

Clydesdale Housing Association Limited

Report and Financial Statements

For the year ended 31st March 2014

Registered Housing Association No. HAL93

FCA Reference No. 2237RS

Scottish Charity No. SC034228

CLYDESDALE HOUSING ASSOCIATION LIMITED

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CLYDESDALE HOUSING ASSOCIATION LIMITED

MANAGEMENT COMMITTEE, EXECUTIVES AND ADVISERS
YEAR ENDED 31st MARCH 2014

MANAGEMENT COMMITTEE

Pauline Sandford	Chairperson
Jean Ramage	Secretary
Don Anderson	Treasurer
Catherine McClymont	Council Representative
Clive Mallins	
Bobby MacDonald	Removed 11/09/13
Jeanette Arneill	
Ricky Duncan	Removed 21/08/13
Patrick Ross Taylor	
Margaret Lindsay	
Anne Bowie	
Iain Cochrane	Vice - Chairperson
Beth Anderson	Resigned 25/06/14
Christine Shookhye	Removed 12/06/13

EXECUTIVE OFFICERS

Joe Gorman	Chief Executive
Jane Guthrie	Deputy Chief Executive
Eileen Wilson	Finance Manager
Vicky Rogers	Technical Services Manager
Alison Connell	Technical Services Manager

REGISTERED OFFICE

St Kentigern's Church
St Kentigern's Court
15 Hope Street
Lanark
ML11 7LZ

AUDITORS

Alexander Sloan
Chartered Accountants
38 Cadogan Street
Glasgow
G2 7HF

BANKERS

Royal Bank of Scotland
88 High Street
Lanark
ML11 7ET

SOLICITORS

Davidson & Shirley
11 Hope Street
Lanark
ML11 7ND

T.C. Young
7 West George Street
Glasgow
G2 1BA

CLYDESDALE HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31ST MARCH 2014

The Management Committee presents its report and the Financial Statements for the year ended 31st March 2014.

Legal Status

The Association is a registered non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 No.2237RS. The Association is constituted under its Rule Book. The Association is a registered Scottish Charity with the charity number SC034228.

Principal Activities

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

Review of Business and Future Developments

The members of the Management Committee are of the opinion that the state of affairs of the Association is satisfactory. The surplus for the year was £666,843 (2013 - £881,056). The net Designated Reserves transfer amounted to £551,575 (2013 - £715,110). Net Assets now stand at £8,297,999 (2013 - £7,631,202).

The Association has continued to apply staff resources in progressing future development opportunities in the year.

**REPORT OF THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31ST MARCH 2014**

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 Societies Act 2014 requires 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 judgments 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 2010 and the Determination of Accounting Requirements 2012. 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.

CLYDESDALE HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31ST MARCH 2014

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;
- regular 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;
- 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.

Donations

During the year the Association made charitable donations amounting to £597 (2013 - £505).

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

JEAN RAMAGE

Secretary

27 August 2014



CLYDESDALE HOUSING ASSOCIATION LIMITED

REPORT BY THE AUDITORS TO THE MANAGEMENT COMMITTEE OF
CLYDESDALE 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 section on Internal Financial Control within SFHA's publication "Raising Standards in Housing".

Basis of Opinion

We carried out our review having regard to the 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 section on Internal Financial Control within SFHA's publication "Raising Standards in Housing" and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

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



ALEXANDER SLOAN
Chartered Accountants

GLASGOW
27 August 2014

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

We have audited the financial statements of Clydesdale Housing Association Limited for the year ended 31st March 2014 which comprise an income and expenditure account, balance sheet, cash flow statement and related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the Association's members, as a body, in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an 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 Management Committee and Auditors

As explained more fully in the Statement of Management Committee's Responsibilities the Association's Management Committee, are responsible for the preparation of the Financial Statements that give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit on the Financial Statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Association's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Management Committee; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Management Committee's report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications of our report.

Opinion on the financial statements

In our opinion the Financial Statements:

- give a true and fair view of the state of the Association's affairs as at 31st March 2014 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice: and
- have been properly prepared in accordance with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2012.

Matters on which we are required to report by exception

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

- the information given in the Management Committee's Report is inconsistent with the financial statements.

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

Matters on which we are required to report by exception (contd.)

- 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 Income and Expenditure Account to which our report relates, and the Balance Sheet are not in agreement with the books of the Association.
- we have not received all the information and explanations necessary for the purposes of our audit.

We have nothing to report in respect of these matters.



ALEXANDER SLOAN
Chartered Accountants
Statutory Auditors
GLASGOW
27 August 2014

CLYDESDALE HOUSING ASSOCIATION LIMITED

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31st MARCH 2014

	Notes	2014 £	2013 £
TURNOVER	2.	2,735,287	2,601,149
Operating Costs	2.	(1,952,266)	(1,681,215)
OPERATING SURPLUS	9.	783,021	919,934
Gain On Sale Of Housing Stock	7.	9,444	93,955
Interest Receivable and Other Income		6,867	3,557
Interest Payable and Similar Charges	8.	(132,489)	(136,390)
		(116,178)	(38,878)
SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION		666,843	881,056
Tax on surplus on ordinary activities	10.	-	-
SURPLUS ON ORDINARY ACTIVITIES AFTER TAXATION		666,843	881,056

All amounts relate to continuing activities.

Historical cost surpluses and deficits are identical to those shown in the accounts.

All recognised surpluses and deficits have been included in the Income and Expenditure Account.

CLYDESDALE HOUSING ASSOCIATION LIMITED

BALANCE SHEET AS AT 31st MARCH 2014

	Notes	£	2014 £	£	2013 £
TANGIBLE FIXED ASSETS					
Housing Properties - Depreciated Cost	11.(a)		40,151,773		40,556,415
Less: Social Housing Grant	11.(a)		(29,413,850)		(29,536,991)
: Other Public Grants	11.(a)		(535,437)		(535,437)
			<u>10,202,486</u>		<u>10,483,987</u>
Other fixed assets	11.(b)		46,349		41,887
			<u>10,248,835</u>		<u>10,525,874</u>
CURRENT ASSETS					
Debtors	14.	158,536		182,984	
Cash at bank and in hand		<u>3,178,485</u>		<u>2,440,657</u>	
			<u>3,337,021</u>		<u>2,623,641</u>
CREDITORS: Amounts falling due within one year	15.	<u>(478,997)</u>		<u>(513,173)</u>	
NET CURRENT ASSETS			<u>2,858,024</u>		<u>2,110,468</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>13,106,859</u>		<u>12,636,342</u>
CREDITORS: Amounts falling due after more than one year	16.		<u>(4,808,860)</u>		<u>(5,005,140)</u>
NET ASSETS			<u>8,297,999</u>		<u>7,631,202</u>
CAPITAL AND RESERVES					
Share Capital	18.		154		200
Designated Reserves	19.(a)		4,730,304		4,178,729
Revenue Reserves	19.(b)		<u>3,567,541</u>		<u>3,452,273</u>
			<u>8,297,999</u>		<u>7,631,202</u>

The Financial Statements were approved by the Management Committee and signed on their behalf on 27 August 2014.

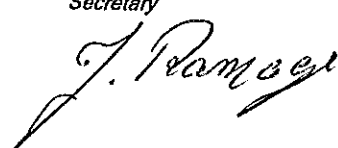
Pauline Sandford
Chairperson



Iain Cochrane
Vice - Chairperson



Jean Ramage
Secretary



CLYDESDALE HOUSING ASSOCIATION LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED
31st MARCH 2014

	Notes	2014 £	2013 £
Net Cash Inflow from Operating Activities	17.	1,086,087	1,241,804
Returns on Investment and Servicing of Finance			
Interest Received		6,867	3,557
Interest Paid		(132,489)	(136,141)
Net Cash Outflow from Investment and Servicing of Finance		(125,622)	(132,584)
Capital Expenditure and Financial Investment			
Acquisition and Construction of Properties		(90,974)	(845,664)
Purchase of Other Fixed Assets		(15,518)	(1,153)
Social Housing Grant Received		33,693	100,827
Social Housing Grant Repaid		(84,047)	(24,427)
Proceeds on Disposal of Properties		127,350	138,351
Net Cash Outflow from Capital Expenditure and Financial Investment		(29,496)	(632,066)
Net Cash Inflow before use of Liquid Resources and Financing		930,969	477,154
Financing			
Loan Principal Repayments		(193,142)	(189,974)
Share Capital Issued		1	10
Net Cash Outflow from Financing		(193,141)	(189,964)
Increase in Cash	17.	737,828	287,190

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS

1 PRINCIPAL ACCOUNTING POLICIES

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 2010, and on the historical cost basis. They also comply with the Determination of Accounting Requirements 2012. A summary of the more important accounting policies is set out below.

Turnover

Turnover represents rental and service charge income receivable, fees receivable and revenue grants receivable.

Retirement Benefits

The Association participates in the Scottish Housing Association Defined Benefit Pension Scheme and retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the Scheme. Payments are made in accordance with periodic calculations by consulting Actuaries and are based on pension costs applicable across the various participating Associations taken as a whole.

Valuation Of Housing Properties

Housing Properties are stated at cost, less social housing and other public grants and 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.

<i>Component</i>	<i>Useful Economic Life</i>
Kitchens	15 years
Bathrooms	30 years
Roofs	50 years
Windows	30 years
External Doors	25 years
Rewiring	40 years
Boilers	15 years
Radiators	20 years

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

1 PRINCIPAL ACCOUNTING POLICIES (Continued.)

Depreciation And Impairment Of Other Fixed Assets

Other Fixed 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:-

Office Premises	3.33%
Furniture and Fittings	15%
Computer Equipment	33.33%

The carrying value of tangible fixed assets are reviewed for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

Social Housing Grant And Other Grants In Advance/Arrears

Where developments have been financed wholly or partly by Social Housing Grant or other capital grant, the cost of those developments has been reduced by the amount of the grant receivable. The amount of the grants receivable is shown separately on the Balance Sheet.

Social Housing Grant attributed to individual components is written off to the Income and Expenditure Account when these components are replaced.

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

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

Sales Of Housing Properties

First tranche Shared Ownership disposals are credited to turnover on completion. The cost of construction of these sales is taken to operating cost. In accordance with the Statement of Recommended Practice, disposals of subsequent tranches are treated as fixed asset disposals with the gain or loss on disposal shown in the Income and Expenditure Account.

Disposals of housing property under the Right to Buy scheme are treated as a fixed asset disposal and any gain or loss on disposal accounted for in the Income and Expenditure Account.

Disposals under shared equity schemes are accounted for in the Income and Expenditure Account. The remaining equity in the property is treated as a fixed asset investment, which is matched with the grant received.

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

1 PRINCIPAL ACCOUNTING POLICIES (Continued.)

Leases/Leased Assets

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

Capitalisation Of Development Overheads

Directly attributable development administration costs relating to development activities are capitalised in accordance with the Statement of Recommended Practice.

Development Interest

Interest incurred on financing a development is capitalised up to the date of practical completion of the scheme.

Designated Reserves

The Association has designated part of its reserves to meet its long term obligations.

The Cyclical Maintenance Reserve has been designated to meet future repair and maintenance obligations which are cyclical in nature. These are carried out in accordance with a planned programme of works.

The Major Repairs Reserve is based on the Association's liability to maintain housing properties in a state of repair which at least maintains their residual values in prices prevailing at the time of acquisition and construction.

Property Development Cost

The proportion of the development cost of shared ownership properties expected to be disposed of as a first tranche sale is held in current assets until it is disposed of. The remaining part of the development cost is treated as a fixed asset. Surpluses made on the disposal of first tranche sales are taken to the Income and Expenditure Account in accordance with the Statement of Recommended Practice.

Property developments that are intended for resale are included in current assets until disposal.

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

2. PARTICULARS OF TURNOVER, COST OF SALES, OPERATING COSTS AND OPERATING SURPLUS

	Notes	2014			2013		
		Turnover £	Operating Costs £	Operating Surplus / (Deficit) £	Turnover £	Operating Costs £	Operating Surplus / (Deficit) £
Social Lettings	3.	2,723,235	1,951,410	771,825	2,597,250	1,680,825	916,425
Other Activities	4.	12,052	856	11,196	3,899	390	3,509
Total		2,735,287	1,952,266	783,021	2,601,149	1,681,215	919,934

3. PARTICULARS OF INCOME & EXPENDITURE FROM SOCIAL LETTINGS

	General			2014 Total £	2013 Total £
	Needs Housing £	Supported Housing £	Shared ownership £		
Income from Lettings					
Rent Receivable Net of Identifiable Service Charges	2,592,675	-	33,865	2,626,540	2,474,211
Service Charges Receivable	56,120	-	1,930	58,050	55,993
Gross Rents Receivable	2,648,795	-	35,795	2,684,590	2,530,204
Less: Rent losses from voids	15,554	-	2,019	17,573	9,604
Net Rents Receivable	2,633,241	-	33,776	2,667,017	2,520,600
Revenue Grants from Scottish Ministers	56,218	-	-	56,218	76,650
Total Income From Social Letting	2,689,459	-	33,776	2,723,235	2,597,250
Expenditure on Social Letting Activities					
Service Costs	44,247	-	1,009	45,256	55,743
Management and maintenance administration costs	794,690	-	20,366	815,056	677,160
Reactive Maintenance	475,318	-	-	475,318	403,316
Bad Debts - Rents and Service Charges	14,175	-	323	14,498	15,312
Planned and Cyclical Maintenance, including Major Repairs	262,668	-	-	262,668	208,642
Depreciation of Social Housing	334,523	-	4,091	338,614	320,652
Operating Costs of Social Letting	1,925,621	-	25,789	1,951,410	1,680,825
Operating Surplus on Social Letting Activities	763,838	-	7,987	771,825	916,425
2013				905,794	10,631

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

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

	Grants From Scottish Ministers	Other Revenue Grants	Supporting People Income	Other Income	Total Turnover	Operating Costs Bad Debts	Operating Costs Other	Operating Surplus / (Deficit) 2014	Operating Surplus / (Deficit) 2013
	£	£	£	£	£	£	£	£	£
Factoring	-	-	-	8,552	8,552	-	856	7,696	9
Other Activities	-	-	-	3,500	3,500	-	-	3,500	3,500
Total From Other Activities	-	-	-	12,052	12,052	-	856	11,196	3,509
2013	-	-	-	3,899	3,899	-	390	3,509	

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

5. OFFICERS' EMOLUMENTS

The Officers are defined in s149 of the Co-operative and Community Benefit Societies Act 2014 as the members of the Management Committee, managers or servants of the Association.	2014	2013
	£	£
Aggregate Emoluments payable to Officers with Emoluments greater than £60,000 (excluding Pension Contributions)	61,340	59,533
Pension contributions made on behalf on Officers with emoluments greater than £60,000	5,770	5,602
Emoluments payable to Chief Executive (excluding pension contributions)	61,340	59,533

6. EMPLOYEE INFORMATION

	2014	2013
	No.	No.
The average monthly number of full time equivalent persons employed during the year was	11	11
Staff Costs were:	£	£
Wages and Salaries	389,482	345,473
Social Security Costs	33,421	30,632
Other Pension Costs	68,074	62,213
	490,977	438,318

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

7. GAIN ON SALE OF HOUSING STOCK

	2014	2013
	£	£
Sales Proceeds	127,350	138,351
Cost of Sales	117,906	44,396
Gain On Sale Of Housing Stock	<u>9,444</u>	<u>93,955</u>

8. INTEREST PAYABLE

	2014	2013
	£	£
On Bank Loans & Overdrafts	<u>132,489</u>	<u>136,390</u>

9. SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION

	2014	2013
	£	£
Surplus on Ordinary Activities before Taxation is stated after charging:-		
Depreciation - Tangible Owned Fixed Assets	349,670	323,992
Auditors' Remuneration - Audit Services	7,494	7,459
- Other Services	-	3,000
Operating Lease Rentals - Land & Buildings	<u>21,000</u>	<u>21,000</u>

10. 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.

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

11. TANGIBLE FIXED ASSETS

a) Housing Properties	Housing Properties Held for Letting £	Completed Shared Ownership Properties £	Total £
COST			
As at 1st April 2013	41,698,589	1,284,378	42,982,967
Additions	90,974	-	90,974
Disposals	(15,184)	(151,991)	(167,175)
As at 31st March 2014	<u>41,774,379</u>	<u>1,132,387</u>	<u>42,906,766</u>
DEPRECIATION			
As at 1st April 2013	2,370,068	56,484	2,426,552
Charge for Year	334,523	4,091	338,614
Disposals	(2,795)	(7,378)	(10,173)
As at 31st March 2014	<u>2,701,796</u>	<u>53,197</u>	<u>2,754,993</u>
SOCIAL HOUSING GRANT			
As at 1st April 2013	28,493,992	1,042,999	29,536,991
Disposals	(237)	(122,904)	(123,141)
As at 31st March 2014	<u>28,493,755</u>	<u>920,095</u>	<u>29,413,850</u>
OTHER CAPITAL GRANTS			
As at 1st April 2013	535,437	-	535,437
As at 31st March 2014	<u>535,437</u>	<u>-</u>	<u>535,437</u>
NET BOOK VALUE			
As at 31st March 2014	<u>10,043,391</u>	<u>159,095</u>	<u>10,202,486</u>
As at 31st March 2013	<u>10,299,092</u>	<u>184,895</u>	<u>10,483,987</u>

Additions to housing properties includes capitalised development administration costs of £nil (2013 - £nil) and capitalised major repair costs to existing properties of £69,102 (2013 - £nil).

All land and housing properties are freehold.

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

11. TANGIBLE FIXED ASSETS (Continued)

b) Other Tangible Assets

	Office Premises £	Office Furniture & Equipment £	Total £
COST			
As at 1st April 2013	72,879	242,496	315,375
Additions	-	15,518	15,518
As at 31st March 2014	<u>72,879</u>	<u>258,014</u>	<u>330,893</u>
AGGREGATE DEPRECIATION			
As at 1st April 2013	33,156	240,332	273,488
Charge for year	2,427	8,629	11,056
As at 31st March 2014	<u>35,583</u>	<u>248,961</u>	<u>284,544</u>
NET BOOK VALUE			
As at 31st March 2014	<u>37,296</u>	<u>9,053</u>	<u>46,349</u>
As at 31st March 2013	<u>39,723</u>	<u>2,164</u>	<u>41,887</u>

12. CAPITAL COMMITMENTS

	2014 £	2013 £
Capital Expenditure that has been contracted for but has not been provided for in the Financial Statements	<u>296,272</u>	<u>92,173</u>

The above commitments will be financed by a mixture of public grant, private finance and the Association's own resources.

13. COMMITMENTS UNDER OPERATING LEASES

At the year end, the annual commitments under operating leases were as follows:-	2014 £	2013 £
Land and Buildings		
Expiring within one year	17,500	-
Expiring between one and five years	<u>-</u>	<u>21,000</u>

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

14. DEBTORS

	2014	2013
	£	£
Arrears of Rent & Service Charges	134,964	131,055
Less: Provision for Doubtful Debts	<u>(39,954)</u>	<u>(34,621)</u>
	95,010	96,434
Social Housing Grant Receivable	-	33,693
Other Debtors	<u>63,526</u>	<u>52,857</u>
	<u>158,536</u>	<u>182,984</u>

15. CREDITORS: Amounts falling due within one year

	2014	2013
	£	£
Housing Loans	196,171	193,035
Rent in Advance	67,336	53,802
Other Taxation and Social Security	8,997	10,443
Other Creditors	164,342	167,569
Accruals and Deferred Income	<u>42,151</u>	<u>88,324</u>
	<u>478,997</u>	<u>513,173</u>

At the balance sheet date there were pension contributions outstanding of £nil (2013 - £21,853).

16. CREDITORS: Amounts falling due after more than one year

	2014	2013
	£	£
Housing Loans	<u>4,808,860</u>	<u>5,005,140</u>
Housing Loans are secured by specific charges on the Association's housing properties and are repayable at varying rates of interest in instalments, due as follows:-		
Within one year	196,171	193,035
Between one and two years	199,462	196,167
Between two and five years	620,301	609,636
In five years or more	<u>3,989,097</u>	<u>4,199,337</u>
	5,005,031	5,198,175
Less: Amount shown in Current Liabilities	<u>196,171</u>	<u>193,035</u>
	<u>4,808,860</u>	<u>5,005,140</u>

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

17. CASH FLOW STATEMENT

<i>Reconciliation of operating surplus to net cash inflow from operating activities</i>	2014 £	2013 £
Operating Surplus	783,021	919,934
Depreciation	349,670	323,992
Change in Debtors	(9,245)	(11,485)
Change in Creditors	(37,312)	9,363
Share Capital Written Off	(47)	-
Net Cash Inflow from Operating Activities	<u>1,086,087</u>	<u>1,241,804</u>

<i>Reconciliation of net cash flow to movement in net debt</i>	2014 £	£	2013 £	£
Increase in Cash	737,828		287,190	
Cash flow from change in debt	193,144		189,974	
Movement in net debt during year		930,972		477,164
Net debt at 1st April 2013		(2,757,518)		(3,234,682)
Net debt at 31st March 2014		<u>(1,826,546)</u>		<u>(2,757,518)</u>

<i>Analysis of changes in net debt</i>	At 01.04.14 £	Cash Flows £	Other Changes £	At 31.03.14 £
Cash at bank and in hand	2,440,657	737,828		3,178,485
Bank Overdrafts	-	-		-
	<u>2,440,657</u>	<u>737,828</u>		<u>3,178,485</u>
Debt: Due within one year	(193,035)	193,144	(196,280)	(196,171)
Due after more than one year	(5,005,140)	-	196,280	(4,808,860)
Net Debt	<u>(2,757,518)</u>	<u>930,972</u>	<u>-</u>	<u>(1,826,546)</u>

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

18. SHARE CAPITAL

Shares of £1 each Issued and Fully Paid	£
At 1st April 2013	200
Issued in year	1
Cancelled in year	(47)
At 31st March 2014	<u>154</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. RESERVES

(a) Designated Reserves	Cyclical	Major	Total
	Maintenance	Repairs	
	£	£	£
At 1st April 2013	19,605	4,159,124	4,178,729
Transfer from Revenue Reserves	20,000	531,575	551,575
At 31st March 2014	<u>39,605</u>	<u>4,690,699</u>	<u>4,730,304</u>
 (b) Revenue Reserves			
			Total
			£
At 1st April 2013			3,452,273
Surplus for the year			666,843
Transfer to Designated Reserves			(551,575)
At 31st March 2014			<u>3,567,541</u>

20. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2014	2013
	No.	No.
General Needs - New Build	584	584
- Rehabilitation	161	162
Shared Ownership	16	18
	<u>761</u>	<u>764</u>

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

21. RELATED PARTY TRANSACTIONS

Members of the Management Committee are related parties of the Association as defined by Financial Reporting Standard 8.

The related party relationships of the members of the Management Committee is summarised as follows:

- 3 members are tenants of the Association
- 1 member is a relevant local councillor

Those members that 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.

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

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

32. RETIREMENT BENEFIT OBLIGATIONS

General

Clydesdale Housing Association Limited participates 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 Scheme offers six benefit structures to employers, namely:

- Final salary with a 1/60th accrual rate.
- Career average revalued earnings with a 1/60th accrual rate
- Career average revalued earnings with a 1/70th accrual rate
- Career average revalued earnings with a 1/80th accrual rate
- Career average revalued earnings with a 1/120th accrual rate, contracted in
- Defined Contribution (DC) Option

An employer can elect to operate different benefit structures for their active members (as at the first day of April in any given year) and their new entrants. An employer can only operate one open benefit structure at any one time. An open benefit structure is one which new entrants are able to join.

Clydesdale Housing Association Limited has elected to operate the final salary with a 1/60th accrual rate benefit structure for active members as at 31st March 2008 and the final salary with a 1/60th accrual rate benefit structure for new entrants from 1st April 2008.

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.

The actuarial valuation assesses whether the Scheme's assets at the valuation date are likely to be sufficient to pay the pension benefits accrued by members as at the valuation date. Asset values are calculated by reference to market values. Accrued pension benefits are valued by discounting expected future benefit payments using a discount rate calculated by reference to the expected future investment returns.

During the accounting period Clydesdale Housing Association Limited paid contributions at the rate of 9.6% of pensionable salaries. Member contributions were 9.6%

As at the balance sheet date there were 10 active members of the Scheme employed by Clydesdale Housing Association Limited. The annual pensionable payroll in respect of these members was £338,951. Clydesdale Housing Association Limited continues to offer membership of the Scheme to its employees.

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 FRS17 represents the employer contribution payable.

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

32. RETIREMENT BENEFIT OBLIGATIONS (Continued)

The last formal valuation of the Scheme was performed as at 30th September 2012 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £394m. The valuation revealed a shortfall of assets compared with the value of liabilities of £304m (equivalent to a past service funding level of 56.4%).

The Scheme Actuary has prepared an Actuarial Report that provides an approximate update on the funding position of the Scheme as at 30th September 2013. Such a report is required by legislation for years in which a full actuarial valuation is not carried out. The funding update revealed an increase in the assets of the Scheme to £470 million and indicated a decrease in the shortfall of assets compared to liabilities to approximately £272 million, equivalent to a past service funding level of 63%.

Financial Assumptions

The key financial assumptions underlying the valuation as at 30th September 2012 were as follows:

	% p.a.
- Investment return pre-retirement	5.3
- Investment return post-retirement - non pensioners	3.4
- Investment return post-retirement - pensioners	3.4
- Rate of Salary increases	4.1
- Rate of price inflation:	
RPI	2.6
CPI	2.0

The valuation was carried out using the SAPS (S1PA) All pensioners Year of Birth Long Cohort with 1% p.a. minimum improvement for non-pensioners and pensioners.

CLYDESDALE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

32. RETIREMENT BENEFIT OBLIGATIONS (Continued)

Valuation Results

The long-term joint contribution rates required from employers and members to meet the cost of future benefit accrual were assessed as:

<i>Benefit Structure</i>	<i>Long-term joint contribution rate (% of pensionable)</i>
Final salary - 60ths	24.6
Career average 60ths	22.4
Career average 70ths	19.2
Career average 80ths	16.9
Career average 120ths	11.4

If an actuarial valuation reveals a shortfall of assets compared to liabilities the Trustee must prepare a recovery plan setting out the steps to be taken to make up the shortfall.

The Trustees have recently supplied Clydesdale Housing Association Limited with an updated contribution figure to the past service deficit. From 1 April 2014 Clydesdale Housing Association Limited will be required to pay £106,608 per annum as a contribution to the past service deficit. This will represent an increase of 193% in Clydesdale Housing Association Limited's contribution to the past service deficit. The deficit contribution will increase each April by 3%.

As a result of Pension Scheme legislation 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.