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Annual Report and Accounts

for the year ended 31st March 2012

ANCHO Limited

Financial Services Authority 2559 R (S)

Communities Scotland Registration No. 306

Charity Reference SC036082

ANCHO LTD

ANCHO Financial Review

Summary

These financial results cover the Organisation's eleventh full year of operations.

The Organisation made a surplus in the year of £483,831 (£673,967 surplus in 2011). £587,794 was spent on planned maintenance (£540k of which has been capitalised under new component accounting regulations) bringing the total spend on our Investment Programme to almost £6.7 million and is in line with the long term business plan and commitments made to tenants. 2 properties were sold under Right To Buy Legislation and 4 properties were purchased from owners at Redburn Place in line with maisonette demolition programme..

Turnover

Turnover of £2.5 million (of which £2.293 relates to the income from the letting of properties at affordable rents).. A new rent setting policy was implemented, making our rents more equitable and fair. Some increases will be phased in over 3 years with around third of properties seeing no increase this year

Property Services

During the year 34 properties received new doors, 34 received new windows, 125 properties received new gas central heating systems. 65 properties received new smoke alarms. Work carried out in Irvine North,, Castlepark and Dreghorn.

Owner Services

The Organisation provides a factoring service to around 250 owners in the area. The Organisation also has a responsibility to maintain the open spaces surrounding its properties in Irvine and has made some progress towards resolving the issues

Wider Role Activities

The Community Link Project employs 2 f/t staff and 4 sessional staff. This year we received grants totalling £58,339 for the project. Youth groups are run 5 evenings per week for young people aged between 8 – 16 years. We continued to provide a job club / debt advice service in the Woodwynd Community hall in Kilwinning twice weekly. Over 70 young people are registered in our 12+ youth group and 62 children are registered in the 8 – 11 age group. Funding is provided by BBC Children in Need and Scottish Government. Our caretaking service received income of £26k and cost £60k in staffing costs – the service replaces many of the jobs previously carried out by contractors.

Treasury Management

At 31 March 2012 £4.7 million (65%) of borrowings were subject to fixed rates of interest in excess of 1 year. Variable rates averaged at around 2.1% making savings of around £12,000 per month.

ANCHO LTD

REPORT OF BOARD OF MANAGEMENT

The Board of Management presents their eleventh Annual Report together with the Audited Accounts for the period ended 31 March 2012..

The Organisation is registered as a non-profit making organisation under the Industrial and Provident Societies Act 1965 No. 2559 R (S). The Organisation is constituted under its Rule Book. The Organisation is a registered Scottish Charity with the charity number SC036082.

Principal activity

The principal activity of the Organisation is the provision of social housing:

- To meet the housing needs and potentially the wider social and investment needs of current and future residents of North Ayrshire;
- to provide a high quality housing service and product to all Organisation tenants and customers;
- to develop and build new houses for rent or sale to meet defined housing need in North Ayrshire;
- to develop the Organisation's activities to ensure the future viability of the stock.

Business review

A review of the Organisation's performance during the year is contained in the Financial Review on page 1.

Surplus for the year and transfers

The results for the year are shown in the Income and Expenditure Account on page 13. The financial statements incorporate ANCHO Ltd's share of the Strathclyde Pension Fund which results in the inclusion of a liability of £(81,000) in the Balance Sheet and an actuarial gain of £11,000 within the Statement of Total Recognised Gains and Losses.

Fixed assets

Changes in fixed assets in the year are set out in note 6 of the financial statements.

Members of Board of Management

The Members of the Board of the Organisation during the year were as follows:

At 31st March 2012

Resigned During The Year

(Chairperson)	Stuart Young	John Hillis (3 May 2011)
(Vice-Chair)	John Rodgers	Lynne Wilson(1 July 2011)
(Member)	Jacqueline Browne	Ian Ross (1 July 2011)
(Member)	Helen Malcolmson	
(Member)	Sonya Campbell	
(Member)	Lisa McColm	
(Member)	Thomas Long	
(Member)	Patricia McPhee	
(Member)	Janice Murray	

Executive Officers

The senior staff of the Organisation at 31 March 2012 were as follows:

(Director)	Elaine Gibson
(Assistant Director)	Liz Docherty
(Housing Co-ordinator)	Keith Henderson
(Maintenance Co-ordinator)	Paul Andrews

Management Board and Executive Officers

The members of the Management Board and the Executive Officers are listed above.

Each member of the Management Board holds one fully paid share of £1 in the Organisation. The Executive Officers hold no interest in the Organisation's share capital and, although not having the legal status of Directors, they act as Executives within the authority delegated by the Management Board.

The members of the Management Board are also Trustees of the Charity. Members of the Management Board are appointed by the members at the Organisation's Annual General Meeting.

Registered Office

Sovereign House
Academy Road
Irvine
KA12 8RL

Solicitors

T C Young
7 West George Street
Glasgow
G2 1BA

External Auditors

Armstrongs
Statutory Auditors
Victoria Chambers
142 West Nile Street
Glasgow
G1 2RQ

Bankers

Royal Bank of Scotland
West of Scotland Corporate Office
Floor 3, Kirkstane House
139 St. Vincent Street
Glasgow
G2 5JF

Future developments

The Organisation will continue with its policy of improving the scope and quality of housing within its area of activity working with its existing and new partners.

Charitable Donations and Community Involvement

The Organisation opened the Community Link Project in February 2007 and a second office /drop in centre in December 2007. The Centre acts as an information and advice Centre for a range of services and runs weekly youth groups. During the year ANCHO received £58,339 in grants to fund the project.

Creditor Payment Policy

The Organisation's policy concerning the payment of its trade creditors complies with the Confederation of British Industry guidelines.

Internal Audit

The organisation takes a peer assessment approach for internal audit function. Over the past two years we have been assessed by Glasgow North Housing Association (an 'A' graded association) on areas of rent arrears, void repairs and estate management.

Related Party Transactions

The following members of the Board of Management are tenants:

Janice Murray

Thomas Long

Their tenancies are on the Organisation's normal tenancy terms and they cannot use this position to their advantage.

Employee Involvement and Health & Safety

The Organisation encourages employee involvement in all major initiatives. It shall hold an annual review day for staff and the Board of Management to agree corporate objectives and plans. A health and safety sub-committee meets regularly.

Statement as to Disclosure of Information to Auditors

So far as the Board are aware, there is no relevant audit information (as defined by Section 234ZA of the Companies Act 1985) which the organisation's auditors are unaware, and each Board member has taken all the steps that he or she ought to have taken as a Board member in order to make himself or herself aware of any relevant audit information and to establish that the organisation's auditors are aware of that information.

Auditors

A resolution to re-appoint Armstrongs will be proposed at the Annual General Meeting.

On behalf of the Board of Management

Sonya Campbell

Secretary

Date: 31st May 2012

A handwritten signature in black ink, appearing to read 'Sonya Campbell', written over the printed name and title.

ANCHO LTD

STATEMENT OF BOARD OF MANAGEMENT RESPONSIBILITIES

The Industrial and Provident Societies Act 1965 to 2002 require the Board of Management to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Organisation and of the surplus or deficit of the Organisation for that period. In preparing those Financial Statements, the Board of Management is required to:-

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Organisation will continue in business;
- prepare a statement on Internal Financial Control.

The Board of Management is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Organisation and to enable them to ensure that the Financial Statements comply with the Industrial and Provident Societies Act 1965 to 2002, the Housing (Scotland) Act 2001 and the Registered Social Landlords (Accounting Requirements) (Scotland) Order 2010. They are also responsible for safeguarding the assets of the Organisation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Organisation's suppliers are paid promptly.

The Board of Management must in determining how amounts are presented within items in the profit and loss account and balance sheet, have regard to the substance of the reported transaction or arrangement, in accordance with generally accepted accounting principles and practice.

In so far as the Board of Management are aware:

- There is no relevant audit information (information needed by the Housing Organisation's auditors in connection with preparing their report) of which the company's auditors are unaware, and
- The Board of Management have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the Housing Organisation's auditors are aware of that information.

ANCHO LTD

BOARD STATEMENT OF INTERNAL FINANCIAL CONTROLS

The Board of Management acknowledge their ultimate responsibility for ensuring that the Organisation has in place a system of controls that is appropriate to the various business environments in which it operates. These controls are designed to give reasonable assurance with respect to:

- the reliability of financial information used within the Organisation or for publication;
- that transactions are properly authorised and recorded;
- the maintenance of proper accounting records; and
- the safeguarding of assets (against unauthorised use or disposition).

It is the Board of Management's responsibility to establish and maintain systems of internal financial control. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. The key elements of the systems of financial control are as follows:

- formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Organisation's assets.
- experienced and suitably qualified staff take responsibility for important business functions. Annual appraisal procedures are established to maintain standards of performance.
- forecasts and budgets are prepared regularly which allow the Board of Management and staff to monitor the key business risks and financial objectives, and progress towards financial plans set for the year and the medium term; monthly management accounts are prepared promptly, providing relevant, reliable and up-to-date financial and other information and significant variances from budgets are investigated as appropriate.
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures through the Board of Management.
- the Board of Management reviews reports from management, from the director, staff, internal auditors and from the external auditors to provide reasonable assurance that control procedures are in place and are being followed. This includes a general review of the major risks facing the Organisation.
- formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.

The Board of Management has reviewed the effectiveness of the system of internal financial control in existence in the Organisation for the period ended 31 March 2012. This was reviewed between the year end and the date below. No weaknesses were found within the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditors' report on the financial statements.

By order of the Board of Management

Sonya Campbell

Secretary

Date: 31st May 2012

**REPORT BY THE AUDITORS TO THE MANAGEMENT BOARD OF
ANCHO LTD
ON COMMITTEE STATEMENT ON THE ASSOCIATION'S SYSTEM OF INTERNAL
FINANCIAL CONTROL
FOR THE YEAR ENDED 31ST MARCH 2012**

Corporate Governance

In addition to our audit of the Financial Statements, we have reviewed your statement on Pages 7 and 8 concerning the Association's compliance with the information required by the section on Internal Financial Control within SFHA's publication "Raising Standards in Housing".

Basis of Opinion

We carried out our review having regard to the Bulletin "Disclosures Relating to Corporate Governance" issued by the Auditing Practices Board. The Bulletin does not require us to review the effectiveness of the Association's procedures for ensuring compliance with the Guidance Notes, nor to investigate the appropriateness of the reasons given for non-compliance..

Opinion

In our opinion the Statement on Internal Financial Control on pages 6 and 7 has provided the disclosures required by the section on Internal Financial Control within SFHA's publication "Raising Standards in Housing" and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

Through enquiry of certain members of the Management Committee and Officers of the Association, and examination of relevant documents, we have satisfied ourselves that the Management Committee's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the section on Internal Financial Control within SFHA's "Raising Standards in Housing".



ADAM ARMSTRONG LLB CA (Senior Statutory Auditor)

For and on behalf of Armstrongs

Statutory Auditor

Chartered Accountants

Victoria Chambers

142 West Nile Street

Glasgow

G1 2RQ

31st May 2012

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF ANCHO LTD

We have audited the Financial Statements of ANCHO Limited for the year ended 31 March 2012 on pages 13 to 28. The financial reporting framework that has been applied in their preparation is applicable law and the Registered Social Landlords (Accounting Requirements)(Scotland) Order 2010.

This report is made solely to the Organisation's members, as a body, in accordance with Industrial and Provident Societies Acts 1965 to 2002. Our audit work has been undertaken so that we might state to the Organisation's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept nor assume responsibility to anyone other than the Organisation and the Organisation's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective Responsibilities of the Board of Management and Auditors

As described in the Statement of Management Board's Responsibilities the Organisation's Management Board are responsible for the preparation of the Financial Statements and for being satisfied that they give a true and fair view. Our responsibility is to audit the Financial Statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the Financial Statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the Financial Statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the Organisation's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the Management Board, and the overall presentation of the Financial Statements..

Opinion on Financial Statements

In our opinion the Financial Statements:

- give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice of the state of the Organisation's affairs as at 31st March 2012 and if its surplus for the year then ended.
And
- Have been properly prepared in accordance with the Industrial and Provident Societies Acts 1965 to 2002, Schedule 1, the Housing (Scotland) Act 2001 and the Registered Social Landlords (Accounting Requirements) (Scotland) Order 2010.

Opinion on Management Board Report

In our opinion the information given in the Report of the Management Board for the financial year for which the Financial Statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the current legislation requires us to report to you if, in our opinion:

- Adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- The Financial Statements are not in agreement with the accounting records and returns; or
- Certain disclosures of Management's remuneration specified by law are not made; or
- We have not received all the information and explanations we require for our audit.



ADAM ARMSTRONG LLB CA (Senior Statutory Auditor)

For and on behalf of Armstrongs

Statutory Auditors

Chartered Accountants

Victoria Chambers

142 West Nile Street

Glasgow

G1 2RQ

31st May 2012

ANCHO LTD

INCOME & EXPENDITURE ACCOUNT for the period to 31 MARCH 2012

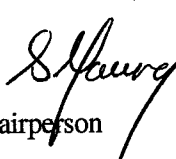
		2012 £	2011 Restated £
Turnover	2	2,500,403	2,516,336
Operating Costs		(1,846,899)	(1,877,254)
Operating Surplus/(Deficit)	2	653,504	639,082
Gain on Sale of Fixed Assets	4	17,961	16,411
Interest Receivable		2,195	1,888
Other Income/(Costs) (Pension)	12	11,000	243,000
Interest Payable & Other Charges		(200,829)	(226,414)
Surplus on Ordinary Activities Before Tax		483,831	673,967
Tax on Surplus on Ordinary Activities		-	-
Surplus/(Deficit) for the year		<u>483,831</u>	<u>673,967</u>

		2012 £	2011 Restated £
Statement of total recognised gains and losses			
Surplus/(Loss) for the year		483,831	673,967
Actuarial gain/(loss) on pension scheme	12	-	254,000
Total recognised gains		483,831	927,697
Note of historical cost profit and loss		483,831	927,697
Realised Gain on Disposal		16,628	8,314
Historical cost surplus for the year		<u>500,459</u>	<u>936,281</u>

ANCHO LTD
BALANCE SHEET as at 31 MARCH 2012

		2012		2011 Restated	
	Note	£	£	£	£
Tangible Fixed Assets					
Housing Properties			17,251,871		16,786,668
Community Link Office			12,656		12,943
IT System and Equipment			13,733		23,403
Other Fixed Assets inc Vehicles			8,958		15,845
	6		<u>17,287,218</u>		<u>16,838,859</u>
 Debtors	7	144,806		159,077	
Cash at Bank and in Hand		<u>569,213</u>		<u>839,199</u>	
			<u>714,019</u>		<u>998,276</u>
 Creditors: amounts falling due within one year	8	<u>(456,778)</u>		<u>(480,523)</u>	
Net Current Assets/(Liabilities)			257,241		517,753
 Total Assets less Current Liabilities			<u>17,544,459</u>		<u>17,356,612</u>
 Creditors: amounts falling due after more than one year	9	(6,985,588)		(7,270,585)	
Pension (Liability)/Asset	12	<u>(81,000)</u>		<u>(92,000)</u>	
Net Assets			<u><u>10,477,871</u></u>		<u><u>9,994,027</u></u>
 Capital and Reserves					
Share capital	15		118		105
Revenue reserve	17		2,530,238		2,029,779
Revaluation reserve	17		<u>7,947,515</u>		<u>7,964,143</u>
			<u><u>10,477,871</u></u>		<u><u>9,994,027</u></u>

The Financial Statements were approved by the Board of Management on 31st May 2012 and signed on their behalf by:


Chairperson


Secretary


Board Member

ANCHO LTD
CASHFLOW STATEMENT
FOR THE PERIOD ENDED 31 MARCH 2012

		2012	2011
	Notes	£ £	Restated £
Net cash inflow from operating Activities	16a	968,285	894,688
Returns on investments and servicing of finance			
Interest received		2,195	1,888
Interest paid		(200,829)	(226,414)
Net cash outflow from returns on investments and servicing of finance		(198,634)	(224,526)
Capital expenditure and financial investment			
Payments to acquire housing properties		(804,341)	(511,311)
Payments to acquire other fixed assets		(2,148)	(43,094)
Social housing grant receivable		-	59,042
Net Proceeds on disposal of properties		46,330	30,897
Proceeds on disposal of other fixed assets			
Net cash inflow from capital expenditure		(760,159)	(464,466)
Net cash inflow before use of liquid resources and financing		9,492	205,696
Financing activities			
Issue of long term loan		-	424,243
(Repayment) of long term loan		(279,503)	(291,687)
Share capital issued		23	4
Net cash inflow/(outflow) from financing		(279,480)	132,560
Net Increase/(Decrease) in Cash in the Period	16b	(269,986)	338,256

ANCHO LTD

NOTES TO THE FINANCIAL STATEMENTS as at 31 MARCH 2012

1. Principal Accounting Policies

a) Basis of Preparation

The accounts are also prepared under the historical cost convention (as modified by the revaluation of housing properties) and on the going concern basis.

The financial statements have been prepared in accordance with applicable accounting standards, the Statement of Recommended Practice – Accounting for Registered Social Landlords 2010 and comply with the Registered Social Landlords (Accounting Requirements) (Scotland) Order 2007..

b) Turnover

Turnover comprises rental and service charge income, factoring fees and any revenue grants receivable.

c) Housing Properties

Housing properties are stated at cost, less social housing and other public grants and less accumulated depreciation. Completed housing properties are professionally valued on an existing use basis. Surpluses and deficits are reflected in the revaluation reserve. Permanent diminutions in value of housing property are eliminated first against any revaluation reserve in respect of that property with any excess being charged in the income and expenditure account. Depreciation is charged on a straight line basis over the expected useful lives of the individual components of individual properties. The components and their expected useful lives are as follows:-

Buildings	50 years	Roof	40 years	Doors	25 years
Windows	25 years	Radiators	20 years	Boilers	15 years
Bathrooms	25 years	Kitchens	15 years		

d) Other Fixed Assets

A full years depreciation is charged in the year of acquisition but no charge is made in the year of disposal. Depreciation is charged at rates estimated to write off costs less the estimated residual value over the expected useful life.

Furniture, Fittings	20% reducing balance
Office Equipment and IT	25% reducing balance
Community Link Project	2% straight line

Social Housing Grant and other grants in Advance/Arrears.

Where developments have been financed wholly or partly by Social Housing Grant or other capital grant, the cost of these developments has been reduced by the amount of the grant receivable. The amount of the grants receivable is shown separately in note 6.

Social Housing Grant received in respect of revenue expenditure is credited to the Income and Expenditure Account in the same period as the expenditure to which it relates.

Although Social Housing Grant is treated as a grant for accounting purposes, it may nevertheless become repayable in certain circumstances, such as the disposal of certain assets. The amount repayable would be restricted to the net proceeds of sale.

e) Pension

The Organisation participates in the centralised Strathclyde Pensions Trust defined benefits pension scheme and retirement benefits to employees of the Organisation are funded by the contributions from all participating employers and employees in the scheme. Payments are made to the Trust in accordance with periodic calculations by consulting actuaries and are based on pension costs applicable across the various participating employers taken as a whole.

The expected cost to the Organisation of pensions is charged to income so as to spread the cost of pensions over the service lives of the employees in the scheme taken as a whole.

The Organisation has fully adopted accounting standard FRS17 'Retirement Benefits' during the year. The impact of this standard has been reflected throughout the financial statements. Prior year comparatives have been restated where appropriate.

The difference between the fair value of the assets held in the Organisation's defined benefit pension scheme and the scheme's liabilities measured on an actuarial basis using the projected unit method are recognised in the Organisation's balance sheet as a pension scheme liability.

f) Apportionment of Management Expenses

Direct employee administration and operating costs have been apportioned to the income and expenditure account on the basis of costs of the staff to the extent that they are directly engaged in each of the operations dealt with in those accounts.

g) Allocation of Owner Occupier Income

Monies charged to owner occupiers for common feu maintenance and insurance is credited into the income and expenditure account within the accounting period in which it relates.

h) Revaluation

A full valuation of the Organisation's housing properties was carried out based on Existing Use Value for Social Housing by Drivers Jonas in October 2008. They have valued the properties at £16,050,000. Drivers Jonas are independent from the reporting entity. The valuation report has been made in accordance with the RICS Appraisal and Valuation Manual. The Board of Management do not believe that the values would have been materially different at the balance sheet date. Had the properties not been restated at valuation the carrying value based on historical cost less social housing grant and depreciation would have been £10,115,351 at 31st March 2011 (2010 - £9,783,074).

i) Operating Leases

Costs in respect of operating leases are charged to the Income and Expenditure Account on a straight line basis over the lease term.

2. Particulars of Turnover, Operating Costs and Operating Surpluses

	2012		
	Turnover	Operating Costs	Operating Surplus
	£	£	£
Social Lettings	2,292,889	1,648,928	643,961
Other Activities	207,514	197,971	9,543
Total	<u>2,500,403</u>	<u>1,846,899</u>	<u>653,504</u>

	2011 Restated		
	Turnover	Operating Costs	Operating Surplus
	£	£	£
Social Lettings	2,278,257	1,738,822	539,435
Other Activities	238,079	138,432	99,647
Total	<u>2,516,336</u>	<u>1,877,254</u>	<u>639,082</u>

3a. Particulars of Turnover, Operating Costs and Operating Surplus from social letting

	General Needs Housing	Supported Housing Accom	Shared Housing Accom	Total 2012	Total for 2011
	£	£	£	£	£
Rent receivable net of service charges	2,334,338	-	-	2,334,338	2,312,528
Service Charges	-	-	-	-	-
Gross income from rents and service charges	2,334,338	-	-	2,334,338	2,312,528
Less voids	(41,449)	-	-	(41,449)	(34,271)
Net income from rents and service charges	2,292,889	-	-	2,292,889	2,278,257
Grants from the Scottish Ministers	-	-	-	-	-
Other revenue grants	-	-	-	-	-
Total turnover from social letting activities	<u>2,292,889</u>	<u>-</u>	<u>-</u>	<u>2,292,889</u>	<u>2,278,257</u>
Management & Maint Admin costs	697,517	-	-	697,517	524,616
Planned, cyc & Major Repair costs	78,028	-	-	78,028	112,158
Reactive maintenance costs	536,696	-	-	536,696	608,361
Bad Debts, rents & service charges	25,631	-	-	25,631	24,044
Depreciation of Social Housing	311,056	-	-	311,056	469,643
Operating costs for Social Letting	<u>1,648,928</u>	<u>-</u>	<u>-</u>	<u>1,648,928</u>	<u>1,738,822</u>
Operating surplus for social lettings	643,961	-	-	643,961	-
For 2012	<u>643,961</u>	<u>-</u>	<u>-</u>	<u>643,961</u>	<u>-</u>
Operating surplus for social lettings 2011	<u>539,435</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>539,435</u>

3b. Particulars of Turnover, Operating Costs & Surpluses/Deficits from Other Activities

	Grants from Scottish Ministers	Other Revenue Grants	Supporting People Income	Other Income	Total Turnover	Operating costs – bad debts	Other Operating costs	Operating Surplus/ (Deficit 2011)	Operating Surplus / (Deficit 2010)
Wider Action	£32,925	£25,414			£58,339	£78,058	-	£(19,719)	£(38,924)
Care & Repair Factoring				£15,547	£ 15,547	£36,850	-	£(21,303)	£11,477
Development Activities									
Support Activities									
Care Activities									
Other									
Manangement Services									
Other Activities	£47,990	£47,432		£38,206	£ 133,628	£83,063		£ 50,565	£127,094
Total from Other Activities	£80,915	£72,846		£53,753	£207,514	£197,971	-	£ 9,543	
Total from Other Activities 2011	£78,426	£95,993		£63,660	£238,079	£138,432	-		£99,647

Other Grants from Scottish Ministers include £6,407 MTR, £24,583 Med Adapts and £17,000 caretaking services, Other Income of £38,206 includes £7,287 for R/Repairs and sundry income, & £22,139 for the provision of DPHS & caretaking services, £8,780 Insurance monies.

4. Sale of Housing Properties

	2012	2011
	£	£
Sale proceeds	47,485	31,600
Less: cost of sales	(29,524)	(15,189)
Gain on Disposal	<u>17,961</u>	<u>16,411</u>

2 Sales of property has occurred under Right to Buy legislation. Cashflow figure for sales proceeds is net of legal costs.

5. Taxation

The Organisation was awarded Charitable status with effect from 26 October 2004. Therefore there is no Corporation Tax liability.

6. Tangible Fixed Assets

	Housing Properties Held For Letting £	Community Link Project	Office Equipment & IT £	Furniture & Fittings £	Motor Vehicles £	Total £
<u>Cost/Valuation</u>						
At 1 st April 2011	18,672,531	73,019	285,080	59,712	4,500	19,094,842
Additions during the year	804,341	-	2,148	-	-	806,489
Disposals during the year	(30,180)	-	-	-	-	(30,180)
At 31 st March 2012	19,446,692	73,019	287,228	59,712	4,500	19,871,151
<u>Housing Association Grant</u>						
At 1 st April 2011	1,124,537	-	-	-	-	1,124,537
Additions during the year	-	-	-	-	-	-
At 31 st March 2012	1,124,537	-	-	-	-	1,124,537
<u>Other Grants</u>						
As at 1 st April 2011	-	58,666	-	-	-	58,666
Additions during the year	-	-	-	-	-	-
As at 31 st March 2012	-	58,666	-	-	-	58,666
<u>Depreciation</u>						
At 1 st April 2011	761,326	1,410	261,677	47,242	1,125	1,072,780
Provided during the year	310,769	287	11,818	3,512	3,375	329,761
Disposals during the year	(1,811)	-	-	-	-	(1,811)
At 31 st March 2012	1,070,284	1,697	273,495	50,754	4,500	1,400,730
<u>Net Book Value</u>						
As at 31 st March 2012	17,251,871	12,656	13,733	8,958	-	17,287,218
As at 31 st March 2011	16,786,668	12,943	23,403	12,470	3,375	16,838,859
Restated						

7. Debtors

	2012 £	2011 £
Amounts falling due within one year:		
Rents in arrears	126,187	144,627
Less: bad debt provision	(33,905)	(33,905)
Sundry debtors and owner arrears	4,676	4,385
Prepayments and accrued income	47,848	43,970
	<u>144,806</u>	<u>159,077</u>

8. Creditors due within one year

	2012 £	2011 £
Loans	263,188	257,692
Trade creditors	43,949	31,467
Rents in advance and owner occupier floats	27,577	25,695
Taxation and Social Security	-	-
Accruals and deferred income	122,064	165,669
	<u>456,778</u>	<u>480,523</u>

9. Creditors due outwith one year

	2012 £	2011 £
Facility Loan	<u>6,985,588</u>	<u>7,270,585</u>

The Dunfermline Building Society holds a standard security and floating charge on the Organisation's 905 properties and garages. The loan is repayable at rates between 1.6% and 6.94% of interest in instalments due as follows:

	2012 £	2011 £
Less than one year	263,188	257,692
Between one and two years	269,936	346,593
Between two and five years	852,893	1,092,825
In five years or more	5,862,759	5,831,167
Less: amounts shown due within one year	(263,188)	(257,692)
	<u>6,985,588</u>	<u>7,270,585</u>

10. Employees

	2012 £	2011 £
Staff costs (including Directors emoluments) during the year: (exc agency staff)		
Wages and salaries	445,418	477,673
Social security costs	37,675	35,854
Other pension costs (Note 12)	63,128	52,876
	<u>546,221</u>	<u>566,403</u>

The average weekly number of persons employed by the Organisation during the year were as follows:

	2012	2011
Housing Staff	4	4
Maintenance Staff	3	2
Administrative and Finance Staff	4	6
Wider Action Staff	2	2
Caretaking staff	3	3
Total	<u>16</u>	<u>17</u>

11. Directors Emoluments

The remuneration paid to the Directors (defined as the Board of Management, the Director and other senior staff members whose total emoluments individually exceed £60,000 per year) of the Organisation were:

	2012 £	2011 £
Total Emoluments (including pension contribution and benefits in kind)	71,968	70,782
The emoluments (excluding pension contributions) of the highest paid Director amounted to	60,865	60,542
The emoluments (excluding pension contributions) of the Chairman amounted to	Nil	Nil

Directors are ordinary members of the Organisation's pension scheme described in Note 12. No enhanced or special terms apply to membership and they have no other pension arrangements to which the Organisation contributes. The Organisation's contributions for Directors in the year amounted to £11,103 (2011 - £10,240 - threshold for disclosure now £60,000).

	2012	2011
Total Emoluments £55,001 - £60,000	1	1

	2012	2011
Total expenses reimbursed to Directors in so far as not chargeable to United Kingdom Income Tax	£1,471	£1,703
The Organisation is managed by a voluntary Board of Management whose members act as Directors of the Organisation.		

No member of the Board of Management received any emoluments in respect of their services to the Organisation for the year ended 31 March 2012.

12. Retirement Benefit Obligations

The Association contributes to Strathclyde Pension Fund administered by Glasgow Council, a defined benefit scheme, which is externally funded and contracted out of the State Earnings-Related Pension Scheme. The assets of the scheme are held in a separate trustee-administered fund. The pension costs are assessed with the advice of independent qualified actuaries, using the projected unit method.

The assumptions and other data that have the most significant effect on the determination of the contribution levels of the scheme are as follows:-

	2012	2011
Latest actuarial date	31 March 2012	31 March 2011
Inflation / Pension Increase Rate	2.5%	2.8%
Salary scale increases per annum	4.8%	5.1%
Discount rate	4.8%	5.5%
Expected Return on Assets	5.8%	6.9%

The Associations share of assets in the scheme and expected rate of return were:-

	2012	2011
Equities	6.3%	7.5%
Bonds	3.9%	4.9%
Property	4.4%	5.5%
Cash	3.5%	4.6%

	2012	2011
	£	£
Estimated employer asset share	<u>2,025,000</u>	<u>1,869,000</u>
Present value of scheme liabilities	(2,106,000)	(1,961,000)
Present value of unfunded liabilities	-	-
Total value of liabilities	<u>(81,000)</u>	<u>(92,000)</u>
Net Pension (Liability)/Asset	<u>(81,000)</u>	<u>(92,000)</u>

12. Pension Costs (Cont.d)

Analysis of amount charged to operating profit	2012
	£
Service costs	55,000
Past service costs	-
Curtailment and settlements	-
Decrease in irrecoverable surplus	-
	<hr/>
Total operating charge	<u>55,000</u>
Analysis of amount credited to other finance income	2012
	£
Expected return on employers assets	131,000
Interest on pension scheme liabilities	(109,000)
	<hr/>
Net return	<u>22,000</u>
Net revenue account cost	<u>33,000</u>
Analysis of recognised in Statement of Total Recognised Gains and Losses (STRGL)	2012
	£
Actual return less expected return on pension scheme assets	20,000
Experience gains and losses arising on the scheme liabilities	
Changes in financial assumptions underlying the present value of the scheme assets	
	<hr/>
Actual gain/(loss) in pension plan	(29,000)
Increase in irrecoverable surplus from the membership fall and other factors	-
	<hr/>
Actuarial gain/(loss) recognised in STRGL	<u>(19,000)</u>
Movement in surplus during the year	2012
	£
Deficit at beginning of year	(92,000)
Current service cost	(55,000)
Employers contributions	63,000
Past service costs	
Estimated Benefits paid	32,000
Net returns on assets	(10,000)
Actuarial gain/(loss)	(19,000)
	<hr/>
(Deficit)/Surplus at end of year	<u>(81,000)</u>

12. Pension Costs (Cont.d)

History of Experience Gains and Losses	2012
Fair value of Employer Assets	2,025,000
Present Value of Defined Benefit Obligation	(2,106,000)
Surplus / (Deficit)	(81,000)
Experience Gains /(losses) on Assets	(29,000)
Experience Gains / (Losses on Liabilities	(19,000)

13. Surplus/Deficit on Ordinary Activities Before Taxation

	2012	2011
Deficit on Ordinary Activities before Taxation is stated after charging:	£	£
Depreciation - Tangible Fixed Assets	329,761	298,356
Gain on Disposal of Fixed Assets	(17,961)	(16,411)
Operating Lease Rental - Office	33,000	27,000

14. Auditors' Remuneration

	2012	2011
	£	£
The remuneration of the auditors (including expenses and excluding VAT for the year)	<u>6,972</u>	<u>6066</u>
Remuneration of the auditors in respect of services other than those of auditors	<u>0</u>	<u>0</u>

15. Share Capital

	2012	2011
	£	£
Shares of £1 fully paid and issued at beginning of year	105	119
Shares issued during year	23	4
Shares cancelled during the year	<u>(10)</u>	<u>(18)</u>
Shares issued at end of year	<u>118</u>	<u>105</u>

Each member of the Organisation holds one £1 share in the Organisation. These shares carry no right to dividend or distributions on a winding up. When a shareholder ceases to be a member, that person's share is cancelled and the amount paid thereon becomes the property of the Organisation. Each member has a right to vote at members' meetings.

16. Notes to the Cash Flow Statement

	2012 £	2011 Restated £
a) Reconciliation of operating surplus to net cash inflow from operating activities		
Operating Surplus/(Deficit)	653,504	639,082
Depreciation	329,761	488,477
FRS 17 Pension Cost Adjustment	-	(5,000)
(Increase)Decrease in debtors	14,271	(847)
(Decrease)/Increase in creditors	(29,241)	(227,006)
Shares cancelled during the year	(10)	(18)
Net cash inflow/(outflow) from operating activities	<u>968,285</u>	<u>894,688</u>

b) Analysis of changes in cash and cash equivalents during the year

Balance at start of year	839,199	500,943
Net cash movement during the year	<u>(269,986)</u>	<u>338,256</u>
Balance at end of year	<u>569,213</u>	<u>839,199</u>

	2012 £	2011 £
c) Analysis of the balance of cash and cash equivalents as shown in the Balance Sheet		
Cash at bank and on hand	<u>569,213</u>	<u>839,199</u>

	At 01/04/11 £	Cashflow £	At 31/03/12 £
d) Analysis of changes in net debt			
Cash at hand and in bank	839,199	(269,986)	569,213
Bank overdraft			
Debt due within one year	(257,692)	(5,496)	(263,188)
Debt due after one year	(6,985,589)	(284,998)	(7,270,587)
	<u>(6,404,082)</u>	<u>(560,480)</u>	<u>(6,964,562)</u>

17. RESERVES

(a) Revenue Reserves

	Total 2012	Total 2011 Restated
As at 1 st April 2011	2,029,779	1,093,498
Transfer from Revaluation Reserve – Gain on Sale	16,628	8,314
Actuarial gain / (loss) recognised	-	254,000
Surplus for the year	<u>483,831</u>	<u>673,967</u>
As at 31 st March 2012	<u>2,530,238</u>	<u>2,029,779</u>

(b) Revaluation Reserves

As at 1 st April 2011	7,964,143	7,972,457
Transfer to Revenue Reserves – Gain on Sale	(16,628)	(8,314)
Revaluation in Year		
As at 31 st March 2012	<u>7,947,515</u>	<u>7,964,143</u>

18. Commitments Under Operating Leases

At the period end the annual commitments under operating leases were as follows:

	2012	2011
Photocopier - expiring in 2-5 years	<u>£ 2,811</u>	<u>£ 2,811</u>
Office premises - expiring within 2- 5 years	<u>£ 33,500</u>	<u>£27,000</u>

19. Capital Commitments

	2012	2011
	£	£
Expenditure authorised by the Board of Management less certified.	<u>21,132</u>	<u>25,537</u>
Expenditure is funded from existing resources		

21. Unit Numbers

	2012	2011
Housing properties	705	684
Garage units	<u>205</u>	<u>205</u>
	<u>910</u>	<u>889</u>

22. Prior Year Adjustment

ANCHO changed its accounting policy for the charging of depreciation upon housing property. Depreciation is now charged upon the individual components of a property of varying rates, where previously the property was treated as a single component.

The organisation revised the accounting policy in order to be compliant with the Statement of recommended Practice 2010.

Prior period comparatives have been reinstated to reflect this change in policy. The following table indicates the changes that have been made to the comparative statements:-

Income and Expenditure Account 2011

	Financial Statements	Adjustment	Restated
Operating Cost	<u>£2,046,524</u>	<u>£169,270</u>	<u>£1,877,254</u>
Surplus on Ordinary Activities After Tax	<u>£504,697</u>	<u>£169,270</u>	<u>£673,967</u>
Tangible Fixed Assets	<u>£16,107,957</u>	<u>£730,902</u>	<u>£16,838,859</u>
Capital and Reserves			
Share Capital	105	-	105
Revaluation Reserve	£9,518,342	(1,554,199)	£7,964,143
Revenue Reserves	<u>(255,323)</u>	<u>£2,285,102</u>	<u>£2,029,779</u>
	<u>£9,263,124</u>	<u>£730,902</u>	<u>£9,994,026</u>

Income and Expenditure 2010

	Financial Statements	Adjustment	Restated
Operating Cost	<u>£2,245,366</u>	<u>£2,426,090</u>	<u>(£180,724)</u>
Surplus on Ordinary Activities After Tax	<u>£25,507</u>	<u>£2,426,090</u>	<u>£2,451,597</u>
Tangible Fixed Assets	<u>£16,284,825</u>	<u>£561,632</u>	<u>£16,846,457</u>
Capital and Reserves			
Share Capital	119	-	119
Revaluation Reserve	£9,686,200	(£1,713,743)	£7,972,457
Revenue Reserves	<u>(£1,181,877)</u>	<u>£2,275,375</u>	<u>£1,093,498</u>
	<u>£8,504,442</u>	<u>£561,632</u>	<u>£9,066,074</u>

ANCHOL LTD
STATEMENT OF OPERATING COSTS
For the period ended 31 March 2012

	2011 Total £	Employee Costs Management and Administrative Staff	2012 Total £	Housing Management £	Repairs and Day to day £	Planned Maintenance £	Caretaking Services £	Owners £	Wider Action £	Finance and Corporate £
566,403			546,220	131,030	117,898	-	-	13,870	56,374	227,048
			35,937	35,478	-	-	-	459	-	-
817,403			675,179	-	536,696	78,028	60,455	-	-	-
			11,555	-	-	-	-	-	1,301	10,254
21,102			18,359	-	-	-	-	-	-	18,359
16,767			7,192	-	-	-	-	-	-	7,192
6,779			10,622	-	-	-	-	-	-	873
9,277			39,802	9,749	-	-	-	-	1,027	38,775
36,827			21,036	-	-	-	-	-	-	21,036
57,533			16,589	-	-	-	-	-	2,738	13,851
17,356			11,422	-	-	-	-	-	2,295	9127
9,040			11,326	-	-	-	-	-	-	11,326
11,877										
			18,418	-	-	-	-	-	-	18,418
36,493			25,723	-	-	-	-	-	11,805	13,918
15,154			4,156	-	-	-	-	-	-	4,156
28,120			32,684	16,487	-	-	-	-	2,518	13,679
35,838			5,287	5,287	-	-	-	-	-	-
6,896			25,631	25,631	-	-	-	-	-	-
24,044			329,761	311,056	-	-	-	-	-	-
298,356			1,846,899	534,718	654,594	78,028	60,455	14,329	78,058	426,717
2,046,524				212,759	191,436	-	-	22,521	-	(426,717)
			1,846,899	747,477	846,030	78,028	60,455	36,850	78,058	-
2,046,524										