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STATUTORY.



Perthshire Housing Association Ltd

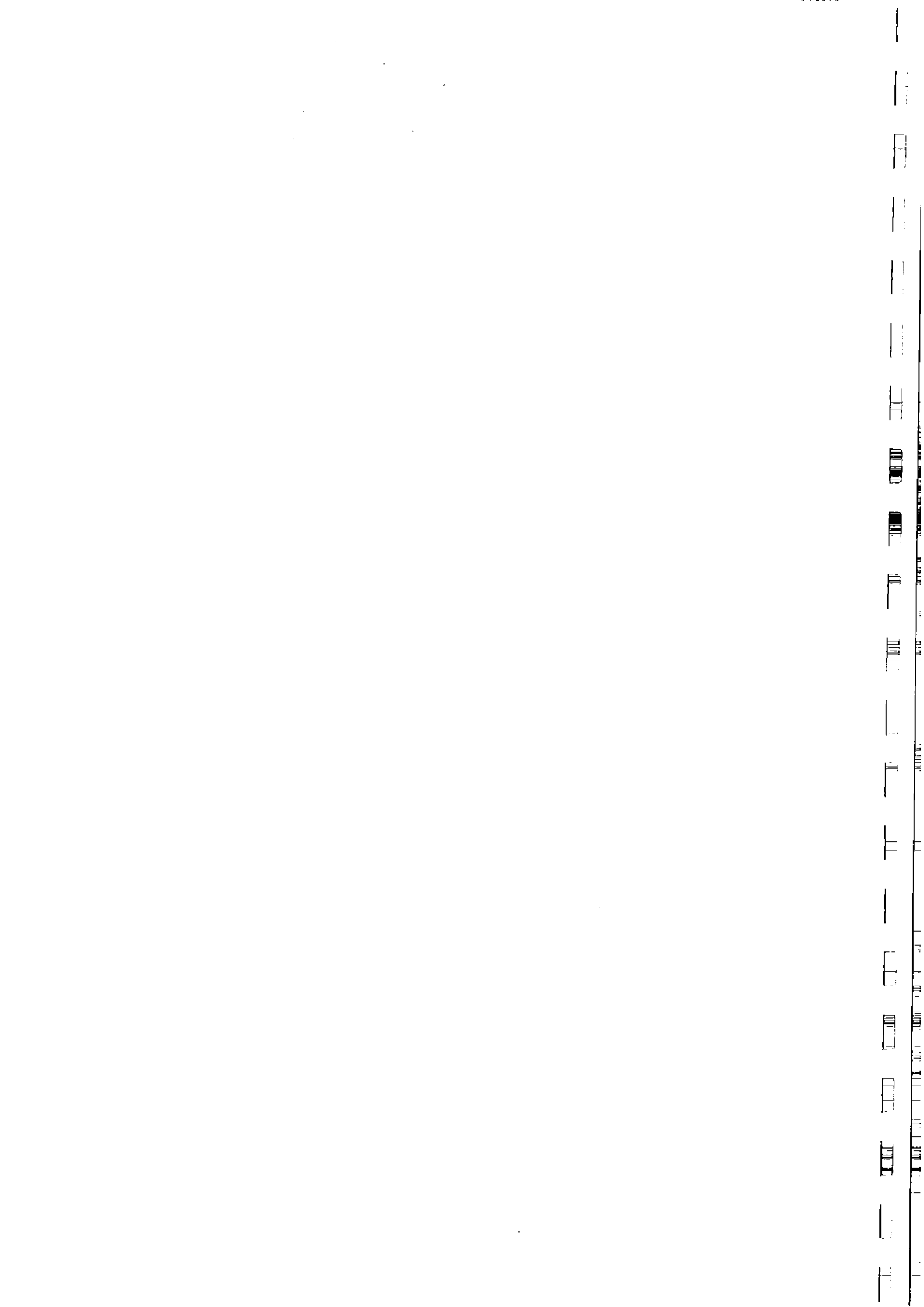
# ANNUAL ACCOUNTS 2009/2010



Registered with The Scottish Housing Regulator Reg. No. HEP 224  
and having Charitable Status SCO13988  
Registered as an Industrial Provident Society Reg. No. 2343 R (S)



INVESTOR IN PEOPLE



**PERTSHIRE HOUSING ASSOCIATION LTD**

**REPORT AND ACCOUNTS**

**YEAR ENDED 31 MARCH 2010**

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## PERTSHIRE HOUSING ASSOCIATION LTD

### MANAGEMENT BOARD

The Management Board, who held office during the year, each with an interest of a £1 fully paid share in the Association, were as follows:

#### BOARD MEMBERS

		As At 31/03/10
Mr Ian McMillan	Chair	Yes
Mr John McLaren	Vice-Chair	Yes
Mr Robin Grant	Treasurer	Yes
Mr Andrew Mackie	Secretary	Yes
*Mr Tom Band		Yes
Mr Mike Cheesewright		Yes
*Mr Alan Donald		Yes
Mr James Ferguson		Yes
Mrs Elizabeth Brown		Yes
Mrs Penny Coburn		Yes
Mr Jim Williamson		No
*Mr William Miller		Yes
*Mr Andrew Flockhart		Yes
Mr David Grant		Yes
Mr Michael Gallagher		Yes
Mrs Kay Mechri		Yes
Mr Gavin Stewart		Yes
Miss Kerry Hannigan		No

Resigned 20 August 2009

Co-opted 15 October 2009

Co-opted 1 September 2009

Co-opted 1 September 2009

Co-opted 1 September 2009

Resigned as Co-optee 28 April 2009

\*Re-appointed at AGM on 1 September 2009

As at 31 March 2010, 2 members of the Management Board (2009 - 4) were also tenants/sharing owners of the Association. Both held standard Scottish Secure Tenancies or Exclusive Occupancy Agreements.

### CHIEF EXECUTIVE

John Kernahan

### REGISTERED OFFICE

5 South St Johns Place  
Perth PH1 5SU

### BANKERS

The Royal Bank of Scotland PLC  
12 Dunkeld Road  
Perth PH1 5RB

### SOLICITORS

McCash & Hunter  
25 South Methven Street  
Perth PH1 5ES

Miller Gerrard  
13 High Street  
Blairgowrie PH10 6ET

### AUDITORS

Findlay & Company  
11 Dudhope Terrace  
Dundee DD3 6TS

## **PERTHSHIRE HOUSING ASSOCIATION LTD**

### **REPORT OF THE MANAGEMENT BOARD**

The Management Board has pleasure in presenting their report and the audited Financial Statements for the year ended 31 March 2010.

### **THE MANAGEMENT BOARD AND CHIEF EXECUTIVE**

Each member of the Management Board holds one fully paid share of £1 in the Association. The Chief Executive of the Association holds no interest in the Association's share capital and although not having the legal status of Director, he acts as Chief Executive within the authority delegated by the Board. The members of the Management Board are unpaid.

The governance arrangements include a Management Board with additional Committees for Audit, Finance & Strategy, Customer Services and Development.

### **STATEMENT OF MANAGEMENT BOARD'S RESPONSIBILITIES**

Housing association legislation requires the Management Board to prepare Financial Statements for each financial year which gives a true and fair view of the state of affairs of the Association and of the Income and expenditure of the Association for that period. In preparing those Financial Statements, the Management Board are required to:

- i) Select suitable accounting policies and then apply them consistently.
- ii) Make judgements and estimates that are reasonable and prudent.
- iii) State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements.
- iv) Prepare the Financial Statements on a going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Management Board are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the Financial Statements comply with the Industrial and Provident Societies Acts 1965 to 2002, the Housing Scotland Act 2001 and the Registered Social Landlords Accounting Requirements (Scotland) Order 2007. 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.

### **STATEMENT ON INTERNAL FINANCIAL CONTROLS**

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

- (i) The reliability of financial information used within the Association or for publication.
- (ii) The maintenance of proper accounting records, and
- (iii) The safeguarding of assets against unauthorised use or disposition.

It is the Management Board'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 include ensuring that:

- (i) Formal policies and procedures are in place including the documentation of key systems and rules relating to the delegation of authorities which allow the monitoring of controls and restrict the unauthorised use of the Association's assets.
- (ii) Experienced and suitably qualified staff take responsibility for important business functions. The Association has Investors In People (IIP) accreditation and appraisal procedures and training & development programmes are in place to maintain standards of performance.

## **PERTSHIRE HOUSING ASSOCIATION LTD**

- (iii) Cash flow forecasts and budgets are prepared which allow the Board and management to monitor the key financial risks with quarterly management accounts prepared promptly, providing relevant, reliable and up-to-date financial and other information. Significant variances from budgets are investigated as appropriate. Long term financial plans were considered by the Finance and Strategy Committee in November 2009 which demonstrates forward planning and reported on a sound and viable financial position.
- (iv) All significant new initiatives, major commitments and investment projects are subject to formal appraisal techniques and authorisation procedures, through the Management Board.
- (v) The Audit Committee has the responsibility of reviewing the internal financial and other controls of the Association and will review reports from management, from the internal auditors and from the external auditors.
- (vi) Formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.

The Management Board has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2010 and until 29 June 2010. No weaknesses were found in internal financial controls which resulted in material losses, contingencies, or uncertainties which require disclosure in the Financial Statements or in the auditor's report on the Financial Statements.

### **PRINCIPAL ACTIVITY**

The principal activity of the Association is the provision and management of good quality homes for people in need at an affordable cost for rent, shared ownership and homestake.

### **REVIEW OF BUSINESS AND FUTURE DEVELOPMENTS**

The Association is dedicated to offering housing solutions to households in need by building, managing and maintaining a range of affordable housing. The Association continues to grow and undertakes the development of new homes in a planned framework with a commitment to building quality, sustainable communities. During the year the Association completed 62 new rental properties and 12 shared ownership properties. The total housing units in management as at 31 March 2010 is 1677 units.

We intend to build on the success of previous years by investing in our properties and services. We will continue with the planned repairs programme and develop new housing.

The Business Plan for 2010/2015 lays out our plan for the future. We have defined our strategic aims and set performance targets across the operation to assist in achieving these aims.

We continue to develop our strategic partnering arrangements and strive to achieve continuous improvement in all the services we deliver maintaining high standards of business efficiency and effectiveness.

The Association is exploring constitutional structures, partnering, procurement and business options in the current environment for housing associations.

We continue to promote tenant and customer involvement and participation through regular resident's panel meetings, tenant group meetings, viewfinders panel and surveys and annual Residents Conference.

A Staff Consultative Forum meets quarterly providing a forum for management and staff to discuss and debate issues relating to the running of the Association's business. Following recent provisions the Staff Consultative Forum arrangements are compliant with the Information and Consultation of Employees Regulations 2004.

## **PERTSHIRE HOUSING ASSOCIATION LTD**

### **FINANCIAL REVIEW**

The surplus for the year before transfers to and from Designated Reserves was £603,639. The amount retained in the Revenue Reserve was £37,987. This was after making net transfers to Designated Reserves for future planned maintenance and in support of development activity of £565,652. Income from Lettings has increased by reflecting growth in housing stock and general inflation increase in our income. Net Assets have increased by £603,640. The Management Board is satisfied with the overall financial performance of the Association.

### **TREASURY MANAGEMENT**

There is a comprehensive Treasury Management Strategy and Policy in place. The main aim of the Strategy is to control the borrowing and investment activity risks to the Association. At 31 March 2010, the Association has a balance of fixed and variable rate finance funding which is in line with the overall Treasury Management Strategy which it considers appropriate at this time. The Weighted Average Cost of Capital (WACC) as at 31 March 2010 was 4.2%, which is consistent with the social housing sector.

### **RENTAL INCOME**

The Association's Rent Policy is a points system based on the size, type and facilities of accommodation allowing a structure for the administration of a wide variation of properties. The points value is reviewed annually to ensure the rents cover the required costs. The policy follows the generally accepted principles of the social housing sector.

### **CREDIT PAYMENT POLICY**

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

### **MAINTENANCE POLICY**

The Association seeks to maintain its properties to a high standard. To this end, programmes of cyclical and planned maintenance are carried out in the medium term to deal with the gradual and predictable deterioration of building components. It is expected that the cost of these repairs will be charged to the Income & Expenditure Account.

### **RESERVES POLICIES**

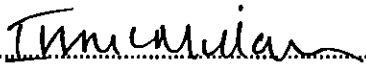
The Management Board has reviewed the Association's Reserves. This review encompassed the nature of the income and expenditure streams, the need to match income with commitments and the need to react to any unexpected and unplanned costs. The policy on Designated Reserves is laid out in the Notes to these Accounts under Accounting Policies.

### **AUDITORS**

A resolution to reappoint the Auditors, Findlay & Company, will be proposed at the Annual General Meeting to be held in September 2010.

### **APPROVAL**

The report of the Management Board was approved and signed by the Chair on 29 June 2010.

  
.....  
Mr Ian McMillan (Chair)

## **PERTSHIRE HOUSING ASSOCIATION LTD**

### **INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PERTSHIRE HOUSING ASSOCIATION LIMITED**

We have audited the Financial Statements of Perthshire Housing Association Limited for the year ended 31 March 2010 on pages 10 to 26. These Financial Statements have been prepared under the historical cost convention and the accounting policies set out therein.

This report is made solely to the Association's members, as a body, in accordance with Section 9 of the Friendly and Industrial and Provident Societies Act 1968. Our audit work has been undertaken so we might state to the Association's members those matters we are required to state to them in an auditors report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

### **RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS**

As described on pages 3 to 6 the Association's Management Board are responsible for the preparation of the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Our responsibility is to audit the Financial Statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the Financial Statements give a true and fair view and are properly prepared in accordance with the Industrial and Provident Societies Acts 1965 to 2002, Section 24(1) of the Housing (Scotland) Act 2001, Registered Social Landlords Accounting Requirements (Scotland) Order 2007 and Statement of Recommended Practice: Accounting by Registered Social Landlords 2008. We also report to you if, in our opinion, the Management Board report is not consistent with the Financial Statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the Management Board report and considered whether it is consistent with the audited Financial Statements. If we became aware of any apparent misstatements within the Financial Statements, we considered the implications for our report. Our responsibilities in this respect do not extend to a consideration of any other information.

### **BASIS OF OPINION**

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the Financial Statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the Financial Statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the Financial Statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the Financial Statements.



## **PERTSHIRE HOUSING ASSOCIATION LTD**

### **OPINION**

In our opinion the Financial Statements give a true and fair view of the state of the company's affairs as at 31 March 2010 and of its surplus for the year then ended and have been properly prepared in accordance with the United Kingdom Generally Accepted Accounting Practice, Industrial and Provident Societies Act 1965 to 2002, Section 24(1) of the Housing Scotland Act 2001, Registered Social Landlords Accounting Requirements (Scotland) Order 2007 and Statement of Recommended Practice: Accounting by Registered Social Landlords 2008.



**FINDLAY & COMPANY**  
**CHARTERED ACCOUNTANTS & STATUTORY AUDITORS**  
**11 DUDHOPE TERRACE**  
**DUNDEE**  
**29 JUNE 2010**

## **PERTHSHIRE HOUSING ASSOCIATION LTD**

### **REPORT BY THE AUDITORS ON CORPORATE GOVERNANCE MATTERS**

In addition to our audit of the Financial Statements, we have reviewed the Management Board's statement on internal controls set out on pages 4 and 5. The object of our review is to draw attention to any non-compliance with SFHA's publication "Raising Standard in Housing".

We carried out our review in accordance with guidance issued by the Auditing Practices Board. The guidance does not require us to perform the additional work necessary to, and we do not, express any opinion on the effectiveness of either the Association's system of internal financial control or its corporate governance procedures.

With respect to the statements on internal control on pages 4 and 5, in our opinion, the Management Board have provided the disclosures required by Raising Standard in Housing referred to above and such statements are not inconsistent with the information of which we are aware from our audit work on the Financial Statements.

Based on enquiry of certain Management Board members and officers of the Association, and examination of relevant documents, in our opinion, the Management Board's statement on pages 4 and 5 appropriately reflects the Association's compliance with the information required by the section on internal financial control within the SFHA's publication Raising Standard in Housing.

66

FINDLAY & COMPANY  
CHARTERED ACCOUNTANTS & STATUTORY AUDITORS  
11 DUDHOPE TERRACE  
DUNDEE  
29 JUNE 2010

**PERTSHIRE HOUSING ASSOCIATION LTD**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR YEAR ENDED 31 MARCH 2010**

	Notes	31 March 2010 £	31 March 2009 £
<b>TURNOVER</b>			
Income from Lettings	1 and 2	4,876,142	4,409,259
Other Activities	1 and 3	<u>3,197,865</u>	<u>2,748,900</u>
		8,074,007	7,158,159
Less: Operating Costs	2 and 3	<u>(6,673,193)</u>	<u>(5,623,136)</u>
<b>OPERATING SURPLUS</b>	7	1,400,814	1,535,023
Gain on Sale of Properties	4	174,874	53,360
Interest Receivable		3,384	68,638
Interest Payable		<u>(975,433)</u>	<u>(1,159,361)</u>
<b>SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		603,639	497,660
Taxation on Surplus on Ordinary Activities	17	<u>-</u>	<u>-</u>
<b>SURPLUS FOR THE YEAR</b>		<u><u>603,639</u></u>	<u><u>497,660</u></u>

In each of the years ended 31 March 2009 and 2010 the only gain or loss recognised by the Association was the surplus or deficit for the year. All of the activities undertaken by the Association were continuing activities and the reported surplus or deficit was determined under the historical cost convention.

The notes on pages 17 - 26 form part of these Financial Statements.

**PERTSHIRE HOUSING ASSOCIATION LTD**  
**BALANCE SHEET**  
**AS AT 31 MARCH 2010**

	Notes	31 March 2010	31 March 2009
		£	£
<b>TANGIBLE FIXED ASSETS</b>			
Housing Properties - Gross Cost		106,027,496	99,553,288
Less: HAG		(72,702,929)	(69,161,042)
Less: Other Capital Grants		(5,100,232)	(4,295,060)
Less: Property Depreciation & Impairment		(918,336)	(802,575)
	8	27,305,999	25,294,611
Fixed Asset Investments		1,268,034	1,268,034
Less: Homestake Grant		(1,268,034)	(1,268,034)
		-	-
Other Fixed Assets	9	514,603	554,059
		27,820,602	25,848,670
<b>CURRENT ASSETS</b>			
Investments	10	550,000	50,000
Shared Ownership for Sale		-	395,196
Shared Equity for Sale		-	617,736
Debtors	11	1,549,100	1,364,427
Cash at Bank & In Hand		1,156,900	997,428
		3,256,000	3,424,787
<b>CURRENT LIABILITIES</b>			
Amounts falling due within one year:	12	(2,111,508)	(2,756,667)
<b>NET CURRENT ASSETS</b>			
		1,144,492	668,120
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			
		28,965,094	26,516,790
<b>LONG TERM LIABILITIES</b>			
Amounts falling due after more than one year	13	(22,023,340)	(20,178,676)
<b>NET ASSETS</b>			
		6,941,754	6,338,114
Financed by:-			
<b>CAPITAL AND RESERVES</b>			
Called up Share Capital	16	88	87
Revenue Reserves	18	1,412,785	1,374,798
Designated Reserves	19	5,528,881	4,963,229
		6,941,754	6,338,114

The notes on pages 17 - 26 form part of these Financial Statements.

**PERTHSHIRE HOUSING ASSOCIATION LTD  
BALANCE SHEET  
AS AT 31 MARCH 2010**

The Financial Statements on pages 10 - 26 were approved by the Management Board on 29 June 2010 and were signed on its behalf by:

CHAIRMAN   
MR IAN McMILLAN

TREASURER   
MR ROBIN GRANT

SECRETARY   
MR ANDREW MACKIE

**PERTSHIRE HOUSING ASSOCIATION LIMITED**  
**CASHFLOW STATEMENT**  
**FOR THE YEAR ENDED 31 MARCH 2010**

	Notes	31 March 2010 £	31 March 2009 £
<b>RECONCILIATION OF OPERATING SURPLUS TO NET CASH INFLOW FROM OPERATING ACTIVITIES</b>			
Operating Surplus		1,400,814	1,535,023
Add Depreciation and Impairment		178,110	171,298
(Increase)/Decrease in Debtors		828,252	2,718,361
Increase/(Decrease) in Creditors		(145,243)	(1,361,500)
<b>NET CASH INFLOW FROM OPERATING ACTIVITIES</b>		<u><u>2,261,933</u></u>	<u><u>3,063,182</u></u>
<b>CASHFLOW STATEMENT</b>			
	24		
Net Cash Inflow from Operating Activities		2,261,933	3,063,182
Returns on Investment & Servicing of Finance		(972,049)	(1,105,175)
Capital Expenditure		(1,975,168)	(1,689,192)
Financing		<u>2,008,665</u>	<u>2,116,260</u>
<b>INCREASE IN CASH</b>		<u><u>1,323,381</u></u>	<u><u>2,385,075</u></u>
<b>RECONCILIATION OF NET CASHFLOW TO MOVEMENT IN NET DEBT</b>			
Increase in Cash in Year		1,323,381	2,385,075
Cash Inflow from Increase in Debt		<u>(2,008,664)</u>	<u>(2,116,271)</u>
		(685,283)	268,804
NET DEBT AT 1 APRIL 2009	25	<u><u>(20,381,157)</u></u>	<u><u>(20,649,961)</u></u>
NET DEBT AT 31 MARCH 2010		<u><u>(21,066,440)</u></u>	<u><u>(20,381,157)</u></u>

**PERTSHIRE HOUSING ASSOCIATION LTD  
ACCOUNTING POLICIES ON THE ACCOUNTS  
FOR YEAR ENDED 31 MARCH 2010**

**(a) LEGAL STATUS**

The Association is registered under the Industrial and Provident Societies Act 1965 and is registered with The Scottish Government as a Registered Social Landlord. It is also a registered Scottish Charity.

**(b) PRINCIPAL ACCOUNTING POLICIES**

The principal accounting policies of the Association are set out in paragraphs (c) to (f) below. These Financial Statements are prepared in compliance with the Industrial and Provident Societies Acts 1965 to 2002, the Housing (Scotland) Act 2001, the Registered Social Landlords Accountancy Requirements (Scotland) Order 2007 and Statement of Recommended Practice; Accounting by Registered Social Landlords 2008 and under the historical cost convention.

**(c) FINANCE**

The Financial Statements have been prepared on the basis that the capital expenditure referred to in Note 8 will be grant aided, funded by loan contribution from other organisations, or met out of the reserves of the Association.

**(d) MORTGAGES**

Mortgage loans are advanced by private lenders, under the terms of mortgage deeds in respect of housing schemes. Advances are in respect of those developments, which have been given approval for Housing Association Grant (HAG) by The Scottish Government.

**(e) HOUSING ASSOCIATION GRANTS**

Housing Association Grant is awarded by The Scottish Government and is utilised to reduce the amount of mortgage loan in respect of an approved scheme to the amount, which it is estimated can be serviced by the net annual income of the scheme. The amount of HAG is calculated on the qualifying costs (Note 1(f)) of the scheme in accordance with instructions issued from time to time by the Scottish Government.

HAG is paid directly to the Association when available to meet the HAG eligible share of the costs mainly during the development phase.

HAG is repayable under certain circumstances, primarily following sale of property, but will normally be restricted to net proceeds of sale.

**(f) FIXED ASSETS - HOUSING PROPERTIES (NOTE 8)**

Housing properties are stated at cost. The development cost of housing properties funded with HAG includes the following:

- (i) Cost of acquiring land and buildings.
- (ii) Development expenditure.
- (iii) Interest charged on mortgage loans during project development.

These costs are termed "qualifying costs" by The Scottish Government for approved housing association grant schemes and are considered for mortgage loans by the relevant lending authorities.

All invoices and architect's certificates relating to capital expenditure incurred in the period at the net value including retentions are included in the Financial Statements for the year, provided that the dates of issue or valuation are prior to the year end.

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

**PERTSHIRE HOUSING ASSOCIATION LTD**  
**ACCOUNTING POLICIES ON THE ACCOUNTS**  
**FOR YEAR ENDED 31 MARCH 2010 (Cont.)**

Interest charged during development on the loans raised to finance the schemes is capitalised. This will normally occur after HAG has been claimed up to the agreed limit for that year.

**(g) (i) Housing Properties**

Housing properties owned by the Association are stated at cost less depreciation and impairment.

Depreciation is charged on all properties with the exception of shared ownership properties and land. Depreciation is considered immaterial on shared ownership properties due to their high residual value. Depreciation is calculated on all other properties after subtracting land value and HAG received on a straight-line basis over their estimated economic useful lives. As the useful economic lives are in excess of 50 years FRS 11 requires impairment reviews to be carried out. This is done on an annual basis with any adjustments made as necessary.

**(ii) Homestake Properties**

Grant is received from The Scottish Government for the construction of properties under the 'Homestake' scheme. This grant is revenue grant and credited to other income. The cost of building these properties is also taken to the Income & Expenditure Account in the year of completion. Whilst under construction or awaiting the first sale the cost is recorded within current assets, and the corresponding grant is shown in creditors; amounts falling due within one year. For properties where the first sale has been concluded, the element of the property not sold and relating grant is held as a Fixed Asset Investment and shown in the Balance Sheet.

**(iii) Shared Equity Properties**

These differ from Homestake Properties in that there is no security held by the Association. As such these are treated differently within the accounts. Whilst under construction or unsold the costs are held in the Current Assets as Shared Equity for sale. The corresponding grant is held in Current Liabilities as Shared Equity grant. At time of sale income goes through turnover and costs through cost of sale.

**(iv) Other Fixed Assets (Note 9)**

Depreciation on other fixed assets is provided at the following rates:

Office Fixtures & Fittings & CHP System	-	10% straight line or over lease term
Computer Equipment	-	25% straight line
Furniture & Equipment	-	20% straight line
Motor Vehicles	-	25% reducing balance

**(v) Office Premises**

Depreciation has been provided on the office fixtures & fittings. No provision is made on the office premises, land and buildings due to the length of the remaining useful life and high residual value. The premises are considered to have a useful life of at least 50 years and at the present time it cannot be envisaged that with an on-going maintenance and improvements programme the premises will have reached the stage where it is no longer economic to maintain them.

The premises however are reviewed annually for impairment in line with the accounting requirements and any adjustment made if necessary.



**PERTSHIRE HOUSING ASSOCIATION LTD  
ACCOUNTING POLICIES ON THE ACCOUNTS  
FOR YEAR ENDED 31 MARCH 2010 (Cont.)**

**(h) Reserve for Future Planned Maintenance (Note 19)**

This Reserve is based on the Association's liability to maintain the properties in accordance with a planned programme of works, provided for to the extent that it will not be met from revenue in the year in which it is incurred. The actual cost of such repairs is charged annually to the Income & Expenditure Account. The movement in the Association's liability for such repairs over the year is reflected as a movement into Designated Reserves.

**(i) Development Reserve (Note 19)**

This Reserve is based on the Association's ability to continue to support the development activity in future years. An element of the surplus for the year is designated to this Reserve to alleviate the risk of any significant future development costs in excess of those specially covered by source of income adversely affecting the Revenue Reserve.

**(j) Turnover**

Turnover represents rental and service charge income, income from the sale of land and properties, revenue grants and other sundry income.

**(k) Pension**

The Association operates a defined benefit pension scheme, the cost of which is written off on an accruals basis. The assets of the scheme are held separately from those of the Association in an independently administered fund.

**(l) Leases (Note 21)**

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

**PERTSHIRE HOUSING ASSOCIATION LTD**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2010**

**1. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT**

		31 March 2010			31 March 2009	
	Note	Turnover £	Operating Costs £	Operating Surplus £	Turnover £	Operating Surplus £
INCOME & EXPENDITURE FROM LETTINGS						
Housing Accommodation General Needs		4,427,474	(3,218,897)	1,208,577	3,995,885	1,342,981
Shared Ownership Accommodation		448,668	(259,617)	189,051	413,374	159,596
	2	<u>4,876,142</u>	<u>(3,478,514)</u>	<u>1,397,628</u>	<u>4,409,259</u>	<u>1,502,577</u>
OTHER ACTIVITIES	3	<u>3,197,865</u>	<u>(3,194,679)</u>	<u>3,186</u>	<u>2,748,900</u>	<u>32,446</u>
TOTAL		<u>8,074,007</u>	<u>(6,673,193)</u>	<u>1,400,814</u>	<u>7,158,159</u>	<u>1,535,023</u>

**2. PARTICULARS OF TURNOVER, OPERATING COSTS & OPERATING SURPLUS OR DEFICIT FROM SOCIAL LETTING ACTIVITIES**

	General Needs Accommodation £	Shared Ownership Accommodation £	31 March 2010 Total £	31 March 2009 Total £
<b>INCOME FROM LETTING ACTIVITIES</b>				
Rent Receivable net of identifiable Service Charges	4,073,649	390,533	4,464,182	4,026,123
Service Charges	281,035	62,388	343,423	306,478
<b>GROSS RENTS RECEIVABLE</b>	<u>4,354,684</u>	<u>452,921</u>	<u>4,807,605</u>	<u>4,332,601</u>
Less: Rent Losses from Voids	(19,312)	(7,205)	(26,517)	(20,386)
<b>NET RENTS RECEIVABLE</b>	<u>4,335,372</u>	<u>445,716</u>	<u>4,781,088</u>	<u>4,312,215</u>
Grants from Scottish Ministers	-	-	-	-
Revenue Grants from Scottish Government, Adaptations & Other Management Allowances	92,102	2,952	95,054	97,044
<b>Total Turnover from Social Letting Activities</b>	<u>4,427,474</u>	<u>448,668</u>	<u>4,876,142</u>	<u>4,409,259</u>
<b>EXPENDITURE ON LETTING ACTIVITIES</b>				
Service Costs	321,871	62,388	384,259	349,478
Management & Maintenance Staffing & Administration Costs	1,320,262	196,586	1,516,848	1,465,744
Reactive Maintenance Costs	604,797	-	604,797	600,007
Major Structural Repairs Provision	400,000	-	400,000	-
Bad Debts- Rents & Service Charges	44,262	643	44,905	31,192
Planned Maintenance Including Direct Management Time	263,855	-	263,855	353,661
Major Improvement Works met from Development Reserve	148,089	-	148,089	-
Property Depreciation of Social Housing	115,761	-	115,761	106,600
Property Impairment of Social Housing	-	-	-	-
<b>Operating Costs for Social Letting Activities</b>	<u>3,218,897</u>	<u>259,617</u>	<u>3,478,514</u>	<u>2,906,682</u>
<b>Operating Surplus on Social Letting Activities 2010</b>	<u>1,208,577</u>	<u>189,051</u>	<u>1,397,628</u>	<u>1,502,577</u>
<b>Operating Surplus on Social Letting Activities 2009</b>	<u>1,342,981</u>	<u>159,596</u>	<u>1,502,577</u>	

**PERTSHIRE HOUSING ASSOCIATION LTD**  
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**3. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM OTHER ACTIVITIES**

	Grants from Scottish Ministers £	Other Revenue Grants £	Other Income £	Total Turnover £	Operating Costs £	Operating Surplus/ (Deficit) 31 March 2010 £	Turnover 31 March 2009 £	Operating Surplus/ (Deficit) 31 March 2009 £
Wider Role Activities	-	-	15,963	15,963	71,060	(55,097)	92,777	(23,940)
Care & Repair Projects	186,092	-	-	186,092	180,085	6,007	186,097	1,348
Factoring	-	-	-	-	-	-	-	-
Support Activities	-	-	-	-	-	-	-	-
Care Activities	-	-	-	-	-	-	-	-
Agency/Management Services	-	-	-	-	-	-	-	-
Shared Equity	2,933,279	-	-	2,933,279	2,933,279	-	2,402,285	-
Shared Ownership	-	-	-	-	-	-	-	-
Income from Office Lease	44,240	-	-	44,240	-	44,240	45,040	44,540
Other Activities	18,291	-	-	18,291	10,255	8,036	22,701	10,498
	<u>3,181,902</u>	<u>-</u>	<u>15,963</u>	<u>3,197,865</u>	<u>3,194,679</u>	<u>3,186</u>	<u>2,748,900</u>	<u>32,446</u>

**4. GAIN ON SALE OF PROPERTIES**

	Sales Proceeds £	Net of HAG Cost of Sales £	Gain 31 March 2010 £	Sales Proceeds 31 March 2009 £	Gain 31 March 2009 £
Sale under Development Agreement	412,404	(412,404)	-	-	-
Shared Ownership - 1st Tranche	480,502	(425,475)	55,027	603,750	-
Shared Ownership - Subsequent Tranches	295,000	(176,153)	119,847	201,250	53,360
	<u>1,187,906</u>	<u>(1,013,032)</u>	<u>174,874</u>	<u>805,000</u>	<u>53,360</u>

**PERTSHIRE HOUSING ASSOCIATION LTD**  
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**5. DIRECTORS EMOLUMENTS**

	31 March 2010 £	31 March 2009 £
Total Emoluments (excluding pension contributions and benefits in kind)	<u>276,484</u>	<u>297,410</u>
The Emoluments (excluding pension contributions) of highest paid Director	<u>75,550</u>	<u>73,771</u>

The Emoluments of the Directors exceeding £60,000 per annum (excluding pension contributions) were within the following ranges:

£60,001 to £70,000	1	0
£70,001 to £80,000	1	1

Directors are defined to include the Chief Executive and any other person reporting directly to the Chief Executive or the Board. The Chief Executive is a member of the Association's pension scheme described in Note 6, no enhanced or special terms apply to his membership and the Association does not contribute to any other pensions on his behalf. The Association's pension contributions for the Chief Executive in the year amounted to £10,896.

**6. EMPLOYEE INFORMATION**

	31 March 2010	31 March 2009
<b>Full time equivalents number of employees during the year:</b>		
Office Staff (incl. Care & Repair Project)	36	38
Manual Workers	<u>8</u>	<u>7</u>
	44	45
Total number of employees at 31 March	52	51
<b>Employee costs during the year:</b>	£	£
Wages & Salaries	1,130,690	1,126,833
Social Security Costs	81,495	83,627
Pension Costs	<u>151,499</u>	<u>146,053</u>
	<u>1,363,684</u>	<u>1,356,513</u>

**PENSION:**

Perthshire Housing Association Ltd ("The Association") participates in the SFHA Pension Scheme. The scheme is funded and is contracted-out of the State Pension scheme. During the year, the Association elected to continue to operate the final salary with a 1/60<sup>th</sup> accrual rate benefit structure for active members and new members.

It is not possible in the normal course of events to identify the share of underlying assets and liabilities belonging to an individual participating employer as the scheme is a multi-employer arrangement where the 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 FRS 17 represents the employer contributions payable.

The Trustee commissions an actuarial valuation of the Scheme every three years. The main purpose of the valuation is to determine the financial position of the Scheme in order to determine the level of future contributions required so that the Scheme can meet its pension obligations as they fall due.

During the accounting period the Association paid contributions at the rate of 15.4% of pensionable salaries. Member contributions were 7.7%. As at the balance sheet date there were 37 active members of the Scheme employed by the Association.

The last formal valuation of the Scheme was performed as at 30 September 2006 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £268 million. The valuation revealed a shortfall of assets compared to liabilities of £54 million, equivalent to a past service funding level of 83.4%.

The Scheme Actuary has prepared an Actuarial Report that provides an approximate update on the funding position of the Scheme as at 30 September 2008. Such a report is required by legislation for years in which a full actuarial valuation is not carried out. The funding update revealed a decrease in the assets of the Scheme to £265 million and indicated an increase in the shortfall of assets compared to liabilities to approximately £149 million, equivalent to a past service funding level of 63.9%.

The current triennial formal valuation of the Scheme, as at 30 September 2009, is being undertaken by a professionally qualified Actuary. The results of the valuation will be available in Autumn 2010.

The key valuation assumptions used to determine the assets and liabilities of the SFHA Pension Scheme are:

2006 Valuation Assumptions			% pa
Investment return pre retirement			7.2
Investment return post retirement			4.9
Rate of salary increases			4.6
Rate of pension increases accrued pre 6 April 2005			2.6
Rate of pension increases accrued from 6 April 2005			2.2
(For leavers before 1 October 1993 pension increases are 5.0%)			
Rate of price inflation			2.6

Mortality tables			
Non-Pensioners			PA92C2025 short
Pensioners			PA92C2013 short

Contribution Rates for Future Service			%
Final Salary 1/60ths – total contribution employers and members			17.8
Additional rate for deficit contributions			5.3

If an actuarial valuation reveals a shortfall of assets compared to liabilities the Trustees must prepare a recovery plan setting out the steps to be taken to make up the shortfall. Following consideration of the results of the valuation at 2006 it was agreed that the shortfall of £54 million would be dealt with by the payment of additional contributions of 5.3% of pensionable salaries per annum with effect from 1 April 2008. It is the Scheme policy that the joint contribution rate payable is split between employers and members in the ratio of 2:1. The joint contribution rates effective from 1 April 2008 was 23.1% comprising employer contributions of 15.4% and members contributions of 7.7%.

Following a change in legislation in September 2005, there is a potential debt on the employer that could be levied by the Trustee of the Scheme. The debt is due in the event of the employer ceasing to participate in the Scheme or the Scheme winding up. The debt for the Scheme as a whole is calculated by comparing the liabilities for the Scheme (calculated on a buyout basis i.e. the cost of securing benefits by purchasing annuity policies from an insurer, plus an allowance for expenses) with the assets of the Scheme. If the liabilities exceed assets there is a buy-out debt.

The leaving employer's share of the buy-out debt is the proportion of the Scheme's liability attributable to employment with the leaving employer compared to the total amount of the Scheme's liabilities (relating to employment with all the currently participating employers). The leaving employer's debt therefore includes a share of any 'orphan' liabilities in respect of previously participating employers. The amount of the debt therefore depends on many factors including total Scheme liabilities, Scheme investment performance, the liabilities in respect of current and former employees of the employer, financial conditions at the time of the cessation event and the insurance buy-out market. The amounts of debt can therefore be volatile over time.

The Association has been notified by the Pensions Trust of the estimated employer debt on withdrawal from the SFHA Scheme based on the financial position of the Scheme as at 30 September 2009. As of this date the estimated employer debt for the Association was £3,906,474. This is shown in note 22 to these Financial Statements as a Contingent Liability.

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**7. OPERATING SURPLUS**

	31 March 2010 £	31 March 2009 £
Operating Surplus is stated after charging / (crediting):-		
Depreciation of Housing Properties	115,761	106,600
Depreciation of Other Assets	62,349	64,698
Auditor's Remuneration:-		
- External Audit	6,933	6,555
- Accountancy & VAT related work	999	966
Amounts Paid under Operating Lease Contracts	58,657	54,750

**8. HOUSING PROPERTIES**

	Housing Properties Held for Letting £	Housing Properties under Construction £	Shared Ownership Properties £	Shared Ownership Properties under Construction £	31 March 2010 TOTAL £	31 March 2009 TOTAL £
<b>COST</b>						
At Beginning of Year	83,948,323	4,273,047	10,667,072	664,846	99,553,288	89,340,204
Additions During Year	351,964	7,804,530	-	207,454	8,363,948	10,697,097
Disposals During Year (S/O&RTB)	-	(1,692,415)	(167,046)	(30,279)	(1,889,740)	(193,916)
Transfer to Completed Schemes	7,430,912	(7,430,903)	842,012	(842,021)	-	-
Transfer to Current Asset	-	-	-	-	-	(290,097)
	<u>91,731,199</u>	<u>2,954,259</u>	<u>11,342,038</u>	<u>-</u>	<u>106,027,496</u>	<u>99,553,288</u>
<b>HOUSING ASSOC. GRANT</b>						
At Beginning of Year	57,433,612	3,054,909	8,018,747	653,774	69,161,042	62,096,370
Additions During Year	183,724	4,716,463	-	35,983	4,936,170	7,229,881
Disposals During Year(S/O & RTB)	-	(1,280,011)	(114,272)	-	(1,394,283)	(165,209)
Transfer to Completed Schemes	4,733,621	(4,733,621)	689,757	(689,757)	-	-
	<u>62,350,957</u>	<u>1,757,740</u>	<u>8,594,232</u>	<u>-</u>	<u>72,702,929</u>	<u>69,161,042</u>
<b>OTHER CAPITAL GRANTS</b>						
At Beginning of Year	3,688,815	606,245	-	-	4,295,060	3,364,972
Additions During Year	-	805,172	-	-	805,172	930,088
Transfer to Completed Schemes	876,417	(876,417)	-	-	-	-
	<u>4,565,232</u>	<u>535,000</u>	<u>-</u>	<u>-</u>	<u>5,100,232</u>	<u>4,295,060</u>
<b>DEPRECIATION AND IMPAIRMENT</b>						
At Beginning of Year	802,575	-	-	-	802,575	695,975
Depreciation Charge During Year	115,761	-	-	-	115,761	106,600
Adjustment re Disposals	-	-	-	-	-	-
	<u>918,336</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>918,336</u>	<u>802,575</u>
<b>NET BOOK VALUE</b>						
At Beginning of Year	<u>22,023,321</u>	<u>811,893</u>	<u>2,648,325</u>	<u>11,072</u>	<u>25,294,611</u>	<u>23,182,887</u>
At End of Year	<u>23,896,674</u>	<u>661,519</u>	<u>2,747,806</u>	<u>-</u>	<u>27,305,999</u>	<u>25,294,611</u>

**PERTSHIRE HOUSING ASSOCIATION LTD**  
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**9. OTHER FIXED ASSETS**

	Office Premises £	Motor Vehicles £	Computer Equipment £	Furniture & Equipment £	31 March 2010 Total £	31 March 2009 Total £
<b>COST</b>						
At Beginning of Year	622,858	31,640	112,177	65,962	832,637	799,763
Additions During Year	-	-	22,708	4,240	26,948	70,865
Disposals During Year	-	-	(6,714)	(352)	(7,066)	(37,991)
	<u>622,858</u>	<u>31,640</u>	<u>128,171</u>	<u>69,850</u>	<u>852,519</u>	<u>832,637</u>
<b>DEPRECIATION</b>						
At Beginning of Year	120,009	13,842	86,392	58,335	278,578	251,871
Charge During Year	34,075	4,449	19,356	4,469	62,349	64,698
Disposals During Year	-	-	(2,659)	(352)	(3,011)	(37,991)
	<u>154,084</u>	<u>18,291</u>	<u>103,089</u>	<u>62,452</u>	<u>337,916</u>	<u>278,578</u>
<b>NET BOOK VALUE</b>						
At Beginning of Year	<u>502,849</u>	<u>17,798</u>	<u>25,785</u>	<u>7,627</u>	<u>554,059</u>	<u>547,892</u>
At End of Year	<u>468,774</u>	<u>13,349</u>	<u>25,082</u>	<u>7,398</u>	<u>514,603</u>	<u>554,059</u>

**10. INVESTMENTS**

	31 March 2010 £	31 March 2009 £
Money on Deposit	<u>550,000</u>	<u>50,000</u>

**11. DEBTORS**

	31 March 2010 £	31 March 2009 £
Rental Debtors	148,211	163,659
Housing Benefit Debtors	133,702	-
HAG Receivable	821,517	953,370
Other Debtors	368,696	168,767
Prepayments & Accrued Income	76,974	78,631
	<u>1,549,100</u>	<u>1,364,427</u>

**12. CURRENT LIABILITIES: DUE WITHIN ONE YEAR**

	31 March 2010 £	31 March 2009 £
Trade Creditors	1,037,558	968,843
Other Creditors	178,690	177,643
Rental Prepayments	129,809	120,564
Accruals & Deferred Income	15,451	12,110
Bridging Loan	-	663,909
Bank Loans	750,000	586,000
Shared Equity Grant	-	227,598
	<u>2,111,508</u>	<u>2,756,667</u>

Loans are secured by specific charges on Association's properties.

Bridging Loan reflects sums advanced in respect of properties under development and Homestake for sale.

**PERTSHIRE HOUSING ASSOCIATION LTD**  
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**13. LONG TERM LIABILITIES: FALLING DUE AFTER MORE THAN ONE YEAR**

	31 March 2010 £	31 March 2009 £
Loans	<u>22,023,340</u>	<u>20,178,676</u>

Loans are secured by specific charges on the Association properties and repayable at varying rates of interest on installments due as follows:

	31 March 2010 £	31 March 2009 £
Between one and two years	750,000	586,000
Between two and five years	2,800,000	2,600,000
In five years or more	<u>18,473,340</u>	<u>16,992,676</u>
	<u>22,023,340</u>	<u>20,178,676</u>

**14. CAPITAL COMMITMENTS**

	31 March 2010 £	31 March 2009 £
Contracted less certified	7,616,439	2,863,255
Authorised by the Management Board but not contracted	-	4,541,266
	<u>7,616,439</u>	<u>7,404,521</u>

The total amount contracted for at 31 March 2010 relates to approved schemes for which HAG will be received or for which private finance has been arranged.

**15. PAYMENTS TO MEMBERS & MANAGEMENT BOARD MEMBERS**

	31 March 2010 £	31 March 2009 £
Fees, remuneration or expenses payable to members of the Association who were neither members of the Management Board, nor employees of the Association	<u>530</u>	<u>280</u>
Fees, remuneration or expenses payable to members of the Management Board of the Association who were neither officers nor employees of the Association	<u>24</u>	<u>266</u>
Fees, remuneration or expenses paid to officers of the Association who were not employees	<u>242</u>	<u>300</u>
Payments or gifts made, or benefits granted to the persons referred to in Schedule 7 of the Housing (Scotland) Act 2001	<u>-</u>	<u>-</u>



**PERTSHIRE HOUSING ASSOCIATION LTD**  
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**16. SHARE CAPITAL**

Shares of £1 each Fully Paid and Issued:

	31 March 2010	31 March 2009
At Beginning of Year	87	98
Shares Issued during Year	4	4
Shares Cancelled during Year	91	102
At End of Year	(3)	(15)
	<u>88</u>	<u>87</u>

**17. TAXATION**

The Association has charitable status for taxation purposes, being approved by the Inland Revenue in accordance with Section 505 of the Income and Corporation Taxes Act 1988.

**18. REVENUE RESERVES**

	£	31 March 2010 £	£	31 March 2009 £
At 1 April 2009		1,374,798		1,277,371
Surplus for the Year	603,639		497,660	
Net Transfer to Designated Reserves (See Note 19)	<u>(565,652)</u>		<u>(400,233)</u>	
Revenue Reserve Retained		37,987		97,427
As at 31 March 2010		<u>1,412,785</u>		<u>1,374,798</u>

**19. DESIGNATED RESERVES**

	Development Reserve £	Planned Maintenance Reserve £	Furniture Reserve £	Totals £
At 1 April 2009	266,928	4,600,134	96,167	4,963,229
Transfers to Reserves	119,847	850,700	34,752	1,005,299
Transfers from Reserves	<u>(148,089)</u>	<u>(263,855)</u>	<u>(27,703)</u>	<u>(439,647)</u>
As at 31 March 2010	<u>238,686</u>	<u>5,186,979</u>	<u>103,216</u>	<u>5,528,881</u>

**PERTSHIRE HOUSING ASSOCIATION LTD**  
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**20. ACCOMMODATION IN MANAGEMENT (UNITS)**

	31 March 2010	31 March 2009
<b>General Needs Housing Accommodation</b>		
As at 1 April 2009	1,374	1,277
Additions	62	97
Disposals	0	0
	<u>1,436</u>	<u>1,374</u>
<b>Shared Ownership Accommodation</b>		
As at 1 April 2009	233	217
Additions	12	21
Disposals	(4)	(5)
	<u>241</u>	<u>233</u>
<b>Supported Housing Accommodation</b>	<u>Nil</u>	<u>Nil</u>
<b>Total Units</b>	<u>1,677</u>	<u>1,607</u>

**21. FINANCIAL COMMITMENTS**

The Association has Annual Commitments under non-cancellable operating leases as follows:

	2010 £	2009 £
Annual Charge to 30/06/2011	<u>60,000</u>	<u>54,750</u>
Increasing to £62,000 for two years and £64,000 for remaining year. Expiry Date: 30/06/2014		

**22. CONTINGENT LIABILITY**

The Association participates in a multi employer pension scheme. Should the Association leave the scheme, the amount of employer debt has been calculated as £3,906,474 as at 30 September 2009. At this time there is no valuation for leaving the scheme.

**23. RELATED PARTY TRANSACTIONS**

Some board members are also tenants of the Association. The tenancies are under normal tenancy agreements and arrears are pursued in the same manner as other tenancies.

Some board members are employees of related local authorities and other related public or commercial entities. Any transactions with these related parties are made at arms length, on normal commercial terms and board members cannot use their position to their advantage.

**PERTSHIRE HOUSING ASSOCIATION LTD**  
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**NOTES TO THE CASH FLOW STATEMENT**

		31 March 2010		31 March 2009
	£	£	£	£
<b>24. GROSS CASH FLOWS</b>				
Returns on Investments and Servicing of Finance:				
Interest Received	3,384		68,638	
Interest Paid	(975,433)		(1,173,813)	
		<u>(972,049)</u>		<u>(1,105,175)</u>
Capital Investment and Financial Investment:				
Payments to Acquire Tangible Fixed Assets	(8,363,948)		(10,445,000)	
Receipts from Sales of Tangible Fixed Assets	670,331		82,067	
Receipts from Sales of Other Fixed Assets	4,055		-	
Purchase of Other Fixed Assets	(26,948)		(70,865)	
Other Grants Received	805,172		1,514,725	
Net Capital Grants Received	4,936,170		7,229,881	
		<u>(1,975,168)</u>		<u>(1,689,192)</u>
Financing:				
Loans Received	2,558,131		3,546,443	
Loans Repaid	(549,467)		(1,430,172)	
Issue of Ordinary Share Capital	4		4	
Shares Cancelled	(3)		(15)	
		<u>2,008,665</u>		<u>2,116,260</u>

**25. ANALYSIS OF CHANGES IN NET DEBT**

	At 1 April 2009 £	Cash Flows £	Other Changes £	At 31 March 2010 £
Cash at Bank & in Hand	300	-	-	300
Short Term Investments	50,000	500,000	-	550,000
Bank Accounts	997,128	159,472	-	1,156,600
Bank Overdraft	(663,909)	663,909	-	-
Debt due within 1 year (note 12)	(586,000)	(164,000)	-	(750,000)
Debt due after 1 year (note 13)	(20,178,676)	(1,844,664)	-	(22,023,340)
Totals	<u>(20,381,157)</u>	<u>(685,283)</u>	<u>-</u>	<u>(21,066,440)</u>

