



Alexander Sloan
Accountants and Business Advisers

Blochairn Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2018

Registered Housing Association No.HAC223

FCA Reference No. 2341R(S)

Scottish Charity No. SC040816

BLOCHAIRN HOUSING ASSOCIATION LIMITED

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BLOCHAIRN HOUSING ASSOCIATION LIMITED

MANAGEMENT COMMITTEE, EXECUTIVES AND ADVISERS YEAR ENDED 31 MARCH 2018

MANAGEMENT COMMITTEE

Lynsey Morgan	Chairperson
Rosemary Cairns	Secretary
Joan Reuston	Vice-Chair
John Murray	Resigned 18/04/17
Frances Tierney	
Olga Vassiljeva	
Manal Eshelli	
Susan Aktemel	Co-optee
Andy Duffus	Co-optee
Michelle Moore	
Denise Doherty	Co-opted 22/08/17
Lynn Johnstone	Joined 27/06/17 - resigned 20/02/18
Sheena Stephen	Joined 27/06/17

EXECUTIVE OFFICERS

Michael Carberry	Director
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REGISTERED OFFICE

1 Blochairn Road
Royston
Glasgow
G21 2ED

EXTERNAL AUDITORS

Alexander Sloan
Chartered Accountants
180 St Vincent Street
Glasgow
G2 5SG

INTERNAL AUDITORS

Quinn Internal Audit
55 Lady Place
Livingston
Edinburgh

FINANCE AGENTS

Wylie and Bisset
168 Bath Street
Glasgow
G2 4TP

BANKERS

RBS UK Corporate Banking
Kirkstane House
139 St Vincent Street
Glasgow
G2 5JF

SOLICITORS

Mellicks
160 Hope Street
Glasgow
G2 2TL

BLOCHAIRN HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2018

The Management Committee presents its report and the Financial Statements for the year ended 31 March 2018.

Legal Status

The Association is a registered non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 No.2341R(S). The Association is governed under its Rule Book. The Association is a registered Scottish Charity with the charity number SC040816.

Principal Activities

The principal activities of the Association are the provision and management of affordable rented accommodation.

Review of Business and Future Developments

During the financial year to 31 March 2018 business was conducted in accordance with agreed policies and procedures which are freely available to the general public. Openness and accountability is an important element in the Association's success.

The Association's ethos is one of continuous improvement. After 27 years, improvements may be small and incremental but they are important nonetheless. The Tenant Satisfaction Survey 2017 revealed high levels of satisfaction. Overall Satisfaction was 95%; the repairs service was 97%, with 82% "Very Satisfied", and management of the neighbourhood was 93%

The UK government's Welfare Reforms led to a cautious approach to budgeting. However, tenants pay their rent, albeit many with difficulty and some with the aid of Discretionary Housing Payment. Staff manage the situation well and the Association's interests are protected. Additional support services are provided for residents, including on financial management and Welfare Benefits Advice, which are well received.

A Treasury Management review resulted in a new loan to clear old loans and to provide funding for a Major Repairs programme for tenement properties modernised in 1990's. The programme proves new external wall insulation, gutters, downpipes, facia, all common windows and doors and door entry systems. Specification will reduce future maintenance costs. The review considered the history of rent increases, which have been modest, especially in recent years. With a view to minimising financial risk the increase for 2018/2019 was 5.6% and increases will be above RPI for the foreseeable future.

In 2001 Blochairn was the first housing organisation in Glasgow to introduce a Tenant Bonus Scheme. The Association maintains optimum staffing levels, engaging with residents to ensure a collaborative approach. Tenants are encouraged to keep to the Tenancy Agreement; be a good neighbour and to show respect and consideration for others. This has made a real and lasting difference. A Christmas Bonus of £75 was paid to 82% of tenants in 2017.

In 2014 the Association established the Royston Strategy Group (community owned organisations, Glasgow City Council, Local Councillors and MSP) to seek a strategic approach to complete the regeneration of the wider Royston area and to protect the public investment already made. Several community projects are in the pipeline with £400k being obtained from the Scottish Land Fund and Glasgow City Council to return land into community ownership.

The Association ends the year in a strong financial position with a positive outlook for the future.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2018

Management Committee and Executive Officers

The members of the Management Committee and the Executive Officers are listed on Page 1.

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

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

Statement of Management Committee's Responsibilities

The Co-operative and Community Benefit Act 2014 require the Management Committee to prepare Financial Statements for each financial year 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 Financial Statements, the Management Committee is required to:-

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

The Management Committee is 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 Financial Statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2014 and the Determination of Accounting Requirements - 2015. 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. It is also responsible for ensuring the Association's suppliers are paid promptly.

The Management Committee must in determining how amounts are presented within items in the income and expenditure account and balance sheet, have regard to the substance of the reported transaction or arrangement, in accordance with generally accepted accounting practices.

In so far as the Management Committee are aware:

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

BLOCHAIRN HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2018

Statement on Internal Financial Control

The Management Committee 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 Management Committee'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. 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 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 Management Committee to monitor key business risks, financial objectives and the 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 Management Committee;
- the Management Committee receive reports from management and from the 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.

The Management Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2018. No weaknesses were found in the 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.

Donations

During the year the Association made charitable donations amounting to £1,150 (2017 - £550).

Auditors

A resolution to re-appoint the Auditors, Alexander Sloan, Chartered Accountants, will be proposed at the Annual General Meeting.

By order of the Management Committee

ROSEMARY CAIRNS

Secretary

19 June 2018



BLOCHAIRN HOUSING ASSOCIATION LIMITED

REPORT BY THE AUDITORS TO THE MEMBERS OF BLOCHAIRN HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANCE MATTERS

In addition to our audit of the Financial Statements, we have reviewed your statement on page 4 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained in the publication 'Our Regulatory Framework' and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion

We carried out our review having regard to the requirements relating to corporate governance matters within Bulletin 2006/5 issued by the Auditing Practices Board. The Bulletin does not require us to review the effectiveness of the Association's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reasons given for non-compliance.

Opinion

In our opinion the Statement on Internal Financial Control on page 4 has provided the disclosures required by the relevant Regulatory Standards with the publication 'Our Regulatory Framework' and associated Regulatory Advice Notes 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 Management Committee, and Officers of the Association, and examination of relevant documents, we have satisfied ourselves that the Management Committee's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the 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 SLOAN
Accountants and Business Advisers
Statutory Auditors
GLASGOW
19 June 2018



Alexander Sloan
Accountants and Business Advisers

BLOCHAIRN HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BLOCHAIRN HOUSING ASSOCIATION LIMITED

Opinion

We have audited the financial statements of Blochairn Housing Association Limited (the 'Association') for the year ended 31 March 2018 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows, Statement of Changes in Equity and related notes, 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 Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the Association's members, as a body, in accordance with the Co-operative and Community Benefit Society 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.

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 surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefits Societies Act 2014, the Housing (Scotland) Act 2014 and the Determination of Accounting Requirements 2015.

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 Association 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 Management Committee's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Management Committee has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association'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.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BLOCHAIRN HOUSING ASSOCIATION LIMITED (Continued)

Other information

The Management Committee is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the Association and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Management Committee.

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- proper books of account have not been kept by the Association in accordance with the requirements of the legislation;
- a satisfactory system of control over transactions has not been maintained by the Association in accordance with the requirements of the legislation;
- the Statement of Comprehensive Income and Statement of Financial Position are not in agreement with the books of account of the Association; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Management Committee

As explained more fully in the Statement of Management Committee's Responsibilities as set out on Page 3, the Management Committee are 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 Management Committee 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 Management Committee is responsible for assessing the Association'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 Management Committee either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BLOCHAIRN HOUSING ASSOCIATION LIMITED (Continued)

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.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management Committee.
- Conclude on the appropriateness of the Management Committee use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Association to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the Association audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



ALEXANDER SLOAN

Accountants and Business Advisers

Statutory Auditors

GLASGOW

19 June 2018



Alexander Sloan

Accountants and Business Advisers

BLOCHAIRN HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2018

	Notes	2018	2017
		£	£
REVENUE	2	1,387,234	1,364,451
Operating Costs	2	<u>(1,030,747)</u>	<u>(983,127)</u>
OPERATING SURPLUS		356,487	381,324
Interest Receivable and Other Income		1,787	618
Interest Payable and Similar Charges	7	(182,981)	(96,956)
Other Finance Income / (Charges)	10	<u>(3,444)</u>	<u>(22,214)</u>
		<u>(184,638)</u>	<u>(118,552)</u>
SURPLUS FOR THE YEAR	8	171,849	262,772
Other Comprehensive Income		-	-
TOTAL COMPREHENSIVE INCOME		<u>171,849</u>	<u>262,772</u>

The notes on pages 13 to 25 form part of these financial statements.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2018

	Notes	2018		2017	
		£	£	£	£
NON-CURRENT ASSETS					
Housing Properties - Depreciated Cost	11 (a)		16,326,011		16,462,881
Other Non-current Assets	11 (c)		284,460		287,761
			<u>16,610,471</u>		<u>16,750,642</u>
CURRENT ASSETS					
Receivables	13	19,137		19,779	
Investments	23	100,000		100,000	
Cash at bank and in hand		2,398,501		757,436	
		<u>2,517,638</u>		<u>877,215</u>	
CREDITORS: Amounts falling due within one year	14	<u>(176,082)</u>		<u>(250,822)</u>	
NET CURRENT ASSETS			<u>2,341,556</u>		<u>626,393</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			18,952,027		17,377,035
CREDITORS: Amounts falling due after more than one year	15		(5,623,926)		(3,871,472)
DEFERRED INCOME					
Social Housing Grants	17	<u>(10,888,328)</u>		<u>(11,237,559)</u>	
			<u>(10,888,328)</u>		<u>(11,237,559)</u>
NET ASSETS			<u><u>2,439,773</u></u>		<u><u>2,268,004</u></u>
EQUITY					
Share Capital	18		120		200
Revenue Reserves			2,439,653		2,267,804
			<u>2,439,773</u>		<u>2,268,004</u>

The Financial Statements were approved by the Management Committee and authorised for issue and signed on their behalf on 19 June 2018.

Chairperson

[REDACTED]

Vice Chair

[REDACTED]

Secretary

[REDACTED]

The notes on pages 13 to 25 form part of these financial statements.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2018

	Notes	2018		2017
		£	£	£
Net cash inflow from operating activities	16	511,578		448,333
Investing Activities				
Acquisition and Construction of Properties	(313,590)		(29,136)	
Purchase of Other Fixed Assets	(7,519)		(929)	
Net cash outflow from investing activities		(321,109)		(30,065)
Financing Activities				
Loan Advances Received	5,500,000		-	
Interest Received on Cash and Cash Equivalents	1,787		618	
Interest Paid on Loans	(182,981)		(96,956)	
Loan Principal Repayments	(3,868,237)		(144,285)	
Share Capital Issued	27		15	
Net cash inflow / (outflow) from financing activities		1,450,596		(240,608)
Increase in cash		1,641,065		177,660
Opening Cash & Cash Equivalents		757,436		579,776
Closing Cash & Cash Equivalents		<u>2,398,501</u>		<u>757,436</u>
Cash and Cash equivalents as at 31 March				
Cash		2,398,501		757,436
		<u>2,398,501</u>		<u>757,436</u>

The notes on pages 13 to 25 form part of these financial statements.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2018

	Share Capital	Revenue Reserve	Total
	£	£	£
Balance as at 1 April 2016			
Issue of Shares	193	2,005,032	2,005,225
Cancellation of Shares	15	-	15
Surplus for Year	(8)	-	(8)
	-	262,772	262,772
Balance as at 31 March 2017	200	2,267,804	2,268,004
Balance as at 1 April 2017			
Issue of Shares	200	2,267,804	2,268,004
Cancellation of Shares	27	-	27
Surplus for Year	(107)	-	(107)
	-	171,849	171,849
Balance as at 31 March 2018	120	2,439,653	2,439,773

The notes on pages 13 to 25 form part of these financial statements.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Statement of Recommended Practice for social housing providers 2014. The Association is a Public Benefit Entity in terms of its compliance with Financial Reporting Standard 102, applicable for accounting periods on or after 1 January 2015.

Basis of Accounting

The Financial Statements have been prepared in accordance with applicable Accounting Standards, the Statement of Recommended Practice - Accounting by Registered Social Landlords 2014, and on the historical cost basis. They also comply with the Determination of Accounting Requirements 2015. A summary of the more important accounting policies is set out below.

Revenue

The Association recognises rent receivable net of losses from voids. Service Charge Income (net of voids) is recognised with expenditure as it is incurred as this is considered to be the point when the service has been performed and the revenue recognition criteria is met.

Government Grants are released to income over the expected useful life of the asset to which it relates.

Retirement Benefits

The Association participated in the Scottish Housing Association Defined Benefits Pension Scheme. Retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the Scheme. The Association has moved from the Defined Benefit scheme to the Scottish Housing Association Defined Contribution Scheme.

The Association still has a liability for past service costs contributions to the Scottish Housing Association Defined Benefit Pension Scheme. The Association provides for amounts that it has agreed to pay towards the Scheme deficit in accordance with paragraph 28.11A of FRS 102. The present value of this liability has been recognised in the Statement of Financial Position. The discount rate applied to this obligation is that of a yield rate for a high quality corporate bond.

Valuation Of Housing Properties

Housing Properties are stated at cost less accumulated depreciation. Housing under construction and Land are not depreciated. The Association depreciates housing properties by major component on a straight line basis over the estimated useful economic lives of each identified component. All components are categorised as Housing Properties within note 11. Impairment reviews are carried out if events or circumstances indicate that the carrying value of the components listed below is higher than the recoverable amount.

Component	Useful Economic Life
Land	Not depreciated
Structure	50 years
Kitchens	15 years
Bathrooms	15 years
Central Heating	12 years
Windows	25 years
Cladding	50 years

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES

Depreciation And Impairment Of Other Non-Current Assets

Non-current Assets are stated at cost less accumulated depreciation. Depreciation is charged on a straight line basis over the expected economic useful lives of the assets at the following annual rates:-

Asset Category	Depreciation Rate
Office Premises	-2%
Furniture and Fittings	-33%
Computer & Office Equipment	-33%
Van	-33%

The carrying value of non-current assets are reviewed for impairment at the end of each reporting period.

Social Housing Grant And Other Grants In Advance/Arrears

Social Housing Grants and Other Capital Grants are accounted for using the Accrual Method as outlined in Section 24 of Financial Reporting Standard 102. Grants are treated as deferred income and recognised in income on a systematic basis over the expected useful life of the property and assets to which it relates.

Social Housing Grant attributed to individual components is written off to the Statement of Comprehensive Income when these components are replaced.

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

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

Taxation

The Association is a Registered Scottish Charity and is not liable to taxation on its charitable activities.

Estimation Uncertainty

The preparation of financial statements requires the use of certain accounting estimates. It also requires the Board of Management to exercise judgement in applying the Association's Accounting Policies. The areas requiring a higher degree of judgement, or complexity, and areas where assumptions or estimates are most significant to the financial statements, are disclosed below:

a) Rent Arrears - Bad Debt Provision

The Association assesses the recoverability of rent arrears through a detailed assessment process which considers tenant payment history, arrangements in place and court action.

b) Life Cycle of Components

The Association estimates the useful lives of major components of its housing property with reference to surveys carried out by external qualified surveyors.

c) Useful life of properties, plant and equipment

The Association assesses the useful life of its properties, plant and equipment and estimates the annual charge to be depreciated based on this assessment.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES

Leases/Leased Assets

Costs in respect of operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term. Assets held under finance leases and hire purchase contracts are capitalised in the Statement of Financial Position and are depreciated over their useful lives.

Works to Existing Properties

The Association capitalises major repairs expenditure where these works result in an enhancement of economic benefits by increasing the net rental stream over the life of the property.

Key Judgements made in the application of Accounting Policies

a) The Categorisation of Housing Properties

In the judgement of the Board of Management the entirety of the Association's housing stock is held for social benefit and is therefore classified as Property, Plant and Equipment in accordance with FRS 102.

b) Identification of cash generating units

The Association considers its cash-generating units to be the schemes in which it manages its housing property for asset management purposes.

c) Financial instrument break clauses

The Association has considered the break clauses attached to the financial instruments that it has in place for its loan funding. In the judgement of the Board of Management, these break clauses do not cause the financial instrument to be classified as a complex financial instrument and therefore they meet the definition of a basic financial instrument.

d) Pension Liability

In March 2018 the Association received details from the Pension Trust of the valuation of the pension scheme at September 2015 and the Pension Trust's estimate of the Association's future past service deficit contributions. The Association has used this to provide the basis of the pension past service deficit liability in the financial statements. The Management Committee feels this is the best available estimate of the past service liability.

Financial Instruments - Basic

The Association classes all of its loans as basic financial instruments including agreements with break clauses. The Association recognises basic financial instruments in accordance with Section 11 of Financial Reporting Standard 102.

The Association's debt instruments are measured at amortised cost using the effective interest rate method.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

2. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM AFFORDABLE LETTING AND OTHER ACTIVITIES

	Notes	2018			2017		
		Turnover	Operating Costs	Operating Surplus / (Deficit)	Turnover	Operating Costs	Operating Surplus / (Deficit)
		£	£	£	£	£	£
Affordable letting activities	3	1,369,075	1,012,588	356,487	1,347,220	965,896	381,324
Other Activities	4	18,159	18,159	-	17,231	17,231	-
Total		1,387,234	1,030,747	356,487	1,364,451	983,127	381,324

3. PARTICULARS OF INCOME & EXPENDITURE FROM AFFORDABLE LETTING ACTIVITIES

	General Needs Housing £	2018 Total £	2017 Total £
Revenue from Lettings			
Rent receivable net of service charges	1,008,964	1,008,964	973,232
Service charges receivable	-	-	-
Gross income from rent and service charges	1,008,964	1,008,964	973,232
Less: Rent losses from voids	217	217	701
Net Rents Receivable	1,008,747	1,008,747	972,531
Grants released from deferred income	349,231	349,231	349,230
Revenue grants from Scottish Ministers	-	-	25,459
Other revenue grants	11,097	11,097	-
Total turnover from affordable letting activities	1,369,075	1,369,075	1,347,220
Expenditure on affordable letting activities			
Management and maintenance administration costs	445,849	445,849	329,633
Planned and cyclical maintenance, including major repairs	-	-	66,646
Reactive maintenance costs	115,325	115,325	126,423
Bad Debts - rents and service charges	954	954	818
Depreciation of affordable let properties	450,460	450,460	442,376
Operating costs of affordable letting activities	1,012,588	1,012,588	965,896
Operating surplus on affordable letting activities	356,487	356,487	381,324
2017		381,324	

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018
 NOTES TO THE FINANCIAL STATEMENTS (Continued)

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

	Other Income	Total Turnover	Operating Costs Other	Operating Surplus / (Deficit)	Operating Surplus / (Deficit)
	£	£	£	£	£
				2018	2017
Factoring	18,159	18,159	18,159	-	-
Total From Other Activities	18,159	18,159	18,159	-	-
2017	17,231	17,231	17,231	-	-

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

5. OFFICERS' EMOLUMENTS

The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Management Committee, managers and employees of the Association.

	2018	2017
	£	£
Aggregate Emoluments payable to Officers with Emoluments greater than £60,000 (excluding Pension Contributions)	<u>64,441</u>	<u>62,211</u>
Pension contributions made on behalf on Officers with emoluments greater than £60,000	<u>6,532</u>	<u>6,413</u>
Emoluments payable to Chief Executive (excluding pension contributions)	<u>64,441</u>	<u>62,211</u>
Total Emoluments paid to key management personnel	<u>64,441</u>	<u>62,211</u>

The number of Officers, including the highest paid Officer, who received emoluments (excluding pension contributions) over £60,000 was in the following ranges:-

	Number	Number
£60,001 to £70,000	<u>1</u>	<u>1</u>

6. EMPLOYEE INFORMATION

	2018	2017
	No.	No.
The average monthly number of full time equivalent persons employed during the year was:	<u>5</u>	<u>4</u>
The average total number of Employees employed during the year was:	<u>5</u>	<u>4</u>
Staff Costs were:	£	£
Wages and Salaries	157,470	147,038
Social Security Costs	11,139	8,153
Other Pension Costs	16,479	16,381
	<u>185,088</u>	<u>171,572</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

7. INTEREST PAYABLE & SIMILAR CHARGES

	2018	2017
	£	£
On Bank Loans & Overdrafts	<u>182,981</u>	<u>96,956</u>

Included within the above interest charges is an adjustment in respect of the Effective Interest Rate of £17,912 (2017 - Credit to Statement of Comprehensive Income £39,049).

8. SURPLUS FOR THE YEAR

	2018	2017
	£	£
Surplus For The Year is stated after charging:-		
Depreciation - Tangible Owned Fixed Assets	461,280	451,316
Auditors' Remuneration - Audit Services	6,464	7,000
Auditors' Remuneration - Other Services	-	1,000
Operating Lease Rentals - Other	<u>658</u>	<u>658</u>

9. TAX ON SURPLUS ON ORDINARY ACTIVITIES

The Association is a Registered Scottish Charity and is not liable to United Kingdom Corporation Tax on its charitable activities.

10. OTHER FINANCE INCOME / CHARGES

	2018	2017
	£	£
Unwinding of Discounted Liabilities	<u>3,444</u>	<u>22,214</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018
NOTES TO THE FINANCIAL STATEMENTS (Continued)

11. NON-CURRENT ASSETS

a) Housing Properties	Housing Properties Held for Letting £	Total £
COST		
As at 1 April 2017	21,969,971	21,969,971
Additions	313,590	313,590
Disposals	(53,725)	(53,725)
Schemes Completed	-	-
As at 31 March 2018	<u>22,229,836</u>	<u>22,229,836</u>
DEPRECIATION		
As at 1 April 2017	5,507,090	5,507,090
Charge for Year	450,460	450,460
Disposals	(53,725)	(53,725)
As at 31 March 2018	<u>5,903,825</u>	<u>5,903,825</u>
NET Book VALUE		
As at 31 March 2018	<u>16,326,011</u>	<u>16,326,011</u>
As at 31 March 2017	<u>16,462,881</u>	<u>16,462,881</u>

Additions to housing properties include capitalised development administration costs of £Nil (2017 - £Nil) and capitalised major repair costs to existing properties of 291,553 (2017 - £29,131).

All land and housing properties are heritable.

Total expenditure on existing properties in the year amounted to £428,915 (2017 - £47,815). The amount capitalised is £313,590 (2017 - £29,131) with the balance charged to the statement of comprehensive income. The amounts capitalised can be further split between component replacement of £36,432 (2017 - £29,131) and improvement of £255,121 (2017 - £Nil).

The Association's Lenders have standard securities over Housing Property with a carrying value of £4,817,255 (2017 - £15,708,535).

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

11. NON CURRENT ASSETS (Continued)

b) Other Tangible Assets	Office Premises £	Furniture & Equipment £	Total £
COST			
As at 1 April 2017	323,668	9,869	333,537
Additions	-	7,519	7,519
As at 31 March 2018	<u>323,668</u>	<u>17,388</u>	<u>341,056</u>
AGGREGATE DEPRECIATION			
As at 1 April 2017	38,839	6,937	45,776
Charge for year	6,473	4,347	10,820
As at 31 March 2018	<u>45,312</u>	<u>11,284</u>	<u>56,596</u>
NET Book VALUE			
As at 31 March 2018	<u>278,356</u>	<u>6,104</u>	<u>284,460</u>
As at 31 March 2017	<u>284,829</u>	<u>2,932</u>	<u>287,761</u>

12. COMMITMENTS UNDER OPERATING LEASES

At the year end, the total future minimum lease payments under non-cancellable operating leases were as follows:-	2018	2017
	£	£
Other		
Not later than one year	164	658
Later than one year and not later than five years	-	164
	<u>164</u>	<u>822</u>

13. RECEIVABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Arrears of Rent & Service Charges	21,052	12,000
Less: Provision for Doubtful Debts	(9,879)	(6,262)
	<u>11,173</u>	<u>5,738</u>
Other Receivables	7,964	14,041
	<u>19,137</u>	<u>19,779</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018
NOTES TO THE FINANCIAL STATEMENTS (Continued)

14. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018	2017
	£	£
Housing Loans	-	152,000
Trade Payables	30,834	18,456
Rent Received in Advance	22,240	32,660
Other Payables	9,724	6,686
Liability for Past Service Contributions	33,678	33,678
Accruals and Deferred Income	79,606	7,342
	<u>176,082</u>	<u>250,822</u>

At the balance sheet date there were pension contributions outstanding of £Nil (2017 - £Nil).

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

	2018	2017
	£	£
Liability for Past Service Contributions	106,014	137,322
Housing Loans	5,517,912	3,734,150
	<u>5,623,926</u>	<u>3,871,472</u>
Housing Loans		
Amounts due within one year	-	152,000
Amounts due in one year or more but less than two years	-	157,500
Amounts due in two years or more but less than five years	1,055,845	505,500
Amounts due in more than five years	4,462,067	3,071,150
	<u>5,517,912</u>	<u>3,886,150</u>
Less: Amount shown in Current Liabilities	-	152,000
	<u>5,517,912</u>	<u>3,734,150</u>
Liability for Past Service Contributions		
Amounts due within one year	33,678	33,678
Amounts due in one year or more but less than two years	33,678	33,796
Amounts due in two years or more but less than five years	72,336	103,526
	<u>139,692</u>	<u>171,000</u>
Less: Amount shown in Current Liabilities	33,678	33,678
	<u>106,014</u>	<u>137,322</u>

The liability for the past service contributions has been accounted for in accordance with FRS 102 para 28.13A and represents the present value of the contributions payable. The cash out flows have been discounted at a rate of 1.06% (2017 - 1.06%).

The Association has a long-term housing loan the terms and conditions of which is as follows:

Lender	Number of Properties Secured	Effective Interest Rate	Maturity (Year)	Variable / Fixed
Unity Trust Bank	Standard security over 127 properties	2.054%	2042	Variable

Due to lenders at the year end	5,500,000	3,925,198
Effective interest rate adjustment	17,912	(39,049)
Loans at amortised cost using the effective interest rate	<u>5,517,912</u>	<u>3,886,149</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

16. STATEMENT OF CASH FLOWS

<i>Reconciliation of operating surplus to net cash inflow from operating activities</i>	2018 £	2017 £
Operating Surplus	356,487	381,324
Depreciation	461,279	451,316
Amortisation of Capital Grants	(349,231)	(349,231)
Change in debtors	642	(5,532)
Change in creditors	45,952	(7,322)
Unwinding of Discount on Pension Liability	(3,444)	(22,214)
Share Capital Written Off	(107)	(8)
Net cash inflow from operating activities	<u>511,578</u>	<u>448,333</u>

17. DEFERRED INCOME

	Housing Properties Held for Letting £	Total £
Social Housing Grants		
As at 1 April 2017	16,381,470	16,381,470
As at 31 March 2018	<u>16,381,470</u>	<u>16,381,470</u>
Amortisation		
As at 1 April 2017	5,143,911	5,143,911
Amortisation in year	349,231	349,231
As at 31 March 2018	<u>5,493,142</u>	<u>5,493,142</u>
Net book value		
As at 31 March 2018	<u>10,888,328</u>	<u>10,888,328</u>
As at 31 March 2017	<u>11,237,559</u>	<u>11,237,559</u>

This is expected to be released to the Statement of Comprehensive Income in the following years:

	2018 £	2017 £
Amounts due within one year	349,231	349,231
Amounts due in one year or more	10,539,097	10,888,328
	<u>10,888,328</u>	<u>11,237,559</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

18. SHARE CAPITAL

Shares of £1 each Issued and Fully Paid	£
As at 1 April 2017	200
Issued in year	27
Cancelled in year	<u>(107)</u>
At 31 March 2018	<u>120</u>

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

19. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2018	2017
	No.	No.
General Needs - New Build	<u>285</u>	<u>285</u>
	<u>285</u>	<u>285</u>

20. RELATED PARTY TRANSACTIONS

Members of the Management Committee are related parties of the Association as defined by Financial Reporting Standard 102.

Those members who are tenants of the Association have tenancies that are on the Association's normal tenancy terms and they cannot use their positions to their advantage.

Management Committee cannot use their position to their advantage. Any transactions between the Association and any entity with which a Management Committee member has a connection with is made at arm's length and is under normal commercial terms.

Transactions with Management Committee members (and their close family) were as follows:

	2018	2017
	£	£
Rent received from tenants on the Management Committee and their close family members	<u>43,958</u>	<u>35,228</u>
Factoring charges received from factored owners on the Management Committee	<u>1276</u>	<u>707</u>

At the year end total rent arrears owed by the tenant members on the Management Committee (and their close family) were £2,790 (2017 - £2,374).

At the year end total factoring arrears owed by the factored owners on the Management Committee (and their close family) were £Nil (2017 - £Nil).

Members of the Management Committee who are tenants	10	7
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BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

21. DETAILS OF ASSOCIATION

The Association is a Registered Society registered with the Financial Conduct Authority and is domiciled in Scotland.

The Association's principal place of business is 1 Blochairn Road, Royston, Glasgow.

The Association is a Registered Social Landlord and Scottish Charity that owns and manages social housing property in Blochairn, Glasgow.

22. MANAGEMENT COMMITTEE MEMBER EMOLUMENTS

Management Committee members received £000 (2017 - £000) in the year by way of reimbursement of expenses. No remuneration is paid to Management Committee members in respect of their duties to the Association.

23. INVESTMENTS

Short term deposits

	2018	2017
	£	£
Short term deposits	100,000	100,000

24. RETIREMENT BENEFIT OBLIGATIONS

General

Blochairn Housing Association Limited participated in the Scottish Housing Association Pension Scheme (the scheme).

The Scheme is a multi-employer defined benefit scheme. The Scheme is funded and is contracted out of the state scheme. The Association has since moved to a defined contribution scheme but has a liability for the past service deficit in the defined benefit scheme.

It is not possible in the normal course of events to identify the share of underlying assets and liabilities belonging to individual participating employers as the scheme is a multi-employer arrangement where the assets are co-mingled for investment purposes, benefits are paid from the total scheme assets, and the contribution rate for all employers is set by reference to the overall financial position of the scheme rather than by reference to individual employer experience. Accordingly, due to the nature of the Scheme, the accounting charge for the period under FRS102 represents the employer contribution payable.

The last valuation of the Scheme was performed as at 30th September 2015 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £612m. The valuation revealed a shortfall of assets compared with the value of liabilities of £198m (equivalent to a past service funding level of 76%).

The Scheme operates on a 'last man standing' basis, meaning that in the event of an employer withdrawing from the Scheme and being unable to pay its share of the debt on withdrawal. Then the liability of the withdrawing employer is re-apportioned amongst the remaining employer. Therefore in certain circumstances the Association may become liable for the obligations of a third party.

All employer's in the scheme have entered into an agreement to make additional contributions to fund the scheme's past service deficit. This obligation has been recognised in terms of Para 28.11A of Financial Reporting Standard 102. At the statement of financial position date the present value of this obligation was £139,692 (2017 - £171,000). This was calculated by reference to the terms of the agreement and discounting the liability using the yield rate of a high quality corporate bond with a similar term. This discount rate used was 1.06% (2017 - 1.06%).

The Association made payments totalling £33,678 (2017- £31,388) to the pension scheme during the year.