Board meetings with the Managing Agent (SLH) to ensure better value for money and an improved service for our tenants. We are pleased to announce that a new grounds maintenance contractor was appointed on April 1, 2025. We would love to hear feedback from our tenants about the new service.

This service is provided to tenants on schemes that pay a service charge; School Lane Over Kellett, Rowan Bank Halton, Cherry Tree Close Pilling, Willow Close Forton, Milestone Place Caton, Lindeth Close Silverdale, and Station Court Hornby.

The service is provided by JR Vegetation. The specification is;

- Summer Season (March to October) – the contractor will visit the site on 22 occasions, each visit repeated every 10 working days.

- Winter Season (November to February) – the contractor will visit each site on 4 occasions, no less than 18 days or no more than 25 working days apart.
- The contractor is required to undertake a thorough litter pick and safe removal of waste, with recycling where possible.
- The use of herbicides to control grass growth on lawn edges must not be permitted. The contractor is also responsible for maintaining hard-landscaped areas and pruning hedges and shrub beds (where no birds are nesting).

The grounds maintenance services at Cherry Tree Close, Pilling are provided by Pilling Parish Council and The Shielings, Arkholme and Bowland Rise, Dolphinhholme, are provided through separate management companies.

# Tenant Satisfaction Measures

In April 2024, the Regulator of Social Housing introduced a new requirement for all social housing landlords, to annually report on 22 measures that tell you how well we’re doing at providing quality homes and services. These are called Tenant Satisfaction Measures (TSMs).

12 of the measures come from an annual perception survey, which we will commission from an external market research company. This year’s survey was conducted by TLF. The sampling took place from 4th July - 4th August and from the 4th-29th December 2024,

a total of 39 customers were contacted either by telephone or web form to collate the data. All tenants were invited to take part, 34 were interviewed either by telephone or via a web form.

The Board has agreed improvement areas with its

managing agent, South Lakes Housing, particularly around the repairs service and waiting times for repairs with new staff to be recruited etc. We will include comparisons to other housing providers in future reports, when this information is published by the Regulator.

Measure	2024/25 Result
TP01: Overall satisfaction	76.9%
Theme 1: Keeping properties in good repair (RP)	
RP01: Homes that do not meet the Decent Homes Standard	0.90%
RP02 (1): Repairs completed within the target timescale (non-emergency)	63.7%
RP02 (2): Repairs completed within the target timescale (emergency)	90.4%
TP02: Satisfaction with repairs	63.7%
TP03: Satisfaction with the time taken to complete most recent repair	63.6%
TP04: Satisfaction that the home is well maintained	75%
Theme 2: Maintaining building safety (BS)	
Many of the areas are not applicable to LVRHA as we do not own or manage properties requiring communal asbestos checks or water safety checks under the regulations. LVRHA do not have any passenger lifts.	
BS01: Gas safety checks	99.07%
BS02: Fire safety checks	n/a
BS03: Asbestos safety checks	n/a
BS04: Water safety checks	n/a
BS05: Lift safety checks	n/a
TP05: Satisfaction that the home is safe	88.9%
Theme 3: Respectful and helpful engagement	
TP06: Satisfaction that the landlord listens to tenant views and acts upon them	66.7%
TP07: Satisfaction that the landlord keeps tenants informed about things that matter to them	67.7%
TP08: Agreement that the landlord treats tenants fairly and with respect	87.9%
Theme 4: Effective handling of complaints (CH)	
CH01 (1): Complaints relative to the size of the landlord (Stage 1)	18.0
CH02 (1): Complaints responded to within Complaint Handling Code timescales (Stage 1)	100%
CH02 (1): Complaints relative to the size of the landlord (Stage 2)	0.0
CH02 (2): Complaints responded to within Complaint Handling Code timescales (Stage 2)	N/A
TP09: Satisfaction with the landlord’s approach to handling complaints	50.0%
Theme 5: Responsible neighbourhood management (NM)	
NM01: Antisocial behaviour cases relative to the size of the landlord	36.0
TP10: Satisfaction that the landlord keeps communal areas clean and well maintained	44.4%
TP11: Satisfaction that the landlord makes a positive contribution to neighbourhoods	57.7%
TP12: Satisfaction with the landlord’s approach to handling antisocial behaviour	63.2%



# Board of Management

The Lune Valley Rural Housing Association Board are local residents and work for the association on a voluntary basis.



### Nick Paxman, Chair

A Company Director and experienced property professional. This includes 30 years in development work specifically in land sales, new build and the acquisition and construction of 200 properties.

Lives in Burton, Lancashire

Joined the Board: December 2018



### Clive Newby

Spent two decades as a Headteacher of a special school responsible for an annual budget of £2m and involved in £26m public private partnership to redevelop a group of local authority schools.

Lives in Giggleswick

Joined the Board December 2019



### Tim Dant

Previously was chair at Lancaster University, having followed an academic career of teaching and research in sociology. Tim has volunteered as an ‘advocate’ for people making complaints against public bodies and as an ‘independent visitor’ for looked-after children. He is also a Trustee with Lancaster Citizens advice and is a volunteer at Lancaster City of Sanctuary repairing bikes to be used by asylum seekers and refugees.

Lives in Lancaster

Joined the Board: February 2022



### Graham Aspden, Company Secretary

Has over 4 decades of experience working in the construction industry, in senior roles and latterly as a Director. In that time Graham has gained extensive knowledge in many areas as diverse as Quality, IT, Health & Safety and HR. He is passionate about giving time to support local enterprises, having been a Parent Governor at primary & secondary schools and volunteered at a local sports club. Graham is looking to give back to society by using his skills and expertise to support social enterprises where he can.

Lives in Preston

Joined the Board: August 2023

### Jonny Lighten MBE FIOI MA

# Value for Money

The Board continues to focus on value for money and a summary of our performance against the Regulator of Social Housing’s Value for Money metrics is shown below. The table also shows are a comparison with the most up-to-date sector benchmarks.

Metric	2024/25 Actual	2023/24 Actual	2023/24 Sector*
Reinvestment %	10.9%	2.2%	4.4%
New supply delivered (social housing)	4.7%	0%	0.3%
New supply delivered (non-social housing)	0%	0%	0%
Gearing	19.4%	14.4%	34.1%
Earnings Before Interest, Tax, Depreciation, Amortisation - Major Repairs Included (EBITDA – MRI)	305%	289%	150%
Headline social housing cost per unit	£3,937	£3,497	£5,768
Operating Margin (social housing lettings)	38.8%	34.7%	19%
Operating Margin (overall)	38.8%	34.7%	15.3%
Return on Capital Employed (ROCE)	4.6%	3.74%	2.3%

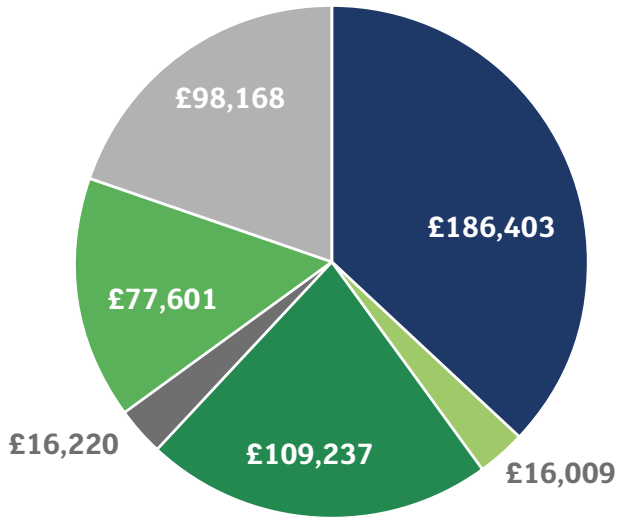
Rents are aligned with Government guidance and the Regulator of Social Housing’s Rent Standard. Rents increased by 7.7% in October 2024 and will increase by 2.7% in October 2025. The Government recently announced a 10-year rent settlement with an annual increase capped at CPI+ 1%.

The Board continues to explore opportunities to lower operating costs and enhance value for money for current tenants, while generating surpluses for new development. It receives consistent and regular assurance from South Lakes Housing and Jigsaw Group regarding management and development

costs. During 2025/26, the Board will consider future strategic opportunities, including reviewing delivery structures.

## Where Income was spent 2024/25

- Management costs
- Service charge costs
- Routine maintenance
- Planned maintenance
- Purchase of fixed assets
- Financing costs



# Location of Stock



Locations			
Cherry Tree Close		Pilling	PR3 6AW
Apple Tree Close		St Michaels on Wyre	PR3 0TG
Hampson Terrace	St Marys Road	Great Eccleston	PR3 0ZW
Lindeth Close		Silverdale	LA5 OUT
Manor Close		Ingleton	LA6 3BF
Milestone Place	Fell View	Caton	LA2 9RF
Rowan Bank		Halton	LA2 6RB
Church Bank		Over Kellet	LA6 1DT
Station Court		Hornby	LA2 8SD
Walton Close	Marton Road	Gargrave	BD23 3NY
Willow Close		Forton	PR3 0AG
The Sheilings		Arkholme	LA6 1FA
Burr Tree Gardens		Cowan Bridge	LA6 2HS
Haw Croft	Cononley	Skipton	BD20 8FB
Park Croft		Gargrave	BD23 3NA
Chestnut Drive		Bentham	LA2 7FF
Craggs View		Over Kellet	LA6 1FY
School Lane		Over Kellet	LA6 1BN
Daniels Avenue		Giggleswick	BD24 0FP

# Property Details

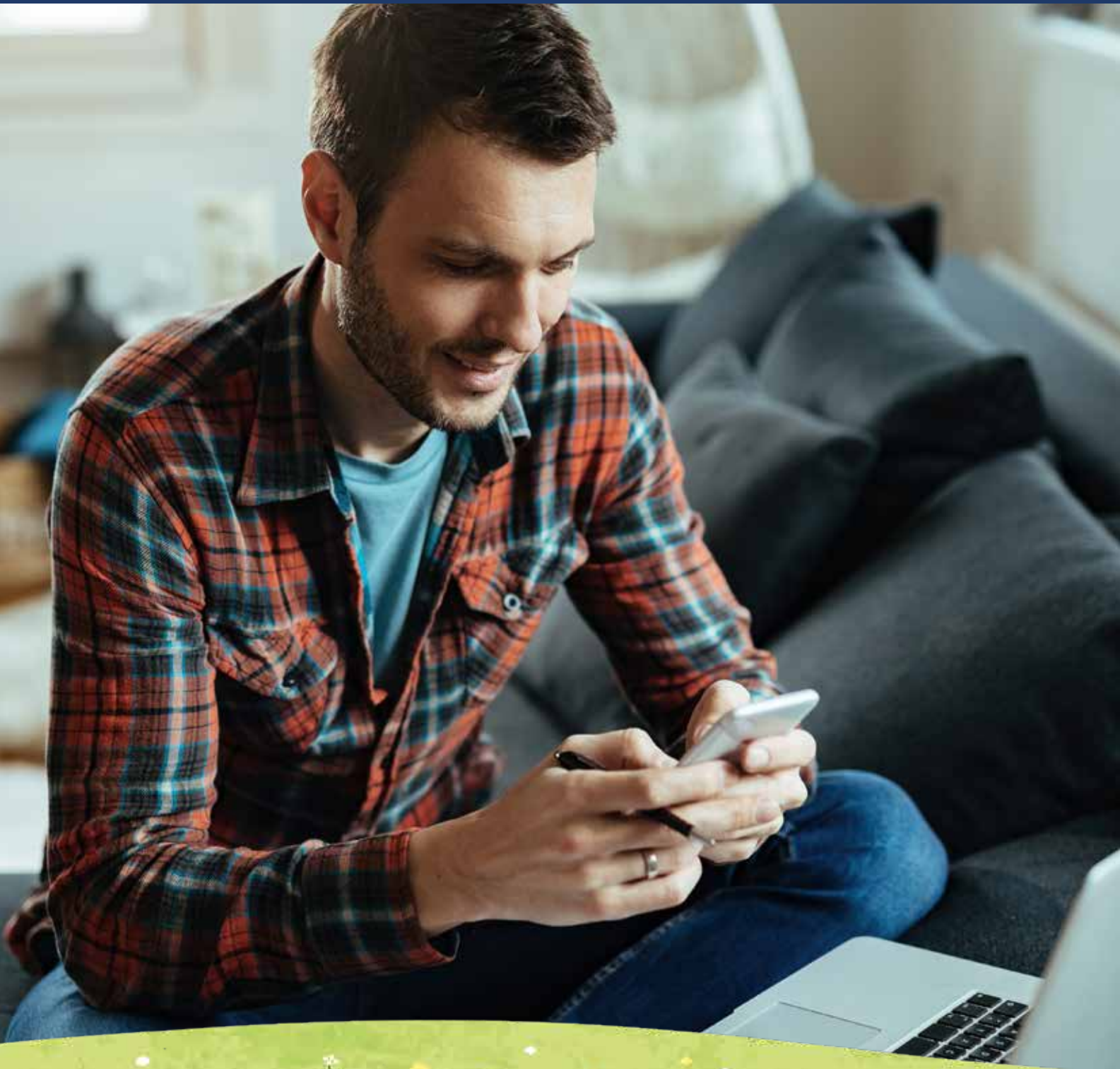
Development	House Size	Number	Year Built	Average Rent*
Apple Tree Close, St Michaels	2 bed house 3 bed house	5 2	1994	£124.05
Bowland Rise, Dolphinholme	2 bed house	5	2024	£119.31
Burr Tree Gardens, Cowan Bridge	2 bed house	3	2018	£161.22
Cherry Tree Close, Pilling	2 bed house 3 bed house	4 4	1994	£123.32
Chestnut Drive, Bentham	2 bed house	2	2021	£143.61
Craggs View, Over Kellet	2 bed house 1 bed flat	2 2	2022	£125.31
Hampson Terrace, Great Eccleston	2 bed house 3 bed house	2 4	1996	£119.80
Haw Croft, Cononley	2 bed house	6	2019	£122.29
Hornby Road, Caton	2 bed house	4	2019	£142.43
Lindeth Close, Silverdale	2 bed house 3 bed house	2 1	1996	£117.42
Manor Close, Ingleton	2 bed house 3 bed house	5 3	1993	£124.70
Milestone Place, Caton	2 bed house 3 bed house	2 2	1994	£121.85
Park Croft, Gargrave	1 bed house 2 bed house 3 bed house	1 4 2	2022	£129.64
Rowan Bank, Halton	2 bed house 3 bed house	3 3	1996	£118.13
School Lane & Church Bank, Over Kellet	3 bed house	5	1996	£127.90
Station Court, Hornby	2 bed flat 2 bed house 3 bed house	4 4 4	1989	£121.85
The Sheilings, Arkholme	2 bed house 3 bed house	2 1	2016	£139.46
Walton Close, Gargrave	2 bed bungalow 2 bed house 3 bed house	2 3 3	1993	£128.45
Willow Close, Forton	2 bed house	10	1993	£120.74
Daniels Avenue, Giggleswick	2 bed house	3	2025	£102.82

\* Not including service charges



# Financial Report

The financial accounts for the year to 31 March 2025 shows that we continue to operate under a sound financial footing with a surplus of income over expenditure of £169k and a further increase in reserves to £2.63m.



## A summary of the accounts is as follows:

	2024/25 Budget	2024/25 Actual	Variance
Turnover	740,390	743,355	2,965
Management Costs	(189,679)	(189,895)	(217)
Service Costs	(19,871)	(16,009)	3,862
Revenue Repairs	(242,611)	(157,030)	85,581
Depreciation	(96,134)	(91,776)	4,359
<b>Operating Surplus</b>	<b>192,094</b>	<b>288,645</b>	<b>96,550</b>
Interest Payable	(108,336)	(101,094)	7,241
Interest Receivable	8,073	10,172	2,099
<b>Surplus After Tax and Interest</b>	<b>91,832</b>	<b>197,722</b>	<b>105,891</b>

The key reasons for the variances between actual and budget are set out below.

- £3k higher turnover, due to reduced void loss
- £3k lower on service costs, as a result of an electricity credit
- £157k lower expenditure on revenue repairs. There has been significant expenditure in the year particularly relating to responsive repairs, offset by lower than budgeted major works. This year we have seen a large number of properties where works were able to be deferred due to them being in good condition and not requiring replacement. This has resulted in the limited amount of spend against capital works. All properties that have been deemed as 'in good condition' will be placed in future years programmes and re-surveyed before replacement is undertaken.
- Interest payable is £7k lower due to budget prudently assuming higher interest rates.





# Financial Summary

The tables below are extracts from the full statutory accounts. These represent the two key financial statements summarising performance in the year and the financial position at the end of the year. The full audited statements, containing further commentary and analysis, were signed by the Board on the 18th August 2025. Copies are available from the registered office.

## Statement of Comprehensive Income For the Year Ended 31 March 2025

	Note	2025 £	2024 £
Turnover	2	657,652	657,652
Operating expenditure	3	(454,711)	(429,275)
<b>Operating surplus</b>		<b>288,644</b>	<b>228,377</b>
Interest receivable		10,172	10,711
Interest and financing costs	6	(101,094)	(90,179)
<b>Surplus before tax</b>		<b>197,722</b>	<b>148,909</b>
Taxation		-	-
<b>Total comprehensive income for the year</b>		<b>197,722</b>	<b>148,909</b>

## Statement of Financial Position at 31 March 2025

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Tangible fixed assets	9	5,791,503	5,253,892
<b>Current assets</b>			
Trade & other debtors	10	48,899	36,545
Cash and cash equivalents	11	566,230	1,010,387
		<b>615,129</b>	<b>1,046,932</b>
<b>Less: Creditors:</b>			
Amounts due within one year	12	(182,528)	(191,307)
<b>Net current assets</b>		<b>432,601</b>	<b>855,625</b>
<b>Total assets less current liabilities</b>		<b>6,224,104</b>	<b>6,109,517</b>
<b>Creditors: amounts falling due after more than 1 Year</b>	<b>13</b>	<b>(3,244,618)</b>	<b>(3,327,751)</b>
<b>Total net assets</b>		<b>2,979,486</b>	<b>2,781,766</b>
<b>Reserves</b>			
Non-equity share capital	16	5	7
Income & expenditure reserve		2,979,481	2,781,759
<b>Total reserves</b>		<b>2,979,486</b>	<b>2,781,766</b>







## How to get in touch

Lune Valley Rural Housing Association has a management agreement with South Lakes Housing. If you are our customer with a specific service need you can get help and support by contacting South Lakes Housing:

customerservices@southlakeshousing.co.uk  
www.southlakeshousing.co.uk  
0300 303 8540 (24/7)

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