

ARDENGLEN HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2018

Registered Housing Association No. HCB 219

Financial Conduct Authority No. 2339R(S)

Charity No. SC032542

RSM UK AUDIT LLP
Chartered Accountants

Glasgow

ARDENGLLEN HOUSING ASSOCIATION LTD

For the year ended 31 March 2018

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Registration Particulars:

Financial Conduct Authority	Co-operative and Community Benefit Societies Act 2014 Registered Number 2339R(S)
Scottish Housing Regulator	Housing (Scotland) Act 2010 Registered Number HCB219
Charity No.	Charities and Trustee Investment (Scotland) Act 2005 Scottish Charity Number SC032542

ARDENGLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Board of Management, Executives and Advisors

Board of Management

The members of the Board of Management of the Association who served during the year to 31 March 2018 and up to the date of signing of these financial statements were as follows:

Isa Brier	(Chairperson)
Maureen Cope MBE	(Vice Chairperson)
Liz McKenzie	(Treasurer)
Isobel Pope	
Elaine MacPhail	
Ann Marie Docherty	
Sharon Nelson	
Karen McDonagh	
Frank Young	
Mary Claire Eardley	
Mark Ingram	

Chief Executive Officer and Company Secretary
Audrey Simpson

Auditors
RSM UK Audit LLP
Chartered Accountants
3rd Floor
Centenary House
69 Wellington Street
GLASGOW
G2 6HG

Bankers
Bank of Scotland
82 Main Street
Rutherglen
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Solicitors
TC Young
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G2 1BA

ARDENGLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Report of the Board of Management

The Board of Management present their report and audited financial statements for the year ended 31 March 2018.

Overview

Ardenglen Housing Association is a social landlord and registered charity operating in the Castlemilk area of South Glasgow. Our offices and housing stock are positioned at the foot of Cathkin Braes Country Park and Cathkin Braes Mountain Bike Trails, being the highest point in Glasgow. Ardenglen Housing Association was formed in February 1990 with the aim of providing high quality social housing and large scale regeneration. The Association fully owns a subsidiary company Ardenglen Developments.

Ardenglen is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society, the Office of the Scottish Charity Regulator (OSCR) as a Scottish Charity and the Scottish Housing Regulator (SHR) as a Register Social Landlord.

The principal business of Ardenglen Housing Association is the provision and management of affordable housing for rent. As of 31st March 2018 the Association owned 958 properties for social rent and eight shared ownership properties. The Association also owns some commercial units, mainly 6 shop units on Tormusk Road.

Ardenglen's activities are primarily regulated by the Scottish Housing Regulator who publishes a Regulation Plan which sets out the level of engagement they will have for all social landlords on an annual basis.

During 2016/17 the Scottish Housing Regulator (SHR) reviewed their level of engagement with Ardenglen Housing Association from 'low' to 'medium'. For the period 2017/18 we continued to be 'medium' engagement with the SHR. SHR engaged with Ardenglen as we were seeking to diversify and had plans to purchase a significant new community facility, the Cathkin Braes Activity Centre, in Castlemilk. We also planned to establish a new subsidiary company to manage this facility.

We were also considering developing new homes, after a number of years with no development activity. In addition, the Association was appointing a new CEO, who commenced in post in June 2017.

Our Purpose

"Investing in our Community"

Our Mission

"To invest in your home and our community and deliver what matters most to our customers"

Our Key Goals

Everything we do flows from our purpose. Our focus and everybody's efforts are on delivering high quality services and the regeneration of our community.

Our Purpose is delivered by the following Goals:

- **Doing what matters most to customers**
- **Investing in homes and our community**
- **Making us stronger for the future**

Our Values

We have core values on which all of our work is based:

- **Respect:** *“we treat others the way we would wish to be treated ourselves”.*
- **Integrity:** *“we deliver on our promises”.*
- **Above & Beyond:** *“Continuous improvement is part of everyone’s job and customer satisfaction is everybody’s responsibility”.*

Strategy for Achieving Objectives

The Board of Management and staff attended a strategic planning event in November 2017. The purpose of this session was to look to the future, considering the risks, opportunities, threats and our strengths. This session helped to set out our delivery plans and look at the actions required to ensure successful delivery of our strategic goals.

To be a great organisation we recognise that we need to get two things right. Firstly we need to keep our finances strong. If we don’t, we can’t achieve our vision and goals. Secondly and directly related to the first, we need to deliver the things our customers want and expect from their landlord and in a way that achieves value for money.

There is no doubt our operating environment will remain challenging with a number of external changes that are out with our control. However, with strong and effective governance, leadership and financial and treasury management, we can continue to thrive through challenging times. The key areas that are out with our control that impact on our business include changes to legislation, regulation, inflation, pension deficit and political factors such as Brexit. As an organisation we keep ourselves up to date with local, national, political and economical movement as well as future projections.

Moving forward, our strategic plan is about successfully navigating the future by ensuring we have excellent governance and leadership, clarity of vision, a very strong financial base and a culture committed to exceptional customer service. We want to also ensure we are offering new ways for customers to connect with us, including developing a digital strategy introducing new platforms to access services.

Business Model

We have worked hard to develop a Business Model which allows us to be confident that future decisions are based on hard evidence and that previous financial assumptions have been updated and critically modelled. The ability for detailed scenario planning will also allow us to consider innovative funding solutions to support future housing or regeneration activities.

We need to achieve more with the resources we have available. The effective control of all operating costs and overheads is critical and over the last few years we have become leaner and more effective. We need to continue to drive value for money harder so that a more cost conscious culture is embedded.

Financial strength and strong treasury management is critical to delivering our vision and goals. Our focus is on making the right decisions for the long term and our plans for the future are built on delivering planned efficiencies and taking measured risks in order to achieve our objectives.

As a landlord, a developer and a provider of social and economic regeneration, we recognise that our customer expectations are changing and that we have to continuously improve our services. We must also recognise and be mindful of the changing demographics, particularly around an aging population. It is important that we know who our customers are, now and in the future, and ensure our services are accessible to all, identifying solutions to eradicate any barriers, or potential barriers.

A major review of the Cathkin Braes Activity Centre was carried out by the incoming CEO. Due to the significant risk this business activity would place on Ardenglen, coupled with a lack of commitment from other organisations, the Board made the difficult decision to withdraw from the process, protecting the interests of our tenants.

The external environment has changed dramatically with public austerity measures meaning Ardenglen and our partners need to do more with less, demonstrate the value for money of our services and focus on performance.

This is the challenge our Business Model must face. A strong social ethos has been the backbone of our success; however this must be linked to a commitment to commercial efficiency, without which we would not have the resources to deliver those objectives.

Development and Performance

The Association continued to focus on customer services, where we embraced a more radical long term agenda of rethinking of our housing systems and how we deliver services. This has included the incorporation of "Lean" management with an emphasis on removing waste or work activities which do not create customer value.

We looked at what matters most to our customers and rather than simply looking at "costs" in isolation, instead turned our attention on the cause of costs. It involved taking a fresh look through the eyes of our customer's at our services as a system and we designed policies and procedures to deliver that system in the most efficient way.

This is an ongoing process which we believe will continue to produce efficiencies which will assist in keeping rents affordable.

ARDENGLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Report of the Board of Management (continued)

Ardenglen was pleased therefore that our 2016 Customer Satisfaction Survey reported that *"taking into account the accommodation and services Ardenglen provides"*, 99% of customers thought this represented good Value for Money.

Overall satisfaction with Ardenglen's services increased from 96% in 2013 to 98% in 2016. Satisfaction with the Repairs Service has remained very high at 95% and over 98% of tenants said Ardenglen was good at keeping them informed about services or decisions.

These results are important as they emphasise that the incorporated organisational changes are making a difference to customer outcomes.

Future Prospects

Ardenglen's future prospects are directly linked to achieving success in the three strategic goals we have set ourselves over the next five years:

Goal 1: Doing What Matters Most to Customers

Our customers need to be at the centre of everything we do and we want to provide reliable and valued services for them. We regularly ask our customers what is important to them and will respond to their priorities in the development of our services. The Scottish Housing Charter sets out the standards and results we should achieve and we will work to continuously improve the outcomes for customers.

We are aware that customers put a high value on being kept informed and involved in decisions that affect them and we need to ensure we offer appropriate opportunities for participation. Our customers have been through a tough few years with austerity cuts and we know this will continue over the coming years. Welfare Reform continues to place a significant risk to our tenants and other residents. We developed and implemented a Welfare Reform Strategy setting out what we will do to mitigate the risk and support our tenants.

Going forward we will be developing a customer engagement strategy, developing our approach to how we engage with our customers, utilise their data to drive service improvements, and link this into our delivery plans.

We pride ourselves on being a listening and learning organisation. We value complaints and have a robust system and culture to ensure we learn when things do not go right. This feedback from customers is invaluable, and gives us great insight into what customers' value. We pride ourselves on minimising recurring complaints, truly demonstrating our commitment to continuous learning and improving.

We offer a welfare rights services two days a week, in partnership with Money Matters. This service is highly valued by customers and has been extremely successful over the past year. This service has successfully engaged with 275 customers, resulting in financial gains of £635,800, an increase of 28% on the previous year, for our customers.

Goal 2: Investing in Homes and our Community

We recognise that repairs are often the service most valued by customers and we will keep working with our partners to continuously improve the service we deliver and ensure our homes are well maintained. We entered into a new contract with Mears, following a robust tender process. Mears are working with us to deliver our day to day repairs service and overseeing the works required when properties become empty, preparing them for allocating to a new tenant.

We know fuel poverty is a real concern for our customers. We will therefore continue to improve the energy efficiency of our homes, to ensure we meet the Energy Efficiency Standard for Social Housing (EESH) which will become mandatory in 2020 and offer services to ensure our customers can access advice around fuel and tariffs.

National austerity measures have put our customers under unprecedented economic and social pressure. We are now the “anchor” organisation for our community and our regeneration work is aimed at building partnerships to address vital “non housing” issues such as health, work, learning and engagement.

We have a good reputation for delivering new homes and services and want this to continue. We must ensure however that we do this within prudent financial limits and do not put our existing assets at risk.

Goal 3: Making us Stronger for the Future

We continue to operate in a volatile and uncertain environment. While this creates risk, our response is all about managing our threats and opportunities and creating an environment of ‘No Surprises.’

Strong and effective governance is fundamental to our success. We commissioned an independent governance review in the Autumn to demonstrate compliance against the Regulatory Standards of Governance and Financial Management. Our Board of Management developed a Governance Leadership Charter, setting a very high standard. This Charter also makes a commitment to continue to develop and improve our governance, making us stronger for the future.

We know that simply doing the old things slightly better is no longer an option and innovative and efficient ways of working; incorporating ideas such as Lean Thinking are the way forward. We need to ensure that our services and processes are fit for the future and offer value for money and that our governance and financial structures support and compliment what we are trying to achieve.

Every employee has a crucial role to play in delivering our goals. We aim to continue to develop a culture of challenge and support to help our people succeed and develop and build their careers. We successfully retained our Investors in People Accreditation, however, we have developed an ambitious action plan to ensure we continue to develop a positive culture, systems, processes and behaviours to maximise our success, drive improvements in performance and explore innovative ways of working. We launched Ardenglen One Team with staff, with the main purposes being:

- Purpose 1 – To keep everyone informed
- Purpose 2 – Collaborative problem solving

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For the year ended 31 March 2018
 Report of the Board of Management (continued)

- Purpose 3 – Help to achieve organisational goals
- Purpose 4 – Team Building
- Purpose 5 – Celebrating success

The efforts of our dedicated staff team were recognised at the CIH Excellence Awards when we were honored to receive the prestigious award of ‘Housing Team of the Year’.

Principal Risks and Uncertainties

There is no escaping the changing economic, political and social environment in which we now operate and the risks and demands which have resulted.

Risk management for Ardenglen is all about managing our threats and opportunities, and creating a culture and environment of ‘No Surprises.’

By managing our threats effectively we will be in a stronger position to deliver our business objectives. By managing our opportunities well we will be in a better position to provide improved services and better value for money.

The Association has developed an organisational structure, a range of policies, procedures and comprehensive insurances, which together make up the Risk Management Strategy which aims to be transparent, co-ordinated, publicly credible and effective.

The Risk Strategy outlines how the Board of Management wishes to manage risk. It describes the four important elements – how we will identify, assess, address and review and report on our risks. It also clarifies the various roles and responsibilities.

The Association utilises a comprehensive e-based Risk Management Tool which maps the Likelihood, Impact and Risk Mitigation measures across known and future risks and assesses these as Low, Moderate, High and Extreme.

As at 31st March 2018 the “Top Five” Risks have been identified as:

Risk Description	Risk Mitigation Actions
<i>Failure to meet the regulatory outcomes expected by the Scottish Housing Charter</i>	Annual delivery work plan to be agreed. Continuous review of performance with KPI’s in place – Senior Management Team and Board of Management regularly review progress. Benchmarking performance with our peers and learning from others to improve performance. A robust training and development plan for staff, to ensure we have highly qualified and knowledgeable staff.
<i>Increase in Rent Arrears</i>	It is likely that the Association will be faced with increasing arrears as a result of economic downturn and benefit reforms. The Association aims to monitor performance carefully in this area and have adjusted assumptions to reflect the likely impact of universal credit.

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For the year ended 31 March 2018
 Report of the Board of Management (continued)

Risk Description	Risk Mitigation Actions
<i>Increase in Rent Arrears (continued)</i>	We continue to offer a very successful welfare rights service, supporting residents to access the benefits they are entitled to and maximise income. We have developed a Welfare Reform Strategy and are working closely with tenants and other agencies to mitigate the risk of Universal Credit. We have invested in new software, providing a platform to manage rent arrears more effectively.
<i>Rent Affordability</i>	A number of external factors place financial pressure on us. This includes reduced income as a result of universal credit; changes in legislation that require increased capital investment or resources; as well as the potential for inflation to increase having a cost impact for the Association. A number of actions are outlined in the section above, specific to rent arrears, in addition, we are embedding a culture where we have a programme to review not just services but processes to ensure we are working as efficiently as possible. An organisational review is being undertaken to ensure we have the right resources to achieve our strategic goals that also deliver value for money. We will also be developing a Value for Money strategy to support this. Partnership working has never been more important than it is now. We are continually reviewing our current partnerships to measure effectiveness as well as exploring and identifying new partnerships to help support the delivery of our strategic goals.
<i>Increase in Pension Deficit</i>	5 & 30 Year Financial Plan updated annually. Full sensitivity analysis, scenario planning of pension liabilities. Attendance at all SHAP briefing sessions. Auto enrolment into DC Scheme. Regular updates to the Board. Full pension uptake modelled in financial plans.
<i>Board of Management Members have insufficient skills to undertake role</i>	Our Board of Management has engaged in a robust appraisal process and a training and development plan is being developed. We are identifying new potential Board members with the relevant skills, knowledge and experience to strengthen the Board and support Ardenglen in achieving our Strategic Goals.

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For the year ended 31 March 2018
 Report of the Board of Management (continued)

Key Performance Indicators

The Association’s relevant Key Performance Indicators (KPI’s) are based on data submitted in the Annual Return on the Charter (ARC) an annual return made by all Registered Social Landlords to the Scottish Housing Regulator.

Table 1: Summary of Performance Outputs Reported in the ARC

Indicators	2017/18	2016/17	Scottish Average 2016/17
Gross Rent Arrears (Indicator 31)	4.2%	2.8%	5.3%
Reactive Repairs “right first time” (Indicator 13)	95.33%	96.8%	92.4%
Satisfaction with Repairs Service (Indicator 16)	95.31%	95%	90.6%
Average time to complete Emergency Repair (Indicator 11)	2.17 hours	2 hours	4.7 hours
Average time to complete non- Emergency Repair (Indicator 12)	4.57 days	3.4 days	7.1 days
Annual Gas Safety Inspections (Indicator 15)	100%	100%	99.9%
Anti-Social Behaviour cases resolved in target (Indicator 19)	91.89%	100%	87.2%
Average Time to re-let a property (Indicator 35)	14.12 days	10.7 days	31.5 days
Void Rent Loss (Indicator 34)	0.37%	0.24%	0.9%
SHQS Compliance	100%	100%	93.6%

The Board of Management is pleased to report that Ardenglen continues to perform extremely well against the relevant Scottish Average Benchmarks.

Further detailed KPI information as well as a useful KPI comparison tool can be found at www.scottishhousingregulator.gov.uk.

Governance

The Board of Management has the responsibility for setting and monitoring the strategy, policy and overall direction of the Association. The members of the Board of Management serve on a voluntary basis and are unpaid.

Our Board of Management takes the lead on setting the values and strategic direction of Ardenglen. This is done within a framework of sound governance, continuous improvement and prudent and effective control which enables risks to be properly assessed and managed.

We recently commissioned an independent governance review and our compliance with the Regulatory Standards of Governance and Financial Management. This piece of work was carried out by highly qualified governance experts and provided us with a complete ‘health check’ in this area. Our ethos is very much about continuous improvement and our Board aspire to be the ‘the best Board’. We have developed a robust action plan in response to recommendations from the governance review and are in the process of implementation.

Ardenglen Housing Association’s Board and Chief Executive Officer are committed to the highest standards of governance for the benefit of our tenants, other service users and stakeholders. As a

ARDENGLLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Report of the Board of Management (continued)

demonstration of our Leadership Team's commitment, we have identified and agreed a number of principles in our joint pursuit of excellence. This is set out in a new Leadership Governance Charter.

A new robust appraisal process was introduced during the year, where individual members are appraised; the effectiveness of the Board as a whole evaluated on an on-going basis and a 360 appraisal of the Chair. A skills audit was carried out as part of this process and training and development plan prepared.

With the ever changing role and complexity of housing associations, we recognise that we need a wide range of skills and experience to be able to maintain effective governance. We are looking to strengthen our Board of Management with appropriate skills to support and lead Ardenglen forward.

Going Concern

The Board of Management has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Disclosure of Information to the Auditor

The members of the Board of Management at the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant information of which the auditors are unaware. They confirm that they have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditors.

Auditor

Audit services have been re-tendered and will be proposed at the Annual General Meeting.

By Order of the Board of Management

Name:

[REDACTED]

Date:

[REDACTED]

ARDENGLEN HOUSING ASSOCIATION LTD

For the year ended 31 March 2018

Statement of the Board of Management's Responsibilities

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board of Management to ensure that financial statements are prepared for each financial year, which give a true and fair view of the Association's state of affairs and of the surplus or deficit of the Association 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 being disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is not appropriate to presume that the Association will continue in business.

The Board of Management is responsible for keeping proper accounting records which disclose with reasonable accuracy, at any time, the financial position of the Association and to enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Registered Housing Associations Determination of Accounting Requirements 2014. It is responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It has general responsibility for taking reasonable steps to safeguard the assets of the RSL and to prevent and detect fraud and other irregularities.

ARDENGLEN HOUSING ASSOCIATION LTD

For the year ended 31 March 2018

The Board of Management's Statement of Internal Financial Control

The Board 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; 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 mis-statement or loss or failure to meet objectives. Key elements of the Association's systems include ensuring that:

- formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating 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 the 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 Board 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;
- monthly/quarterly management accounts 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 Board of Management;
- the Audit Committee/Board of Management receives reports from management and from the external 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; and
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal and external audit reports.

ARDENGLEN HOUSING ASSOCIATION LTD

For the year ended 31 March 2018

The Board of Management's Statement of Internal Financial Control (continued)

The effectiveness of the Association's system of internal financial control has been reviewed by the Audit Committee/Board of Management for the year ended 31 March 2018. No weaknesses were found in internal financial controls which resulted in material losses, contingencies, or uncertainties which require disclosure in these financial statements or in the auditor's report on the financial statements.

By Order of the Board of Management

Name:

[REDACTED]

Date:

[REDACTED]

ARDENGLEN HOUSING ASSOCIATION LTD

For the year ended 31 March 2018

Report by the Auditors to the members of Ardenglen Housing Association Ltd on Corporate Governance Matters

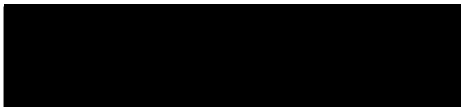
In addition to our audit of the Financial Statements, we have reviewed your statement on Pages 12 and 13 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are 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 through enquiry of certain members of the Board of Management and Officers of the Association and examination of relevant documents. 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 12 and 13 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes 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.



RSM UK AUDIT LLP, Statutory Auditor
Chartered Accountants
Centenary House
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G2 6HG

Date: 

ARDENGLEN HOUSING ASSOCIATION LTD

For the year ended 31 March 2018

Independent Auditors' Report to the members of Ardenglen Housing Association Ltd

Opinion

We have audited the financial statements of Ardenglen Housing Association Limited (the 'Association') for the year ended 31 March 2018 which comprise Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, Statement of Cashflows and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2018 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements – December 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Board's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Board has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Board is responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

ARDENGLEN HOUSING ASSOCIATION LTD

For the year ended 31 March 2018

Independent Auditors' Report to the members of Ardenglen Housing Association Ltd
(continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 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 the Board's remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Board

As explained more fully in the Board's responsibilities statement set out on page 11 the Board is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board is responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board either intends to liquidate the company or to cease operations, or have no realistic alternative but to do so.


Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Association's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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.


RSM UK Audit LLP, Statutory Auditor
Chartered Accountants
Third Floor, Centenary House
69 Wellington Street
Glasgow
G2 6HG

Date 

ARDENGLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Statement of Comprehensive Income

	Notes	2018	2017
		£	£
TURNOVER	2	3,856,893	3,848,058
Operating expenditure	2	(3,257,392)	(3,613,844)
Pension provision remeasurement	19	-	688,000
OPERATING SURPLUS	2	599,501	922,214
(Loss) on disposal of property, plant and equipment	9	(103,630)	(15,506)
Interest receivable	6	8,942	15,459
Interest and financing costs	7	(164,154)	(197,401)
SURPLUS BEFORE TAX		340,659	724,766
Taxation		-	-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	8	340,659	724,766

The results for the year relate wholly to continuing activities.

The accompanying notes form part of these financial statements.

ARDENGLLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Statement of Financial Position

	Notes	£	2018 £	2017 £
FIXED ASSETS				
Housing properties	11.A		22,144,342	22,103,632
Other fixed assets	11.B		558,172	587,655
Investment in subsidiary	12		1	1
			<u>22,702,515</u>	<u>22,691,288</u>
CURRENT ASSETS				
Trade and other debtors	13	461,966		345,212
Cash and cash equivalents		<u>2,623,047</u>		<u>2,743,917</u>
		3,085,013		3,089,129
CURRENT LIABILITIES				
Creditors: amounts falling due within one year	14	<u>(892,477)</u>		<u>(887,250)</u>
NET CURRENT ASSETS			<u>2,192,536</u>	<u>2,201,879</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			24,895,051	24,893,167
Creditors: amounts falling due after more than one year	15		(5,150,752)	(5,377,888)
Provisions for liabilities				
Pension provision	19		(470,000)	(583,000)
Other provisions	19		<u>(14,660)</u>	<u>(13,260)</u>
			<u>(5,635,412)</u>	<u>(5,974,148)</u>
TOTAL NET ASSETS			<u>19,259,639</u>	<u>18,919,019</u>
RESERVES				
Share capital	20		115	154
Income and expenditure reserve			<u>19,259,524</u>	<u>18,918,865</u>
			<u>19,259,639</u>	<u>18,919,019</u>

The financial statements on pages 17 to 41 were approved by the Board of Management and authorised for issue on and signed on its behalf by:

Secretary:

Member:

Member:

ARDENGLLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Statement of Changes in Reserves

	Income and expenditure reserve £	Total £
Balance at 1 April 2016	18,194,099	18,194,099
Surplus for the year	<u>724,766</u>	<u>724,766</u>
Balance as at 31 March 2017	<u>18,918,865</u>	<u>18,918,865</u>
Surplus for the year	<u>340,659</u>	<u>340,659</u>
Balance at 31 March 2018	<u>19,259,524</u>	<u>19,259,524</u>

ARDENGLLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Statement of Cashflows

	Notes	2018	2017
		£	£
Net cash generated from operating activities	21	1,190,572	476,495
CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of tangible fixed assets		(864,556)	(380,398)
Proceeds from sale of tangible fixed assets		21,395	29,396
Grants received		53,360	69,805
Interest received		8,942	15,459
NET CASH FROM/(USED IN) INVESTING ACTIVITIES		<u>(780,859)</u>	<u>(265,738)</u>
CASH FLOW FROM FINANCING ACTIVITIES			
Interest paid		(158,154)	(168,401)
Repayments of borrowings		(372,444)	(365,394)
Increase in share capital		15	12
NET CASH USED IN FINANCING ACTIVITIES		<u>(530,583)</u>	<u>(533,783)</u>
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS		<u>(120,870)</u>	<u>(323,025)</u>
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		2,743,917	3,066,942
CASH AND CASH EQUIVALENTS AT END OF YEAR		<u>2,623,047</u>	<u>2,743,917</u>

ARDENGLEN HOUSING ASSOCIATION LTD

For the year ended 31 March 2018

Notes to the Financial Statements

1. ACCOUNTING POLICIES

LEGAL STATUS

The Association is registered under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Scottish Housing Regulator under the Housing (Scotland) Act 2010.

The address of the Company's registered office and principal place of business is 355 Tornusk Road, Castlemilk, Glasgow, G45 0HF.

The Association's principal activities are as described within the Report of the Board of Management. The nature of the Association's operations are as described within the Report of the Board of Management.

Ardenglen Housing Association Ltd is a Public Benefit Entity.

BASIS OF ACCOUNTING

These financial statements have been prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), the Housing SORP 2014 "Statement of Recommended Practice for Registered Housing Providers" and comply with the Determination of Accounting Requirements 2014, and under the historical cost convention.

The financial statements are prepared in Sterling (£).

CRITICAL ACCOUNTING ESTIMATES AND AREAS OF JUDGEMENT

Preparation of the financial statements requires management to make critical judgements and estimates concerning the future. Estimates and judgements are continually evaluated and are based on historical experience, advice from qualified experts and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are included below:

Useful lives of property; Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the asset management projections and reactive repairs expenditure.

In determining the Association's share of the underlying assets and liabilities of the Scottish Housing Association Pension Scheme (SHAPS), the valuation prepared by the scheme actuary includes estimations in relation to life expectancy, salary growth, inflation and the discount rate on corporate bonds. The rate used to discount the past service deficit defined benefit obligations to their present value is based upon market yields for high quality corporate bonds with terms consistent with those of the benefit obligations. Our commitment to the SHAPS of £118,127 for the next 4 years has been discounted at a rate of 1.51% amounting to a net present value of £0.5m at 31 March 2018.

GOING CONCERN

The Board of Management has reviewed the results for this year and also reviewed the projections for the next five years. On that basis the Board of Management has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

TURNOVER AND REVENUE RECOGNITION

Turnover comprises rental and service charge income receivable in the period, income from shared ownership first tranche sales, sale of properties built for sale, other services provided at the invoice value (excluding VAT) and revenue grants receivable in the period.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids.

Income from first tranche sales and sales of properties built for sale is recognised at the point of legal completion of the transaction.

Revenue grants are receivable when the conditions for receipt of agreed grant funding have been met.

GOVERNMENT GRANTS

Government grants include grants receivable from the Scottish Government, local authorities and other government bodies. Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

Government grants received for housing properties are recognised in income over the useful economic life of the structure of the asset under the accruals model.

On disposal of an asset for which government grant was received, if there is no obligation to repay the grant, then any unamortised grant remaining is derecognised as a liability and recognised as income. Where there is a requirement to repay a grant a liability is included in the Statement of Financial Position to recognise this obligation.

OTHER GRANTS

Grants received from non-government sources are recognised using the performance model. Grants are recognised as income when the associated performance conditions are met.

OTHER INCOME

Interest income

Interest income is accrued on a time-apportioned basis, by reference to the principal outstanding at the effective interest rate.

Investment income

Investment income is recognised on an accruals basis.

TANGIBLE FIXED ASSETS – HOUSING PROPERTIES

Housing properties are properties for the provision of social housing or to otherwise provide social benefit and are principally properties available for rent and shared ownership.

Completed housing and shared ownership properties are stated at valuation less accumulated depreciation on the components other than structure.

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that enhance the economic benefits of the assets, are capitalised as improvements. Such enhancements can occur if improvements result in either:

- An increase in rental income;
- A material reduction in future maintenance costs; or
- A significant extension to the life of the property.

Shared ownership properties are split proportionally between fixed assets and current assets based on the element relating to expected first tranche sales. The first tranche proportion is classed as a current asset and related sales proceeds are included in turnover.

The remaining element is classed as a fixed asset and included in housing properties at cost, less any provisions needed for depreciation or impairment. Where the first tranche has been sold prior to the acquisition of the properties, these are included in fixed assets only.

DEPRECIATION OF HOUSING PROPERTIES

Freehold land or assets under construction are not depreciated.

The Association separately identifies the major components of its housing properties and charges depreciation so as to write-down the cost of each component to its estimated residual value, on a straight line basis over the following years:

Structure	60 years
Land	Nil
Assets under construction	Nil
Windows	50 years
Kitchens	20 years
Bathrooms	30 years
Boilers	15 years

IMPAIRMENT OF FIXED ASSETS

An assessment is made at each reporting date of whether there are indications that a fixed asset (including housing properties) may be impaired or that an impairment loss previously recognised has fully or partially reversed. If such indications exist, the RSL estimates the recoverable amount of the asset.

ARDENGLLEN HOUSING ASSOCIATION LTD

For the year ended 31 March 2018

Notes to the Financial Statements (continued)

IMPAIRMENT OF FIXED ASSETS (continued)

Shortfalls between the carrying value of fixed assets and their recoverable amounts, being the higher of fair value less costs to sell and value-in-use of the asset based on its service potential, are recognised as impairment losses in the statement of comprehensive income.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Reversals of impairment losses are recognised in income and expenditure. On reversal of an impairment loss, the depreciation or amortisation is adjusted to allocate the asset's revised carrying amount (less any residual value) over its remaining useful life.

OTHER TANGIBLE FIXED ASSETS

Tangible fixed assets are initially measured at cost, net of depreciation and any impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land and investment properties, at rates calculated to write off the cost or valuation of each asset to its estimated residual value on a straight line basis over its expected useful life, as follows:

Freehold buildings	over 30 years
Fixtures, fittings and equipment	4 years

Residual value is calculated on prices prevailing at the reporting date, after estimated costs of disposal, for the asset as if it were at the age and in the condition expected at the end of its useful life.

BORROWING COSTS

General and specific borrowing costs directly attributable to the acquisition and construction of qualifying properties are added to the cost of those properties until such a time as the properties are ready for their intended use or sale.

All other borrowing costs are expensed as incurred.

TAXATION

Ardenglen Housing Association Limited has charitable status and is registered with the Office of Scottish Charities Regulator and is therefore exempt from paying Corporation Tax on charitable activities.

VAT

The Association is VAT registered, however a large proportion of income, namely rents, is exempt for VAT purposes therefore giving rise to a Partial Exemption calculation. Expenditure is shown inclusive of VAT.

EMPLOYEE BENEFITS

The costs of short-term employee benefits are recognised as a liability and an expense. Employees are entitled to carry forward up to 5 days of any unused holiday entitlement at the reporting date. The cost of any unused entitlement is recognised in the period in which the employee's services are received.

EMPLOYEE BENEFITS (continued)

The best estimate of the expenditure required to settle an obligation for termination benefits is recognised immediately as an expense when the Association is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

RETIREMENT BENEFITS

Defined benefit plans

The Association participates in the Scottish Housing Association Pension Scheme (SHAPS). The contributions are recognised in income and expenditure in the period to which they relate as there is insufficient information available to use defined benefit accounting. A liability is recognised for contributions arising from an agreement with the multi-employer plan that determines how the Association will fund a deficit. Contributions are discounted when they are not expected to be settled wholly within 12 months of the period end.

Defined contribution plans

The SHAPS offers a defined contribution option which some employees take advantage of. For defined contribution schemes the amount charged to income and expenditure is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments.

FINANCIAL INSTRUMENTS

The Association has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102, in full, to all of its financial instruments.

Financial assets and financial liabilities are recognised when the Association becomes a party to the contractual provisions of the instrument, and are offset only when the Association currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets

Debtors

Debtors which are receivable within one year and which do not constitute a financing transaction are initially measured at the transaction price. Trade debtors are subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses.

Where the arrangement with a trade debtor constitutes a financing transaction, the debtor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument.

A provision for impairment of debtors is established when there is objective evidence that the amounts due will not be collected according to the original terms of the contract. Impairment losses are recognised in profit or loss for the excess of the carrying value of the trade debtor over the present value of the future cash flows discounted using the original effective interest rate. Subsequent reversals of an impairment loss that objectively relate to an event occurring after the impairment loss was recognised, are recognised immediately in income and expenditure.

FINANCIAL INSTRUMENTS (continued)

Financial liabilities

Trade creditors

Trade creditors payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

Where the arrangement with a trade creditor constitutes a financing transaction, the creditor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar instrument.

Borrowings

Borrowings are initially recognised at the transaction price, including transaction costs, and subsequently measured at amortised cost using the effective interest method. Interest expense is recognised on the basis of the effective interest method and is included in interest payable and other similar charges.

Commitments to receive a loan are measured at cost less impairment.

Derecognition of financial assets and liabilities

A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party. A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

PROVISIONS

Provisions are recognised when the Association has an obligation at the reporting date as a result of a past event which it is probable will result in the transfer of economic benefits and that obligation can be estimated reliably.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

ARDENGLLEN HOUSING ASSOCIATION LTD

For the year ended 31 March 2018

Notes to the Financial Statements (continued)

2. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT

	Note	Turnover £	Operating Costs £	Other £	Operating Surplus/ (Deficit) £	Operating Surplus/ (Deficit) 2017 £
Social lettings	3	3,727,711	(3,012,817)	-	714,894	306,923
Other activities	4	129,182	(244,575)	-	(115,393)	(72,709)
Pension provision remeasurement	19	-	-	-	-	688,000
Total		3,856,893	(3,257,392)	-	599,501	922,214
2017		3,848,058	(3,613,844)	688,000	922,214	

ARDENGLLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Notes to the Financial Statements (continued)

3. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS FROM AFFORDABLE LETTING ACTIVITIES

	General Needs Housing £	Shared Ownership £	2018 Total £	2017 Total £
Rent receivable net of identifiable service charges	3,693,253	15,503	3,708,756	3,657,532
Service charges	-	-	-	-
Gross income from rents and service charges	3,693,253	15,503	3,708,756	3,657,532
Less: Rent loss from voids	(13,743)	-	(13,743)	(8,427)
Net income from rents and service charges	3,679,510	15,503	3,695,013	3,649,105
Grants released from deferred Income	5,618	-	5,618	4,904
Grants from Scottish Ministers	27,080	-	27,080	44,745
Total turnover from affordable letting activities	3,712,208	15,503	3,727,711	3,698,754
Management and maintenance administration costs	1,323,865	4,430	1,328,295	1,295,800
Service costs	-	-	-	-
Planned and cyclical maintenance including major repairs costs	432,931	-	432,931	928,737
Reactive maintenance costs	555,392	-	555,392	526,095
Bad debts – rents and service charges	25,678	-	25,678	1,429
Depreciation of affordable let properties	665,283	5,238	670,521	639,770
Operating Costs for affordable letting activities	3,003,149	9,668	3,012,817	3,391,831
Operating Surplus for affordable letting Activities	709,059	5,835	714,894	306,923
2017	301,103	5,820	306,923	

The amount of service charges receivable on housing accommodation not eligible for Housing Benefit was £-nil (2017 - £nil).

The Association did not provide supported housing during the year.

Certain costs have been reallocated within the year to better reflect the spend and this allocation has been reflected within the comparative figures of the previous year.

ARDENGLLEN HOUSING ASSOCIATION LTD

For the year ended 31 March 2018

Notes to the Financial Statements (continued)

4. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS 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 or (deficit)	Operating surplus or (deficit) for previous period of account
	£	£	£	£	£	£	£	£	£
Wider role activities undertaken to support the community, other than the provision, construction and management of housing	-	56,068	-	3,200	59,268	-	220,072	(160,804)	(131,024)
Care and repair	-	-	-	-	-	-	-	-	-
Factoring	-	-	-	1,550	1,550	-	1,968	(418)	48
Support activities	-	-	-	-	-	-	-	-	-
Care activities	-	-	-	-	-	-	-	-	-
Contracted out activities undertaken for registered social landlords	-	-	-	222	222	-	168	54	-
Contracted out activities undertaken for other organisations	-	-	-	-	-	-	-	-	960
Developments for sale to registered social landlords	-	-	-	-	-	-	-	-	-
Developments and improvements for sale to other organisations	-	-	-	-	-	-	-	-	-
Uncapitalised development administration costs	-	-	-	-	-	-	-	-	-
Other activities	-	-	-	68,142	68,142	-	22,367	45,775	57,307
Total from other activities	-	56,068	-	73,114	129,182	-	244,575	(115,393)	(72,709)
2017	47,353	11,960	-	89,991	149,304	-	222,013	(72,709)	

Included within other activities is other rental income of £63,361 and the release of housing benefit received of £3,281. Included within other revenue grants is Big Lottery Funding of £42,528 (£47,935 received in year less deferred income of £5,407) (2017: £43,353 (£43,353 received in year less deferred income of £nil).

ARDENGLLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Notes to the Financial Statements (continued)

5. ACCOMMODATION IN MANAGEMENT	2018	2017
The number of units in Management at 31 March was as follows:		
	No	No
New build	405	404
Rehabilitation – leased	1	1
Rehabilitation	254	254
Shared ownership	8	10
Mortgage to rent	13	12
SST	291	291
Total Units in Management	<u>972</u>	<u>972</u>
6. INTEREST RECEIVABLE AND SIMILAR CHARGES	2018	2017
	£	£
Interest on bank deposits	<u>8,942</u>	<u>15,459</u>
7. INTEREST PAYABLE AND SIMILAR CHARGES	2018	2017
	£	£
Interest arising on:		
Bank loans and overdrafts	158,154	168,401
Defined benefit pension charge	6,000	29,000
	<u>164,154</u>	<u>197,401</u>
8. OPERATING SURPLUS OR DEFICIT	2018	2017
	£	£
Operating surplus is stated after charging/(crediting):		
Depreciation of housing properties	670,521	639,770
Depreciation of other tangible fixed assets (note 11.B)		
- owned	57,784	54,974
Deficit on disposal of tangible fixed assets (note 9)	<u>103,630</u>	<u>15,506</u>
Fees payable to RSM UK Audit LLP and its associates in respect of both audit and non-audit services are as follows:		
	2018	2017
	£	£
Audit services - statutory audit of the Association	<u>10,982</u>	<u>10,170</u>

ARDENGLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Notes to the Financial Statements (continued)

9. SURPLUS OR DEFICIT ON SALE OF FIXED ASSETS – HOUSING PROPERTIES

	2018 £	2017 £
Disposal proceeds	21,395	42,932
Carrying value of fixed assets	(125,025)	(44,902)
	<u>(103,630)</u>	<u>(1,970)</u>
Capital grant repaid	-	(13,536)
Deficit	<u>(103,630)</u>	<u>(15,506)</u>

10. EMPLOYEES

	2018 No.	2017 No.
The average monthly number of full time equivalent persons (including key management personnel) employed by the Association during the year was:		
Office and management/Administration	18	20
Housing support and care	-	-
Development	-	-
	<u>18</u>	<u>20</u>

	2018 £	2017 £
Staff costs for the above persons:		
Wages and salaries	593,775	578,316
Social security costs	54,776	53,997
Other pension costs and current service cost (note 23)	100,771	149,085
Defined contribution pension cost	36,312	20,638
Agency Staff	21,000	21,000
	<u>806,634</u>	<u>823,036</u>

Key management personnel are defined as the members of the Board, the Chief Executive and any other person reporting directly to the directors or the Board.

There were the following key management personnel who received emoluments (excluding pension contributions) in excess of £60,000 within the following ranges:

	2018 No.	2017 No.
£60,000 - £69,999	1	1
£70,000 - £79,999	<u>-</u>	<u>1</u>

ARDENGLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Notes to Financial Statements (continued)

10. EMPLOYEES (continued)

	2018 £	2017 £
Aggregate gross emoluments for the above key management personnel	<u>232,568</u>	<u>227,359</u>
Aggregate emoluments for the above key management personnel (excluding pension contributions)	<u>207,430</u>	<u>203,480</u>
The emoluments of the Chief Executive (excluding pension contributions)	<u>58,718</u>	<u>71,570</u>
Aggregate pension contributions in relation to the above key management personnel	<u>25,138</u>	<u>23,879</u>

No payment or fees or other remuneration was made to the Board members during the year. The Association operates a salary sacrifice scheme to all members of the pension scheme.

11.A TANGIBLE FIXED ASSETS – HOUSING PROPERTIES

	Social Housing Properties Held for Letting £	Housing Properties For Letting Under Construction £	Completed Shared Ownership Housing Properties £	Total Housing Properties £
Cost				
1 April 2017	24,889,239	189,795	203,000	25,282,034
Additions	4,385	119,987	-	124,372
Properties acquired	112,898	-	-	112,898
Works to existing properties	598,986	-	-	598,986
Disposals	(194,690)	-	(10,910)	(205,600)
Transfer	17,685	-	(17,685)	-
31 March 2018	<u>25,428,503</u>	<u>309,782</u>	<u>174,405</u>	<u>25,912,690</u>
Depreciation and impairment				
1 April 2017	3,159,139	-	19,263	3,178,402
Depreciation charged in year	665,283	-	5,238	670,521
Released on disposal	(78,900)	-	(1,675)	(80,575)
Transfer	1,675	-	(1,675)	-
31 March 2018	<u>3,747,197</u>	<u>-</u>	<u>21,151</u>	<u>3,768,348</u>
Net book value				
31 March 2018	<u>21,681,306</u>	<u>309,782</u>	<u>153,254</u>	<u>22,144,342</u>
31 March 2017	<u>21,730,100</u>	<u>189,795</u>	<u>183,737</u>	<u>22,103,632</u>

ARDENGLLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018

Notes to the Financial Statements (continued)

11.A TANGIBLE FIXED ASSETS – HOUSING PROPERTIES (continued)

	2018 £	2017 £
Value of land included in cost	<u>2,291,019</u>	<u>2,255,762</u>

The amount of capitalised interest during the year was £nil (2017 £nil).

EXPENDITURE ON WORKS TO EXISTING PROPERTIES

	2018 £	2017 £
Improvement work capitalised	4,385	22,079
Replacement component spend capitalised	598,986	88,620
Amounts charged to income and expenditure	<u>129,887</u>	<u>675,402</u>
Total major repairs spend	<u>733,258</u>	<u>786,101</u>

11.B TANGIBLE FIXED ASSETS OTHER

	Freehold property £	Computers and Office Equipment £	Furniture, fixtures and fittings £	Total £
Cost				
1 April 2017	948,572	252,042	96,378	1,296,992
Additions	-	25,200	3,100	28,300
31 March 2018	<u>948,572</u>	<u>277,242</u>	<u>99,478</u>	<u>1,325,292</u>
Depreciation and impairment				
1 April 2017	404,447	217,311	87,578	709,337
Depreciation charged in year	31,648	22,272	3,864	57,784
31 March 2018	<u>436,095</u>	<u>239,583</u>	<u>91,442</u>	<u>767,120</u>
Net book value				
31 March 2018	<u>512,477</u>	<u>37,659</u>	<u>8,036</u>	<u>558,172</u>
31 March 2017	<u>544,125</u>	<u>34,731</u>	<u>8,799</u>	<u>587,655</u>

ARDENGLLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Notes to Financial Statements (continued)

12. SUBSIDIARY UNDERTAKINGS

The Association's subsidiary undertakings are:

<i>Name of undertaking</i>	<i>Class of shareholding</i>	<i>Proportion of nominal value held directly</i>	<i>Nature of Business</i>
Ardenglen Developments Limited	Ordinary	100% (2016: 100%)	Related to the construction of and renting out of office space adjacent to the Association's own offices.

13. DEBTORS

	2018 £	2017 £
Amounts falling due within one year:		
Rent and service charges receivable	133,319	106,795
Less: provision for bad and doubtful debts	<u>(60,720)</u>	<u>(56,970)</u>
	72,599	49,825
HAG receivable	212,730	101,424
Other debtors	11,013	88,838
Prepayments and accrued income	165,624	105,124
Amounts due from Group undertakings	-	-
	<u>461,966</u>	<u>345,212</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018 £	2017 £
Debt (note 17)	353,825	352,271
Rent and service charges received in advance	54,888	31,717
Deferred capital grants (note 16)	5,618	4,904
Trade creditors	158,829	198,430
Other taxation and social security costs	-	-
Other creditors	224,268	253,932
Accruals and deferred income	82,114	41,417
Amounts due to Group undertakings	<u>12,935</u>	<u>4,579</u>
	<u>892,477</u>	<u>887,250</u>

ARDENGLLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Notes to the Financial Statements (continued)

15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2018 £	2017 £
Debt (note 17)	4,630,083	5,004,081
Deferred capital grant (note 16)	520,669	373,807
	<u>5,150,752</u>	<u>5,377,888</u>

	2018 £	2017 £
Included in creditors are:		
Amounts repayable other than by instalments falling due after more than five years	<u>1,878,318</u>	<u>1,732,586</u>
Amounts repayable by instalments falling due after more than five years	<u>3,272,434</u>	<u>3,645,302</u>

16. DEFERRED CAPITAL GRANT

	2018 £	2017 £
As at 1 April	378,711	217,574
Grant received in the year	153,194	166,041
Capital grant released	(5,618)	(4,904)
As at 31 March	<u>526,287</u>	<u>378,711</u>
Amounts to be released within one year	5,618	4,904
Amounts to be released in more than one year	<u>520,669</u>	<u>373,807</u>
	<u>526,287</u>	<u>378,711</u>

17. DEBT ANALYSIS – BORROWINGS

	2018 £	2017 £
Creditors: amounts falling due within one year:		
Bank loans	<u>353,825</u>	<u>352,271</u>
Creditors: amounts falling due after more than one year:		
Bank loans	<u>4,630,083</u>	<u>5,004,081</u>
Total	<u>4,983,908</u>	<u>5,356,352</u>

Borrowings are denominated and repaid in pounds sterling, have contractual interest rates that are either fixed rates or variable rates linked to LIBOR that are not leveraged, and do not contain conditional returns or repayment provisions other than to protect the lender against credit deterioration or changes in relevant legislation or taxation.

Bank Borrowings are secured by specific charges on the Association's properties and are repayable at rates of interest ranging from 1.45% to 5.62% (2017 – 1.45% to 5.62%). The Association makes monthly and quarterly repayments of the bank borrowings.

ARDENGLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Notes to the Financial Statements (continued)

17. DEBT ANALYSIS – BORROWINGS – (continued)

Based on the lender's earliest repayment date, borrowings are repayable as follows:

	2018	2017
	£	£
Due within one year	353,825	352,271
Due in one year or more but less than two years	329,619	350,738
Due between two and five years	1,028,030	1,008,041
Due more than five years	3,272,434	3,645,302
	<u>4,983,908</u>	<u>5,356,352</u>

18. FINANCIAL INSTRUMENTS

	2018	2017
	£	£
<i>Financial assets:</i>		
Debt instruments measured at amortised cost	<u>3,085,013</u>	<u>3,089,129</u>
<i>Financial liabilities:</i>		
Measured at amortised cost	<u>6,527,889</u>	<u>6,861,398</u>

19.

	Holiday pay	SHAPS	Total
	£	Pension £	£
1 April 2017	13,260	583,000	596,260
Utilised in the year	(13,260)	(115,000)	(128,260)
Additional provision in year	14,660	-	14,660
Unwinding of discount	-	6,000	6,000
Decrease due to change in discount rate	-	(4,000)	(4,000)
Remeasurement	-	-	-
31 March 2018	<u>14,660</u>	<u>470,000</u>	<u>484,660</u>

Holiday Pay

This represents holiday accrued as a result of services rendered in the current period and which employees are entitled to carry forward. The provision is measured as the statutory cost payable for the period of absence.

Pension

The SHAPS provision represents the net present value of the commitment to the multi-employer pension scheme in respect of past deficits.

ARDENGLLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Notes to the Financial Statements (continued)

20. SHARE CAPITAL & RESERVES

The Association is limited by guarantee and consequently has no share capital. Each of the Association's members agrees to contribute £1 in the event of the Association winding up.

	2018	2017
	Number	Number
Number of members		
1 April 2017	154	184
Joined during the year	15	12
Left during year	(54)	(42)
31 March 2018	<u>115</u>	<u>154</u>

21. RECONCILIATION OF SURPLUS TO NET CASH GENERATED FROM /(USED IN) OPERATIONS

	2018	2017
	£	£
Surplus for the year	340,659	724,766
Adjustments for non-cash items:		
Depreciation of tangible fixed assets	728,305	694,744
Amortisation of deferred grant	(5,618)	(4,904)
Shares cancelled	(54)	(42)
Defined benefit pension schemes	(113,000)	(755,000)
Fair value (gains)/losses on financial instruments	-	-
Increase/(decrease) in provisions	1,400	(2,237)
loss on disposal of tangible fixed assets	103,630	15,506
Interest receivable	(8,942)	(15,459)
Interest payable	158,154	168,401
Taxation	-	-
Operating cash flows before movements in working capital	<u>1,204,534</u>	<u>825,775</u>
Increase in trade and other debtors	(16,920)	(25,529)
Increase in trade and other creditors	2,958	(323,751)
Cash generated from / (used in) operations	<u>1,190,572</u>	<u>476,495</u>

CASH AND CASH EQUIVALENTS

	2018	2017
	£	£
Cash and cash equivalents represent:-		
Cash at bank	1,791,890	663,664
Short-term deposits	831,157	2,080,252
Overdraft	-	-
	<u>2,623,047</u>	<u>2,743,917</u>

ARDENGLEN HOUSING ASSOCIATION LTD**For the year ended 31 March 2018**

Notes to the Financial Statements (continued)

22. CAPITAL COMMITMENTS AND OTHER CONTRACTUAL OBLIGATIONS

	2018	2017
	£	£
Capital expenditure contracted for but not provided in the financial statements	3,576,005	-
Expenditure authorised by the board, but not contracted	-	-

23. RETIREMENT BENEFITS

Certain employees of the Association are members of an industry-wide retirement benefit scheme the Scottish Housing Association Pension Scheme ("SHAPS"). There is insufficient information to account for the scheme as a defined benefit plan so it is accounted for as a defined contribution plan.

The SHAPS offers a defined contribution option. The assets of the scheme are held separately from those of the Company in an independently administered fund. The contributions payable by the Association charged to income and expenditure amounted to £36,312 (2017: £20,638). Contributions totalling £3,498 (2017: £1,927) were payable to the fund at the year end and are included in creditors.

No other post-retirement benefits are provided. The schemes are fully funded schemes.

SHAPS

The company participates in the scheme, a multi-employer scheme which provides benefits to over 150 non-associated employers. The scheme is a defined benefit scheme in the UK.

It is not possible for the company 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 company 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.

A full actuarial valuation for the scheme was carried out at 30 September 2015. This actuarial valuation showed assets of £616m, liabilities of £814m and a deficit of £198m. To eliminate this funding shortfall, the Trustee has asked the participating employers to pay additional contributions to the scheme as follows:

ARDENGLLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Notes to the Financial Statements (continued)

23. RETIREMENT BENEFITS - CONTINUED

Deficit contributions

From 1 April 2017 to 28 February 2022:	£25,735,092 per annum (payable monthly, increasing by 3% each 1 st April)
From 1 April 2017 to 30 June 2025:	£727,217 per annum (payable monthly, increasing by 3% each 1 st April)
From 1 April 2017 to 31 October 2026:	£1,239,033 per annum (payable monthly, increasing by 3% each 1 st April)

Unless a concession has been agreed with the Trustee the term to 28 February 2022 applies.

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 company 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.

PRESENT VALUES OF PROVISION

	31 March 2018 (£000s)	31 March 2017 (£000s)	31 March 2016 (£000s)
Present value of Provision	470	583	1,338

RECONCILIATION OF OPENING AND CLOSING PROVISIONS

	Period Ending 31 March 2018 (£000s)	Period Ending 31 March 2017 (£000s)
Provision at start of period	583	1,338
Unwinding of the discount factor (interest expense)	6	29
Deficit contribution paid	(115)	(113)
Remeasurements - impact of any change in assumptions	(4)	17
Remeasurements - amendments to the contribution schedule	-	(688)
Provision at end of period	470	583

ARDENGLLEN HOUSING ASSOCIATION LTD
For the year ended 31 March 2018
Notes to the Financial Statements (continued)

23. RETIREMENT BENEFITS – (continued)

INCOME AND EXPENDITURE IMPACT

	Period Ending 31 March 2018 (£000s)	Period Ending 31 March 2017 (£000s)
Interest expense	6	29
Remeasurements – impact of any change in assumptions	(4)	17
Remeasurements – amendments to the contribution schedule	-	(688)
Contributions paid in respect of future service	101	120
Costs recognised in income and expenditure account	103	(522)

ASSUMPTIONS

	31 March 2018 % per annum	31 March 2017 % per annum	31 March 2016 % per annum
Rate of discount	1.51	1.06	2.29

The discount rates shown above 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.

The Association has agreed to make additional deficit payments to SHAPS at the rate of £118,127 per year for 5 years using a discount rate based on a AA corporate rate bond for the same period. A liability based upon discounted net present value of £0.5m has been recognised within provisions for the contribution obligations.

24. RELATED PARTY TRANSACTIONS

Various Board of Management members are also tenants of the Association. Their tenancies are on normal commercial terms. During the year £28,200 (2017; £23,971) of rent was receivable from these tenant members. At the year-end there were £498 (2017: £169) of rent arrears due from these tenant members.

During the year £19,596 (2017 £19,596) of rent was paid to the Association's subsidiary Ardenglen Developments Ltd. During the year £600 (2017 £600) management fee was receivable from the Association's subsidiary Ardenglen Developments Ltd.

Amounts outstanding are unsecured, non-interest bearing and will be settled in cash. No guarantees have been given or received. No expense has been recognised in the year (2017: £nil) in respect of bad debts from related parties.

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