

ANGUS HOUSING ASSOCIATION LIMITED



ANGUS HOUSING ASSOCIATION LIMITED

REPORT AND ACCOUNTS

31st March 2016

Registered No. 1666R(S)
Scottish Charity No. SC020981
The Scottish Housing Regulator No. HAL65

ANGUS HOUSING ASSOCIATION LIMITED



REPORT AND FINANCIAL STATEMENTS For the period ended 31st March 2016

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ANGUS HOUSING ASSOCIATION LIMITED



Registered No. 1665R(S)
Scottish Charity No. SC020981
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MEMBERS OF COMMITTEE OF MANAGEMENT

Cllr S Welsh	(Chairman)
R B H Young MBE	(Vice Chairman)
C MacDougall	(Treasurer)
Mrs E M G Whitson	(Secretary)
Ms H Farquhar	
R Fraser	
A Gibson	
A Jack	
J Nicoll	
R Wright (Resigned 28 th October 2015)	
I Laird	
W Gibson	
R Colquhoun	
B Morris	

KEY MANAGEMENT PERSONNEL

Bruce Forbes (Director)

SECRETARY AND REGISTERED OFFICE

Mrs E M G Whitson, 93 High Street, Arbroath, DD11 1DP

SOLICITOR

Thorntons Law LLP, Whitehall House, 33 Yeaman Shore, Dundee

BANKERS

The Royal Bank of Scotland plc, Brothock Bridge, Arbroath

EXTERNAL AUDITORS

Findlay & Company, 11 Dudhope Terrace, Dundee

INTERNAL AUDITORS

TIAA, Conference House, 152 Morrison Street, The Exchange, Edinburgh



CHAIRMAN'S STATEMENT

Once again, Angus Housing Association is able to report on a very successful year in 2015/16.

A surplus of £1.76 million is the financial tip of an iceberg of very high standards of performance across all of the Association's activities.

It is, however, this strong performance that makes the resources available to deliver investment in new and improved homes as well as the quality repairs and housing management services our tenants have rightly come to expect.

During 2015/16, this allowed us to proceed with the renewal of all our IT systems. While this was a huge challenge and a major investment, it was also a process that involved all of the Association staff in the selection of Kypera as our new software provider. The new system went live in February, 2016 and like all major changes, there were teething troubles. Due, however, to the buy in that staff had to the process, a huge joint effort kept the disruption and changes to service delivery to an absolute minimum. In the longer term, the potential of the new system is exciting and will help us to introduce mobile working and other service improvements and efficiencies for tenants.

Maximising efficiency in future years will be a key objective as resources are squeezed and we are now far better placed to respond to these challenges.

The last year has also seen, despite the UK Government's continuation of austerity policies, a huge commitment by the Scottish Government, to deliver much more affordable housing for rent. Many of these new homes will be delivered by Housing Associations and in Angus and Dundee, we are well placed to contribute a substantial proportion of these. In 2015/16, new developments were completed at Restenneth Fields in Forfar, Ormiston Crescent in Dundee and at Hillhead in Kirriemuir. Work got underway at other new developments in Clifftown, Arbroath and Hill Place in Montrose. Most importantly, plans for investment in the expanded Scottish Government house building programme have advanced in Monifieth, Arbroath, Inverkeilor and at the site of the former Mid Craigie Primary School in Dundee. These will hopefully come to fruition as the investment increases in future years.

Once again, we have continued to match our commitment to building new homes for those in need by ensuring we also invest in the quality of our existing houses. 2015/16 saw £3.1 million invested in Improvements and Planned Maintenance of our existing housing stock. By 31st March, 2016, 95.5 % of our homes met the Scottish Housing Quality Standard compared to the Scottish average of 92.8%. More investment in new windows, doors, central heating, kitchens and bathrooms is planned for the years ahead to keep our houses up to this standard and to achieve the Energy Efficiency Standard for Social Housing by 2020.

Our Repairs Service continued to improve with all of our repair response times for both emergency and non-emergency repairs achieving far better response times than the Scottish average.

Rent continued to be collected efficiently with arrears again less than 2% and on average, it took us 14.3 days to re-let homes becoming empty compared to the Scottish average of 35.4 days.

In summary, we continue to perform efficiently and effectively and in what we consider to be the most important services to tenants, we consistently out-perform against the Scottish average.

All of this is, of course, a team effort based on a full commitment to our Aims and Objectives to provide affordable homes to rent for those in need.

I would, therefore, once again like to conclude by thanking all of my fellow committee Members and all of the staff of Angus Housing Association for their tireless efforts and hard work and for their support to me in my role as Chairman.

Sheena M. Welsh

Sheena Welsh

Chairman



REPORT OF THE COMMITTEE OF MANAGEMENT

Report by the Committee of Management to the Twenty Seventh Annual General Meeting of the amalgamated Angus Housing Association Limited to be held at Angus Housing Association Limited, Ormiston Crescent, Dundee DD4 0UD on Wednesday 28th September 2016 at 9.45am.

The Committee submit to the Meeting their Twenty Seventh Annual Report and Statement of Accounts duly audited for the year ended 31st March 2016.

OBJECTIVES AND STRUCTURE

The Association's broad objective is to contribute to providing high quality, affordable housing for all those individuals, families and communities in Angus and Dundee who are in need of the fundamental human right of a decent, secure home to call their own.

The Association aims to achieve this objective by providing good quality homes for rent and shared ownership at an affordable cost to our tenants, ensuring the criteria we use to control access to our houses is based solely on the housing needs of applicants and providing an efficient, responsive and personal housing management and maintenance service of the highest possible quality.

The Association's Committee now comprises thirteen registered members and has two sub-committees, which deal with service delivery and finance & audit. The committees are made up of specialist consultants from relevant differing professions with a variety of skills. The Committee of Management meets six times per annum, whilst the sub-committees meet at least four times per annum.

The Committee of Management receives reports from the sub-committees, receives information on current developments in progress and also on possible future sites, considers budgets and management accounts, all policy matters and other relevant business. The day to day management of the Association is delegated to the Director and Management Team.

REVIEW OF THE YEAR

The Committee of Management is pleased to report a surplus for the year of £1,773,456 (2015: £2,308,347). A total of £8,152,773 has been spent on Development, Major and Planned Repairs, of which £758,509 has been charged to the Income & Expenditure Account. Over the course of the year the Association made £3,069 in charitable donations.

The Association has continued to develop new housing during the year, with 42 new build completions at Restenneth Fields, Forfar. Development of a further 52 properties at Ormiston Crescent, Dundee is ongoing at the financial year end.

The Balance Sheet shows a net asset position of £9,524,990 (2015: £7,751,539).

ELECTION OF COMMITTEE OF MANAGEMENT

In terms of the Rules of the Association

Mr C MacDougall, Mrs E M G Whitson, Mrs S Welsh, Mrs H Farquhar and Mr R Fraser, Members of the Committee of Management, retire from office at this time and offer themselves for re-election.



REPORT OF THE COMMITTEE OF MANAGEMENT

STATEMENT OF COMMITTEE MEMBERS' RESPONSIBILITIES

Co-operative and Community Benefit Society and Registered Housing Association Law requires the Committee Members to prepare Accounts for each financial period which give a true and fair view of the state of affairs of the Association and of the surplus or deficit of the Association for that period. In preparing those Accounts, the Committee Members are required to:

- ❖ Select suitable accounting policies and then apply them consistently;
- ❖ Make judgements and estimates that are reasonable and prudent;
- ❖ Prepare the Accounts on the going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Committee Members are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the Accounts comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010, the Accounting Determination 2012, and the Statement of Recommended Practice: Accounting by Registered Social Landlords 2010 issued by the Accounting Standards Board. They are also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

INTERNAL FINANCIAL CONTROL

The Committee of Management acknowledges its ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate for the business environment in which it operates. These controls are designed to give reasonable assurance with respect to:

- the reliability of financial information used within the Association, or for publication;
- the maintenance of proper accounting records;
- the safeguarding of assets against unauthorised use or disposition.

It is the Committee of Management's responsibility to establish and maintain the systems of internal financial control. Such systems can only provide reasonable and not absolute assurance against material financial mis-statement or loss. Key elements of the Association's systems include ensuring that:

- formal policies and procedures are in place, including the ongoing documentation of key system and rules in relation to the delegation of authority, which allow the monitoring of controls and restrict the unauthorised use of the Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared, which allow the management team and the Committee of Management to monitor the key business risks, financial objectives and progress being made towards achieving the financial plans set for the year and for the medium term;
- quarterly financial management reports are prepared promptly, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- Regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Committee of Management
- the Audit Committee received reports from management and from external and internal auditors, to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Association is undertaken;
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

ANGUS HOUSING ASSOCIATION LIMITED



REPORT OF THE COMMITTEE OF MANAGEMENT

INTERNAL FINANCIAL CONTROL (Cont'd)

The Committee of Management has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31st March 2016. No weaknesses were found in internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

RELATED PARTY TRANSACTIONS

The tenants who sit on the Committee of Management have entered into tenancies on the Association's normal terms and conditions and they cannot use their position to their advantage.

Clr Sheena Welsh is a councillor with Angus Council who sits on the Committee of Management. The committee can confirm that all transactions with Angus Council are made on normal commercial terms and councillors cannot use their position to any advantage.

RE-ELECTION OF AUDITORS

A resolution to re-appoint Findlay & Company as auditors will be submitted at the Annual General Meeting.

By Order of the Committee

Elizabeth MG Whitson

Secretary to the Committee of Management

28 September 2016

ANGUS HOUSING ASSOCIATION LIMITED



INDEPENDENT AUDITORS' REPORT

to the Members of Angus Housing Association Limited

We have audited the Financial Statements of Angus Housing Association Limited for the year ended 31 March 2016 which comprise the Statements of Comprehensive Income, Financial Position, Changes in Reserves, Cash Flows, and the related notes. The financial reporting framework that has been applied in their preparation is applicable law, the Scottish Housing Regulator's Determination of Accounting Requirements April 2014 and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

This report is made solely to the Association's members, as a body, in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association'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 or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective Responsibilities of the Board and the Auditor

As explained more fully in the Statement of the Board's Responsibilities set out on pages 5 & 6, the Board is responsible for the preparation of financial statements which give a true and fair view. Our responsibility is to audit and express an opinion on 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 (APB'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 Association's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Board; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Report of the Board of Directors to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Opinion on the Financial Statements

In our opinion the Financial Statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2016 and of its income and expenditure for the year then ended; and
- have been properly prepared in accordance with the Co-operative and Community Benefit Societies Act 2014, Schedule 1, the Housing (Scotland) Act 2010, and the Scottish Housing Regulator's Determination of Accounting Requirements 2014.

ANGUS HOUSING ASSOCIATION LIMITED



INDEPENDENT AUDITORS' REPORT

to the Members of Angus Housing Association Limited (continued)

Matters on which we are required to report by exception

We are required to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained by the Association in accordance with the requirements of the legislation; or
- the Association has not kept proper accounting records; or
- the Financial Statements are not in agreement with the books of account; or
- we have not received all the information and explanations we need for our audit

We have nothing to report in respect of these matters.

ALEXANDER SQUIRES CA (SENIOR STATUTORY AUDITOR)
For and on behalf of
FINDLAY & COMPANY
CHARTERED ACCOUNTANTS AND STATUTORY AUDITORS
11 DUDHOPE TERRACE
DUNDEE
DD3 6TS

28 September 2016

ANGUS HOUSING ASSOCIATION LIMITED



REPORT BY THE AUDITORS TO ANGUS HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANCE MATTERS

In addition to our audit of the financial statements, we have reviewed your statement on pages 6 and 7 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator .

Basis of Opinion

We carried out our review having regard to the requirements to corporate governance matters within Bulletin 2006/5 issued by the Financial Reporting Council. 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 reason 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 relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator in respect of internal financial controls 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 Committee of Management and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Committee of Management's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the relevant Regulatory Standards in respect of internal financial controls within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

ALEXANDER SQUIRES, CA (SENIOR STATUTORY AUDITOR)
For and on behalf of
FINDLAY & COMPANY
CHARTERED ACCOUNTANTS AND STATUTORY AUDITORS
11 DUDHOPE TERRACE
DUNDEE
DD3 6TS

28 September 2016

ANGUS HOUSING ASSOCIATION LIMITED



STATEMENT OF COMPREHENSIVE INCOME

For the reporting period 31st March 2016

	Notes	2016 £	Restated 2015 £
TURNOVER	2	8,077,317	8,016,173
Operating costs	2	<u>(5,074,893)</u>	<u>(5,582,348)</u>
OPERATING SURPLUS		3,002,424	2,433,825
Profit/(loss) on Sale of Fixed Assets	5	10,422	35,182
Interest receivable and other income		21,585	348,206
Interest payable and similar charges		<u>(1,269,975)</u>	<u>(331,866)</u>
SURPLUS FOR YEAR		<u>1,764,456</u>	<u>2,485,347</u>
Actuarial gain / (loss) in respect of pension schemes		9,000	<u>(177,000)</u>
Total comprehensive income for the year		<u>1,773,456</u>	<u>2,308,347</u>

The notes on pages 14 to 29 form part of these financial statements.

ANGUS HOUSING ASSOCIATION LIMITED



STATEMENT OF FINANCIAL POSITION At 31st March 2016

	Notes	2016 £	Restated 2015 £
PLANT, PROPERTY & EQUIPMENT			
Housing properties	8a	92,890,848	87,581,889
Fixed Asset Investment	8b	216,868	216,868
Other Fixed Assets	8c	1,106,345	897,175
		<u>94,214,061</u>	<u>88,695,932</u>
CURRENT ASSETS			
Debtors	9	702,961	1,101,035
Cash & Deposits		3,186,136	3,184,806
Property Held for Sale	10	366,671	Nil
Stock of Maintenance Supplies	11	<u>8,921</u>	<u>9,172</u>
		4,264,689	4,295,013
CREDITORS: amounts falling due within one year	12	<u>(3,145,784)</u>	<u>(2,579,977)</u>
NET CURRENT ASSETS		1,118,905	<u>1,715,036</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		95,332,966	90,410,968
CREDITORS: amounts falling due after more than one year	13	(83,640,424)	(80,334,429)
Pension Provision	14	<u>(2,167,552)</u>	<u>(2,325,000)</u>
TOTAL ASSETS LESS LIABILITIES		<u>9,524,990</u>	<u>7,751,539</u>
CAPITAL AND RESERVES			
Share Capital	15	51	56
Revenue reserve	16	<u>9,524,939</u>	<u>7,751,483</u>
		<u>9,524,990</u>	<u>7,751,539</u>

The financial statements on pages 10 to 29 were approved by the Committee of Management on 28 September 2016 and were signed on its behalf by:

Sharon M. Welsh

Chairman of Committee of Management

Elizabeth M.G. Wilson
Secretary to Committee of Management

Member of Committee of Management

John A. Campbell

The notes on pages 14 to 29 form part of these financial statements.

ANGUS HOUSING ASSOCIATION LIMITED



STATEMENT OF CHANGES IN RESERVES

	Share Capital	Revenue Reserve	Total
	£	£	£
As at 1 April 2014 as previously stated	56	6,655,567	6,655,623
Changes on transition to FRS 102 (note24)	-	<u>(1,212,431)</u>	<u>(1,212,431)</u>
At 1 April 2014 as restated	56	5,443,136	5,443,192
Surplus/(deficit) for the year	-	2,485,347	2,485,347
Remeasurement gain/(loss) on defined benefit	-	<u>(177,000)</u>	<u>(177,000)</u>
Total Comprehensive income	-	<u>2,308,347</u>	<u>2,308,347</u>
As at 31 March 2015 and 1 April 2015	<u>56</u>	<u>7,751,483</u>	<u>7,751,539</u>
Surplus/(deficit) for the year	-	1,764,456	1,764,456
Remeasurement gain/(loss) on defined benefit	-	<u>9,000</u>	<u>9,000</u>
Total Comprehensive income	-	<u>1,773,456</u>	<u>1,773,456</u>
Share capital cancelled	<u>(5)</u>	-	<u>(5)</u>
As at 31 March 2016	<u>51</u>	<u>9,524,939</u>	<u>9,524,990</u>

The notes on pages 14 to 29 form part of these financial statements.



STATEMENT OF CASH FLOWS
For the reporting date 31st March 2016

	Notes	2016	Restated 2015
		£	£
NET CASH INFLOW/(OUTFLOW) FROM OPERATING ACTIVITIES	17	<u>5,325,580</u>	<u>3,622,480</u>
CASHFLOW FROM INVESTING ACTIVITIES			
Purchase of tangible fixed assets		(7,727,554)	(7,167,024)
Purchase of investments		-	-
Proceeds from sale of tangible fixed asset		34,000	78,750
Grants received		1,943,378	4,124,041
Grants repaid		-	(42,343)
Interest receivable		<u>21,585</u>	<u>348,206</u>
NET CASH FLOW FROM INVESTING ACTIVITIES		<u>(5,728,591)</u>	<u>(2,658,370)</u>
CASHFLOW FROM FINANCING ACTIVITIES			
Issue of share capital		-	-
Interest payable		(1,216,975)	(251,866)
New secured loans		2,750,000	2,000,000
Repayment of borrowings		<u>(1,128,684)</u>	<u>(844,334)</u>
NET CASH FLOW FROM FINANCIING ACTIVITES		<u>404,341</u>	<u>903,800</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		<u>1,330</u>	<u>1,867,910</u>
CASH AND CASH EQUIVALENTS AS AT 1st April 2015		<u>3,184,806</u>	<u>1,316,896</u>
CASH AND CASH EQUIVALENTS AS AT 31ST March 2016		<u>3,186,136</u>	<u>3,184,806</u>

The notes on pages 14 to 29 form part of these financial statements.



NOTES TO THE ACCOUNTS

For the reporting date 31st March 2016

1. ACCOUNTING POLICIES

These financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standards 102 (FRS102) and the Statement of Recommended Practice for Social Housing Providers 2014 (SORP 2014) and the Scottish Housing Regulator Determination of Accounting Requirements 2014.

The financial statements have been prepared on a going concern basis under the historical cost convention.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless indicated otherwise. The Association adopted the SORP in the current year and an explanation of how transition to the SORP has affected the reported financial position and performance is given in note 24.

Accounting basis

Angus Housing Association meets the definition of a public benefit entity under FRS 102.

Fixed assets – housing land and buildings

Housing properties are stated at cost. The development costs of housing properties include the following:

- i. Cost of acquiring land and buildings;
- ii. Development expenditure;
- iii. Capital acquisition and development administration costs
- iv. Capital clerk of works costs

Expenditure on schemes which are subsequently aborted is written off in the year in which it is recognised that the schemes will not be developed to completion.

The proceeds arising from first tranche “sales” of Housing Association Grant funded shared ownership properties are recorded through the Income & Expenditure Account, with any subsequent sales treated as a disposal of fixed assets.

In accordance with the SORP, where a housing property comprises two or more major components with substantially different useful economic lives, each component has been accounted for separately and depreciated over its useful life. The following components have been identified:

<u>Component</u>	<u>Useful Economic Life</u>
Land	Not Applicable
Main Structure	90 Years
Roof	50 Years
Windows & Doors	50 Years
Guttering/Woodwork	25 Years
External Fencing	25 Years
Heating System Gas	20 Years
Electric	15 Years
Kitchen	15 Years
Bathroom	15 Years
Electrical Installation	10 Years
Controlled Entry Systems	12 Years

The Association will capitalise the replacement of these components in line with its Lifecycle Replacement Programme. One off main component replacements will not be capitalised unless the replacement is within a timeframe which means that the component will not be replaced again at the next scheduled cycle.



NOTES TO THE ACCOUNTS For the reporting date 31st March 2016

1. ACCOUNTING POLICIES (continued)

Depreciation

Depreciation is provided for at rates calculated to write off the cost of each asset evenly over its expected useful life as shown above except for the following:

Housing properties (shared ownership)	- over 50 years
Office building	- over 50 years
Computer and office equipment	- over 4 years
Office and Furnished Flat Furnishings	- over 4 years

Grants

Where a grant is paid as a contribution towards revenue expenditure, it is included in turnover. Where a grant is received from government and other bodies as a contribution towards a capital cost, it is recognised as income using the performance model in accordance with the SORP 2014. Prior to satisfying the performance conditions such grants are held as deferred income on the Statement of Financial Position. The above change in accounting policy has required a prior year adjustment to be made to financial year ended 31 March 2015 (see note 23)

Homestake

Grants are received from ministers of the Scottish Government for the purchase of properties under the Homestake scheme. The element of the property not owned by the Homestake owner will be accounted for as a Fixed Asset Investment. The cost is offset by a grant of the same amount which is held as Deferred Income within Other Creditors.

Subsidiary

The subsidiary Musselcrag Limited is a dormant company as at 31st March 2016 and accordingly the Association has not prepared consolidated statements.

Supporting People Funding

The Association receives Supporting People funding to fund part of the Sheltered Housing Service. The income and expenditure for this service is shown separately within Other Activities in Note 4.

Lead Tenancies Major Repair Provision

A provision is made for each lead tenancy property at a rate which has been agreed as part of the Lease Agreement with the Owner of the Property. This provision is released to cover major repairs to these properties when they take place. At the end of the lease any monies left in the provision would be repayable to the Owner.

Operating Leases

Rental applicable to operating leases, where substantially all of the benefits and risks of ownership remain with the lessor are charged to the Income and Expenditure Account on a straight line basis over the term of the lease.

Pensions

The Association participates in a pension scheme providing benefits based on final pensionable salary. Contributions are charged to the income and expenditure account so as to spread the cost of pensions over the employees working lives with the Association.

ANGUS HOUSING ASSOCIATION LIMITED



NOTES TO THE ACCOUNTS

For the reporting date 31st March 2016

2 PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS

	Turnover	Operating Costs	2016 Operating Surplus/ (Deficit)	Restated 2015 Operating Surplus/ (Deficit)
	£	£	£	£
Income & Expenditure From Lettings	7,802,314	4,723,454	3,078,860	2,392,674
Other Activities	<u>275,003</u>	<u>351,439</u>	<u>(76,436)</u>	<u>41,151</u>
TOTAL	<u>8,077,317</u>	<u>5,074,893</u>	<u>3,002,424</u>	<u>2,433,825</u>
Total for 2015	<u>8,016,173</u>	<u>5,582,348</u>		

3 PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM SOCIAL LETTING ACTIVITIES

	General Needs Housing	Sheltered Housing	Shared Ownership	2016 Total	Restated 2015 Total
	£	£	£	£	£
Rent Receivable net of Service Charges	6,777,284	287,322	8,880	7,073,486	6,846,862
Service Charges Receivable	<u>72,388</u>	<u>34,974</u>	<u>386</u>	<u>107,748</u>	<u>151,183</u>
Gross Rent Receivable	6,849,672	322,296	9,266	7,181,234	6,998,045
LESS: Rent Losses from Voids	<u>(31,517)</u>	<u>(611)</u>	<u>Nil</u>	<u>(32,128)</u>	<u>(49,407)</u>
Net Income from Rents and Service Charges	6,818,155	321,685	9,266	7,149,106	6,948,638
Amortised Government Grants	593,208	Nil	Nil	593,208	587,617
Revenue Grants	<u>60,000</u>	<u>Nil</u>	<u>Nil</u>	<u>60,000</u>	<u>124,245</u>
Total Turnover from Social Letting	7,471,363	321,685	9,266	7,802,314	7,660,500
Management Services	1,281,611	59,074	8,647	1,349,332	1,526,616
Planned and Cyclical Maintenance	121,719	48,769	Nil	170,488	156,294
Reactive Maintenance	756,743	1,766	Nil	758,509	791,601
Rent Losses from Bad Debts	660,549	29,916	Nil	690,465	768,350
Depreciation of Social Housing	36,025	Nil	Nil	36,025	53,720
	<u>1,663,830</u>	<u>53,947</u>	<u>858</u>	<u>1,718,635</u>	<u>1,971,245</u>
Total Operating Costs	<u>4,520,477</u>	<u>193,472</u>	<u>9,505</u>	<u>4,723,454</u>	<u>5,267,826</u>
Operating Surplus/(Deficit)	<u>2,950,886</u>	<u>128,213</u>	<u>(239)</u>	<u>3,078,860</u>	<u>2,392,674</u>
Operating Surplus/ (Deficit) for 2015	<u>2,292,896</u>	<u>99,603</u>	<u>175</u>		

Note: All Major Repair costs not capitalised are included in Planned and Cyclical Maintenance. There was no impairment of social housing.

ANGUS HOUSING ASSOCIATION LIMITED



NOTES TO THE ACCOUNTS

For the reporting date 31st March 2016

3 PARTICULARS OF INCOME AND EXPENDITURE FROM LETTINGS (continued)

The number of units of housing under development and in management at 31st March 2016 was:

Housing accommodation for letting	Units under Development		Units in Management	
	2016	2015	2016	2015
New build - Shared Ownership	Nil	Nil	5	5
New build - Rented	59	52	1,313	1,297
Rehabilitation - Rented	Nil	1	416	415
Rehabilitation - Sheltered	<u>Nil</u>	<u>Nil</u>	<u>83</u>	<u>83</u>
	<u>59</u>	<u>53</u>	<u>1,817</u>	<u>1,800</u>

4 PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM OTHER ACTIVITIES.

	Grants from Scottish Ministers £	Supporting People Income £	Other Income £	Total Turnover £	Operating Costs- Bad Debts £	Other Operating Costs £	2016 Operating Surplus/ (Deficit) £	Restated 2015 Operating Surplus/ (Deficit) £
Non RTB Property Sales	Nil	Nil	Nil	Nil	Nil	Nil	Nil	19,941
Wider Role Activities	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Development & Construction of Properties	Nil	Nil	Nil	Nil	Nil	14,823	(14,823)	(13,533)
Grant Funded Disabled Adaptations	49,251	Nil	Nil	49,251	Nil	49,251	Nil	Nil
Supporting People	Nil	18,987	Nil	18,987	Nil	103,217	(84,230)	1,135
Factoring	Nil	Nil	122,908	122,908	Nil	95,021	27,887	38,052
Other Activities	Nil	Nil	83,857	83,857	Nil	89,127	(5,270)	(4,444)
TOTAL	49,251	18,987	206,765	275,003	Nil	351,439	(76,436)	41,151
Total 2015	42,543	76,624	236,506	355,673	522	314,000	41,151	.

Note: There were no other revenue grants received for the above activities.

The following operating costs are not applicable for the year ended 31st March 2016:

- Care & Repair of Property
- Care Activities
- Agency/Management Services for Registered Social Landlords
- Other Agency/Management Services
- Development for Sale to Registered Social Landlords
- Development and Improvement for Sale to Non Registered Social Landlords
- Homestake

ANGUS HOUSING ASSOCIATION LIMITED



NOTES TO THE ACCOUNTS

For the reporting date 31st March 2016

5 GAIN/(LOSS) ON SALE OF FIXED ASSET

	Shared Ownership Properties	Other Properties	2016 Total	2015
	£	£	£	£
Proceeds	Nil	34,000	34,000	78,750
Cost of Disposal	<u>Nil</u>	<u>(23,578)</u>	<u>(23,578)</u>	<u>(43,568)</u>
Gain/(Loss)	<u>Nil</u>	<u>10,422</u>	<u>10,422</u>	<u>35,182</u>

6 SURPLUS FOR THE YEAR

	2016	Restated 2015
a) This is stated after charging:		
	£	£
Auditors' remuneration (including VAT) - external audit	12,000	9,960
- other services	Nil	Nil
- internal audit	4,831	7,542
Donations to Local Charities	3,069	324
Operating Leases	25,204	17,935
(Gain)/loss on disposal of fixed assets	(10,422)	(35,182)
Depreciation	<u>1,718,635</u>	<u>2,006,637</u>

7 STAFF COSTS

At the year-end there were 38.71 full time equivalent employees (2015: 35.45). Staff costs during the year amounted to:

	£	£
Wages and Salaries	1,104,214	1,111,248
National insurance	106,448	85,930
Pensions	<u>113,144</u>	<u>107,525</u>
	<u>1,323,806</u>	<u>1,304,703</u>

The average number of persons directly employed by the Association during the year was

No.	No.
<u>41</u>	<u>42</u>



NOTES TO THE ACCOUNTS For the reporting date 31st March 2016

7 STAFF COSTS (continued)

KEY MANAGEMENT PERSONNEL

As per the Scottish Housing Regulator's Determination of Accounting Requirements 2014, disclosure of key management personnel's emoluments exceeding £60,000 per annum is required.

	2016	2015
	£	£
The total emoluments payable to key management personnel and former key management personnel amount to:-		
Emoluments excluding employers pension	78,839	77,823
Employers pension contributions	<u>27,959</u>	<u>22,266</u>
Total emoluments payable	<u>99,798</u>	<u>100,089</u>

	No.	No.
The emoluments (including pension contributions but excluding redundancy payments) of the Officers were in the following ranges:		
£ 60,000 - £ 70,000	-	-
£ 70,001 - £ 80,000	-	-
£ 80,001 - £ 90,000	-	-
£ 90,001 - £ 100,000	1	-
£100,001 - £110,000	-	1
	1	1

No emoluments were paid to any member of the Committee.

ANGUS HOUSING ASSOCIATION LIMITED



NOTES TO THE ACCOUNTS

For the reporting date 31st March 2016

8 TANGIBLE FIXED ASSETS

a) Housing properties	Wholly Owned Completed £	Wholly Owned in Course of Construction £	Shared Ownership Completed £	Total £
Cost:				
At 1 st April 2015 - restated	106,522,238	2,530,329	134,231	109,186,798
Additions during year	2,318,340	5,075,925	Nil	7,394,265
Transfer to current assets	(641,156)	Nil	Nil	(641,156)
Transfer	3,660,436	(3,660,436)	Nil	Nil
Disposals in year	<u>(385,969)</u>	<u>Nil</u>	<u>Nil</u>	<u>(385,969)</u>
At 31 March 2016	<u>111,473,889</u>	<u>3,945,818</u>	<u>134,231</u>	<u>115,553,938</u>
Depreciation:				
At 1 st April 2015 - restated	21,555,423	Nil	49,486	21,604,909
Transfer to current assets	(274,485)	Nil	Nil	(274,485)
Disposals in year	(287,395)	Nil	Nil	(287,395)
Charge for year	<u>1,619,203</u>	<u>Nil</u>	<u>858</u>	<u>1,620,061</u>
At 31 st March 2016	<u>22,612,746</u>	<u>Nil</u>	<u>50,344</u>	<u>22,663,090</u>
Net book value:				
At 31 st March 2016	<u>88,860,285</u>	<u>3,945,818</u>	<u>84,745</u>	<u>92,890,848</u>
At 31 st March 2015 - restated	<u>84,966,815</u>	<u>2,530,329</u>	<u>84,745</u>	<u>87,581,889</u>

Total works carried out on housing properties for the year ended 31st March 2016 was £8,152,773 (2015- £7,877,187). Of this total £7,394,264 (2015 - £7,085,586) was capitalised above and £758,509 (2015 - £791,601) was expensed in the income and expenditure statement in line with recommended practice.

During the year the Association had capitalised salary costs of £289,011 (2015 - £225,776).

b) Fixed Asset Investments	Homestake £	Subsidiary £	Total £
Cost:			
As 1 st April 2015 - restated	216,867	1	216,868
Additions during the year	<u>Nil</u>	<u>Nil</u>	<u>Nil</u>
As at 31 st March 2016	<u>216,867</u>	<u>1</u>	<u>216,868</u>
Net book value At 31st March 2016	<u>Nil</u>	<u>1</u>	<u>1</u>

The wholly owned subsidiary Musselcrag Limited was dormant throughout the financial year.

ANGUS HOUSING ASSOCIATION LIMITED



NOTES TO THE ACCOUNTS

For the reporting date 31st March 2016

8 TANGIBLE FIXED ASSETS (continued)

c) Other

	Office & Lounges	Computer Equipment	Office Equipment	Total
Cost:	£	£	£	£
At 1 st April 2015	1,092,918	139,496	228,918	1,461,332
Additions during year	Nil	331,950	1,339	333,289
Disposals during year	Nil	(57,020)	(63,413)	(120,433)
At 31 st March 2016	<u>1,092,918</u>	<u>414,426</u>	<u>166,844</u>	<u>1,674,188</u>
Depreciation:				
At 1 st April 2015 - restated	247,033	101,619	215,505	564,157
Disposals during year	Nil	(57,020)	(63,413)	(120,433)
Provided during year	<u>21,268</u>	<u>96,661</u>	<u>6,190</u>	<u>124,119</u>
At 31 st March 2016	<u>268,301</u>	<u>141,260</u>	<u>158,282</u>	<u>567,843</u>
Net book value:				
At 31 st March 2016	<u>824,617</u>	<u>273,166</u>	<u>8,562</u>	<u>1,106,345</u>
At 31 st March 2015	<u>845,885</u>	<u>37,877</u>	<u>13,413</u>	<u>897,175</u>

9 DEBTORS

	2016	2015
Amounts falling due within one year:	£	£
HAG receivable	258,634	512,399
Rental debtors	199,089	151,234
Recharge Account Debtors	94,067	108,430
Other debtors	91,660	216,762
Prepayment and accrued income	<u>59,511</u>	<u>112,210</u>
	<u>702,961</u>	<u>1,101,035</u>

The Rental and Recharge Debtors figures shown above are net of the current Provision for Bad Debts of £73,130 (2015:£92,497). The provision ensures that 50% of the outstanding Ex-Tenant Rent and 100% of the Ex-Tenant Recharge Balances were provided for. £19,185 of the provision has been deducted from the Rental Debtors with the remaining £53,945 deducted from the Recharge Account Debtors.

10 PROPERTY HELD FOR SALE

	Net Book Value
	£
As at 1 st April 2015	Nil
Additions in year	366,671
Sold during the year	<u>Nil</u>
At 31 st March 2016	<u>366,671</u>



NOTES TO THE ACCOUNTS For the reporting date 31st March 2016

11 STOCK OF MAINTENANCE SUPPLIES

	2016	2015
	£	£
Stock of Various Items of Ironmongery	<u>8,921</u>	<u>9,172</u>

The stock has been valued at the lower of cost and net realisable value.

12 CREDITORS: amounts falling due within one year

	2016	Restated 2015
	£	£
Loans (note 13)	871,681	850,285
Trade creditors	1,589,008	1,087,284
HAG Repayable	42,343	42,343
Lead Tenancies Major Repairs Provisions	86,585	89,411
Furnishings Provisions	5,639	5,639
Pension Provision	201,448	195,000
Rent in advance	182,469	179,809
Other creditors	<u>166,611</u>	<u>130,206</u>
	<u>3,145,784</u>	<u>2,579,977</u>

13 CREDITORS: amounts falling due after more than one year

	2016	Restated 2015
	£	£
Loans	28,396,945	26,797,024
Deferred income	765,216	765,216
Housing association grants	<u>54,478,263</u>	<u>52,772,189</u>
	<u>83,640,424</u>	<u>80,334,429</u>

Housing property loans are secured by specific charges on the Association's properties and are repayable at varying rates of interest in instalments due as follows:

	2016	Restated 2015
	£	£
Within one year	871,681	850,285
Between one and two years	975,630	876,801
Between two year and five years	3,355,374	2,815,533
After five years	<u>24,065,941</u>	<u>23,104,690</u>
	29,268,626	27,647,309
Included in creditors: amounts falling due within one year	<u>(871,681)</u>	<u>(850,285)</u>
	<u>28,396,945</u>	<u>26,797,024</u>

ANGUS HOUSING ASSOCIATION LIMITED



NOTES TO THE ACCOUNTS

For the reporting date 31st March 2016

13 CREDITORS: amounts falling due after (cont'd)

Analysis of changes in loan financing during the year:

At 1 st April 2015	27,647,309	26,491,643
New loans taken out	2,750,000	2,000,000
Amounts repaid	<u>(1,128,683)</u>	<u>(844,334)</u>
At 31st March 2016	<u>29,268,626</u>	<u>27,647,309</u>

Derivatives - The Association is not permitted to enter into speculative transactions with financial instruments. The Association follows the guidance set out by the Scottish Housing Regulator. Any financial instrument entered into by the Association is covered by underlying loans. As part of its Treasury Management Policy the Association uses financial derivatives to achieve interest rate certainty. At 31st March 2016 the Association has one interest rate SWAP as follows:-

Institution	Notional Amount	Rate	Start	End
Royal Bank of Scotland plc	£7.6 million	5.70%	04/11/02	04/11/32

14 PROVISION FOR LIABILITIES - PENSION PROVISION

Scottish Housing Associations' Pension Scheme (note 18)

	2016	Restated 2015
	£	£
Provision at 1 April 2015	2,520,000	2,452,000
Unwinding of discount factor (interest expense)	53,000	80,000
Deficit contribution paid	(195,000)	(189,000)
Remeasurement – impact of change in assumptions	<u>(9,000)</u>	<u>177,000</u>
Provision at 31 March 2016	<u>2,369,000</u>	<u>2,520,000</u>
Due within one year	201,448	195,000
Due after more than one year	<u>2,167,552</u>	<u>2,325,000</u>
	<u>2,369,000</u>	<u>2,520,000</u>

15 SHARE CAPITAL

	2016	2015
	£	£
Shares of £1 each		
At 1 st April 2015	51	56
Issued	Nil	Nil
Cancelled	<u>5</u>	<u>Nil</u>
At 31st March 2016	<u>51</u>	<u>56</u>

16 REVENUE RESERVE

The income and expenditure reserve represents cumulative surplus and deficits net of other adjustments.



NOTES TO THE ACCOUNTS

For the reporting date 31st March 2016

17 CASH FLOW FROM OPERATING ACTIVITIES

	2016 £	Restated 2015 £
Surplus for year	3,002,424	2,433,825
Depreciation and impairment of tangible fixed assets	1,842,754	2,006,637
Amortisation of housing association grant	(593,208)	(587,617)
Proceeds of sale of tangible fixed assets	(34,000)	-
Carry amount of tangible fixed asset disposal	23,578	-
(Increase)/decrease in stock	251	1,325
(Increase)/decrease in trade and other debtors	171,399	(68,216)
Increase/(decrease) in trade and other creditors	919,387	(119,229)
Unwinding of pension discount	53,000	80,000
Share capital written off	(5)	-
Government grants utilised in the year	(60,000)	(124,245)
Net cash flow from operating activities	<u>5,325,580</u>	<u>3,622,480</u>

18 PENSION SCHEME

The Association participates in the Scottish Housing Associations' Pension Scheme (the "scheme"), a multi-employer scheme which provides benefits to some 155 non-associated employers. The scheme is a defined benefit scheme in the UK.

It is not possible for the Association to obtain sufficient information to enable it to account for the scheme as a defined benefit scheme. Therefore it accounts for the scheme as a defined contribution scheme.

The scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The scheme is classified as a "last-man standing arrangement". Therefore the Association is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

A full actuarial valuation for the scheme was carried out at 30 September 2012. This actuarial valuation showed assets of £394m, liabilities of £698m and a deficit of £304m. To eliminate this funding shortfall, the trustees and the participating employers have agreed that additional contributions will be paid to the scheme as follows:

ANGUS HOUSING ASSOCIATION LIMITED



NOTES TO THE ACCOUNTS

For the reporting date 31st March 2016

18 PENSION SCHEME (continued)

Deficit contributions

From 1 April 2014 to 30 September 2027: £26,304,000 per annum
(Payable monthly and increasing by 3% each on 1st April)

The recovery plan contributions are allocated to each participating employer in line with their estimated share of the scheme liabilities.

Where the scheme is in deficit and where the Association has agreed to a deficit funding arrangement the Association recognises a liability for this obligation. The amount recognised is the net present value of the deficit reduction contributions payable under the agreement that relates to the deficit. The present value is calculated using the discount rate detailed in these disclosures. The unwinding of the discount rate is recognised as a finance cost.

Reconciliation of the Association's opening and closing provisions is provided at note 14.

Present values of the Association's provision

	2016 £	2015 £
Present value of provision	<u>2,369,000</u>	<u>2,520,000</u>

Assumptions

Rate of discount - % per annum	2.29%	2.22%
--------------------------------	-------	-------

The discount rates are the equivalent single discount rates which, when used to discount the future recovery plan contributions due, would give the same results as using a full AA corporate bond yield curve to discount the same recovery plan contributions.

Statement of comprehensive income impact

	2016 £	2015 £
Interest expense	(53,000)	(80,000)
Re-measurements - impact of any changes in assumptions	9,000	(177,000)
Re-measurements - amendments to the contribution schedule	-	-
Contributions in respect of future service	-	-
Costs recognised in statement of comprehensive income	<u>(44,000)</u>	<u>(257,000)</u>

ANGUS HOUSING ASSOCIATION LIMITED



NOTES TO THE ACCOUNTS

For the reporting date 31st March 2016

19 RELATED PARTY TRANSACTIONS

Three members of the Committee are also tenants of the Association. The tenancies are on the same terms as for other tenants and no advantage can be gained from the position.

During the financial year, Committee members were charged rent totalling £11,665 (2015 - £9,752). As at 31 March 2016 £Nil (2015 - £Nil) was due to the Association.

Where members of the Committee are also councillors or employees of related local authorities, there are no transactions to disclose that were not made at arm's length or not made under the normal commercial terms.

No Board members received remuneration however members of the management board were reimbursed for out of pocket expenses amounting to £1,375 (2015 - £1,316).

20 CAPITAL COMMITMENTS

	2016 £	2015 £
Contracted less certified	<u>2,399,234</u>	<u>4,754,026</u>
Authorised but not contracted	<u>Nil</u>	<u>Nil</u>

The Committee of Management expects the majority of the expenditure they have authorised to be fully financed by Housing Association Grant from The Scottish Government or by mortgages from private sector lenders.

21 OTHER COMMITMENTS

The Association's total commitments under non-cancellable operating leases are as follows:

	2016 £	Restated 2015 £
Other operating leases		
Within one year	25,204	24,004
Between one and five years	<u>34,776</u>	<u>26,524</u>
	<u>59,980</u>	<u>50,528</u>

ANGUS HOUSING ASSOCIATION LIMITED



NOTES TO THE ACCOUNTS

For the reporting date 31st March 2016

22 SUBSIDIARIES INFORMATION

Details of the investments in which the company holds more than 10% of the nominal value of any class of share capital are as follows:

Name of Company	Country of Registration or Incorporation	Date of Incorporation	Proportion of Voting Rights	Nature of Business
Subsidiary Undertakings Musselcrag Limited	Scotland	19/08/2010	Wholly Controlled	Dormant since incorporation

23 CONTINGENT LIABILITY

The Association participates in a multi-employer pension scheme. Should the Association leave the scheme, the amount of employer debt has been estimated at £9,182,982 as at September 2015. At this time, there is no plan for leaving the scheme.

24 PRIOR YEAR ADJUSTMENT

The prior year adjustment in the financial year ended 31 March 2015 reflects the adoption of the SORP 2014 and FRS 102. The date of transition was 1 April 2014. There were a number of adjustments required under the new accounting requirements as noted below.

Holiday Pay Accrual

Any holiday pay that has been earned by employees under their contract of employment but not taken by 31 March is now recognised as a cost in the year it relates to and a liability within the financial statements.

Pension Provision

The pension deficit payments made by the Association are no longer accounted for annually as an expense. Instead the full liability is reflected within the financial statements with the annual payments offset against it until the deficit is fully paid off.

Although the deficit payments are no longer reflected through the statement of comprehensive income, any increases or decreases in the deficit are reflected in the year that they occur along with the unwinding of the discounted liability.

Grant Income

Non-government grants previously offset against the cost of the related asset and amortised are now required to be written off to the statement of comprehensive income in the year in which the conditions of the grant are met. For example, for non-government grants are received for the development of properties, the full amount of the grant is released on completion of the development.

ANGUS HOUSING ASSOCIATION LIMITED



NOTES TO THE ACCOUNTS

For the reporting date 31st March 2016

24 PRIOR YEAR ADJUSTMENT (cont'd)

Amortisation of Government Grants

Government grants received for the purpose of supporting development which were previously set off against the cost of housing property are now held as long term creditors. These are amortised over 90 years, being the expected useful life of the structure of the Association's properties, and recognised as turnover in the statement of comprehensive income. This has resulted in an increased annual turnover.

Depreciation of housing properties

Previously this charge was calculated by reference to historical cost net of housing association grant. Under the new financial reporting requirements, the charge is calculated on gross historical cost without deduction of grant. This has resulted in an increased annual depreciation charge.

Reconciliation of reserves

	£
Reserves at 1 April 2014 under SORP 2010	6,655,623
Holiday pay accrual	(34,246)
Pension provision	(2,452,000)
Depreciation of housing properties	(61,879)
Non- government grants	269,500
Amortisation of Government grants	1,066,194
Reserves at 1 April 2014 under SORP 2014	<u>5,443,192</u>

Reconciliation of comparative period comprehensive income

	£
Comprehensive income for the period ended 31 March 2015 under SORP 2010	2,421,423
Holiday pay accrual	(3,390)
Pension provision - removal of deficit contributions paid	189,000
Pension provision - unwind discount	(80,000)
Depreciation of housing properties	(577,033)
Non-government grants received	45,000
Amortisation of Government grants	490,347
Actuarial loss in respect of pension schemes	(177,000)
Comprehensive income for the period ended 31 March 2015 under SORP 2014	<u>2,308,347</u>

ANGUS HOUSING ASSOCIATION LIMITED



NOTES TO THE ACCOUNTS

For the reporting date 31st March 2016

24 PRIOR YEAR ADJUSTMENT (cont'd)

The effect of the adoption of SORP 2014 and FRS 102 on the results is stated below:-

	Reported in accounts to 31 March 2014 £	Cumulative prior year adjustment to 31 March 2014 £	Restated reserves at 31 March 2014 £
Reserves			
Share Capital	56	-	56
Income and expenditure reserve	6,655,567	(1,212,431)	5,443,136
Total reserves	<u>6,655,623</u>	<u>(1,212,431)</u>	<u>5,443,192</u>

	Reported in accounts to 31 March 2015 £	Cumulative prior year adjustment to 31 March 2015 £	Restated reserves at 31 March 2015 £
Reserves			
Share Capital	56	-	56
Income and expenditure reserve	9,076,990	(1,325,507)	7,751,483
Total reserves	<u>9,077,046</u>	<u>(1,325,507)</u>	<u>7,751,539</u>