

**DUMFRIES & GALLOWAY HOUSING  
PARTNERSHIP LIMITED  
AND SUBSIDIARIES**

Report of the Board of Management and  
Financial Statements for the year ended  
**31 March 2015**

**Registration Particulars:**

Register of Companies

Companies Act 2006  
Registered Number: SC220297

Scottish Housing Regulator

Housing (Scotland) Act 2010  
Registered Number: 315

Office of the Scottish Charity Regulator

Charities and Trustee Investment (Scotland)  
Act 2005  
Charity No. SC039896

# **DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**

**For the year ended 31 March 2015**

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# **DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**

**For the year ended 31 March 2015**

## **Board Members**

David McMillan (Chairman)

George McBurnie

Scott Armstrong (resigned 24 January 2015)

Pat McTaggart

Beryl Castle

Fred Murray

Thomas Gillan

Bill Robertson

John Hay

Liz Roper

Robert Higgins (Vice Chairman)

Jim Steen

Billy Lockhart

Bill Zemaititis

Bill Marshall

## **Executive Management Team**

Chief Executive and Company Secretary

Zoe Forster

Director of Finance

Hugh Carr

Director of Housing Services

Jayne Moore

Director of Investment & Regeneration

James Shirazi

# **DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**

**For the year ended 31 March 2015**

<b>Registered Office:</b>	<b>Grierson House The Crichton Bankend Road Dumfries DG1 4ZS</b>
<b>Auditors:</b>	<b>Haines Watts 1st Floor, 24 Blythswood Square Glasgow, G2 4BG</b>
<b>Principal Bankers:</b>	<b>Dexia Public Finance Bank 13<sup>th</sup> Floor 200 Aldersgate Street London EC1A 4HD</b> <b>The Housing Finance Corporation plc 4th Floor, 107 Cannon Street London, EC4 5AF</b> <b>Royal Bank of Scotland plc, Kirkstane House, 139 St Vincent Street Glasgow G2 5JF</b> <b>Nationwide International Ltd 5-11 St Georges Street Douglas Isle of Man IM99 1RN</b>

# **DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**

**For the year ended 31 March 2015**

**Solicitors:**

**Brechin Tindal Oatts  
48 St. Vincent Street  
Glasgow  
G2 5HS**

**Harper MacLeod  
The Ca'd'oro  
45 Gordon Street  
Glasgow  
G1 3PE**

**Anderson Strathern  
1 Rutland Court  
Edinburgh  
EH3 8EY**

**Simpson and Marwick  
144 West George Street  
Glasgow  
G2 2HG**

**ACH Shoosmiths  
Saltire Court  
20 Castle Terrace  
Edinburgh  
EH1 2EN**

**Internal Auditors:**

**Beever and Struthers  
St George's House  
215-219 Chester Road  
Manchester  
M15 4JE**

# **DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**

## **REPORT OF THE BOARD**

### **YEAR ENDED 31 MARCH 2015**

The Board presents its Annual Report together with the audited accounts for the year to 31 March 2015.

#### **Principal Activity**

The principal activity of Dumfries and Galloway Housing Partnership Limited (DGHP) is the provision of housing which:

- improves the quality of housing and of management services for the people of Dumfries and Galloway;
- is let at affordable and sustainable rent levels under a range of tenure types;
- encourages and strengthens tenant and resident participation in communities and in the Company;
- will provide through regeneration and new building homes to meet housing need; and
- meets the range of housing needs in Dumfries and Galloway, such as those of elderly and single people, and those seeking low cost home ownership.

#### **Memorandum and Articles**

DGHP is a Company Limited by Guarantee and does not have a share capital. The liability of the members is limited to £1 each. At 31 March 2015, there were approximately 1,400 members.

#### **Registered Office**

The Registered Office of the Company and its subsidiary companies is Grierson House, The Crichton, Bankend Road, Dumfries, DG1 4ZS.

#### **The Board**

The DGHP Board is elected by the members of the Company. It is the responsibility of the Board to determine the strategy, policy and overall direction of the Company. It also monitors the operational activities of the Company. Board members are unpaid.

The Boards of Novantie Limited and of DGHP 3 Limited comprise 3 members appointed by DGHP, who select 2 further members of each subsidiary's Board. The DGHP Board oversees the activities of Novantie and DGHP 3 within the Group Business Plan.

#### **Executive Management Team**

The Executive Management Team is responsible for achieving the strategy, through undertaking the operational activities in line with the policies and standards set by the Board.

#### **Financial Summary**

In the year to 31 March 2015, DGHP generated a surplus of £2,655k (2014 – surplus of £2,224k) before tax.

#### **Turnover**

Turnover of £38million (2014 - £37 million) relates almost entirely to the income from the letting of properties at affordable rents. DGHP's policy is to set rents at affordable levels. Other income arises from garages and garages sites.

#### **Treasury Management**

DGHP has a long term funding agreement with Dexia Public Finance Bank, which provides the funding required to meet investment and regeneration commitments entered into before 2011. At 31 March 2015, total loan commitments to Dexia were £101.3m (2014- £101.3m), from a total facility of £130m. The Company's policy is to manage debt in a prudent and non-speculative manner, and therefore £85m of this loan is subject to interest rates fixed until various dates up to 2030.

DGHP also has a 30 year fixed rate loan with The Housing Finance Corporation plc of £40m. This loan was drawn down in March 2012, and is sufficient to fund the new build developments currently being delivered with Scottish Government and Dumfries and Galloway Council grant support.

#### **Business Plan and Budgetary Process**

Each year the Board approves the 30 year Business Plan, annual budget and rolling three year Internal Management Plan. Key risk areas are identified and risk management processes implemented. Performance is monitored and relevant action taken throughout the year through quarterly reporting to the Board of variances from the budget, updated forecasts for the year, information on the key risk areas and service and performance standards. Approval procedures are in place in respect of major areas of risk such as major contract tenders, expenditure and treasury management.

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**REPORT OF THE BOARD**  
**YEAR ENDED 31 MARCH 2015**

**Risk Management**

The Board has developed, with advice from internal auditors and insurers, a formal risk management process to identify and assess business risks and implement appropriate risk management strategies. This involved identifying the types of risks the Company faces, prioritising them in terms of potential impact and likelihood of occurrence, and identifying means of mitigating the risks. As part of this process the Board has reviewed the adequacy of the Partnership's current internal controls.

Accordingly the Board has set policies on internal controls which cover the following:

- consideration of the type of risks the Company faces
- the level of risks regarded as acceptable
- the likelihood of risks occurring
- the Company's ability to reduce the incidence and impact on the business of risks that do materialise; and the costs of operating particular controls relative to the benefit obtained
- defining the appropriate responsibilities of management to implement the Board's policies and to identify and evaluate risks for the Board's consideration
- embedding risk management and effective control systems in the Company's operations
- developing systems to identify, assess and respond quickly to evolving risks in the Company and in the external environment
- including procedures for reporting failings immediately to appropriate levels of management and the Board together with details of corrective action being undertaken

**Internal Financial Control**

The Board is responsible for establishing and maintaining the Company's system of internal control. Internal control systems are designed to meet the particular needs of the Company and the risks to which it is exposed, and by their nature can provide reasonable but not absolute assurance against material misstatement or loss. The key procedures which the Board has established with a view to providing effective internal financial control are outlined on page 10.

**Housing Services**

DGHP is committed to a high standard of customer service in all its activities. Key to this is the Customer Service Centre, which is the principal point of contact for all customer enquiries, and locally based neighbourhood management and technical staff. The quality and customer satisfaction of these services is closely monitored, and steps are taken to improve them further on an ongoing basis.

**Asset Management and Investment**

Since acquiring the housing stock of Dumfries and Galloway Council in 2003, DGHP has invested approximately £160m in bringing its tenants homes to the Scottish Housing Quality Standard, which was achieved at the Scottish Government's deadline of March 2015. The major elements of this programme were the installation of modern secure front and rear doors; modern kitchens and bathrooms, including a significant number of bathrooms adapted for people with mobility needs, and affordable and effective heating systems. In 2014/15, the Company completed the installation of modern heating systems, including many state of the art low carbon systems to bring affordable heating to all its tenants.

DGHP has developed an asset management strategy that seeks to:

- develop a strategic approach to investing in and restructuring the housing stock.
- use DGHP's assets and resources to build stronger communities.
- provide housing in line with need across Dumfries and Galloway.
- build asset value.

DGHP will therefore continue to improve the quality of its stock through active asset management, which may include demolitions, selective market sales of stock no longer fit for its original purpose, improvements where economically justifiable and new build where the appropriate funding is available.

# **DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**

## **REPORT OF THE BOARD**

### **YEAR ENDED 31 MARCH 2015**

On a routine basis, DGHP is committed to maintaining its properties to the highest standard. To this end programmes of cyclical repairs are carried out to deal with the gradual and predictable deterioration of building components, and a comprehensive responsive maintenance service is provided.

Of the total expenditure on works to new and existing properties in the year; £12,736k (2014: £21,902k) were capitalised. Of these total capitalised costs £2,914k relates to replaced components (2014: £5,078k) and £9,822k relates to new built and improved properties (2014 £16,824k).

#### **Regeneration and Development**

DGHP, in conjunction with Dumfries and Galloway Council and the Scottish Government, has an ambitious programme of regeneration and new build housing development, to meet the high levels of demand for new affordable homes across the region and will continue to explore opportunities for the provision of new housing in other parts of the region. Full financial appraisals are conducted on each potential development to ensure its viability and affordability before DGHP commits to a development.

During 2014/15, DGHP completed 111 new build properties for rent, plus 6 for sale under the Scottish Government's New Supply Shared Equity scheme. The regeneration schemes in Dumfries and Stranraer are now close to completion, and other schemes were completed in St John's Town of Dalry, Lockerbie and Kirkcudbright.

Looking forward, DGHP is committed to completing approximately 200 further new homes by 2017.

#### **Big Lottery**

During 2011/12, DGHP completed the development of 10 flats in Dumfries for young people leaving care and setting up their own home for the first time, supported by DGHP staff living in the same accommodation. This important project has been supported by the Scottish Government and by the Big Lottery Fund. The Big Lottery Fund is funding the costs of staff, other administration costs and the capital costs of fittings and equipment.

#### **Sales of housing properties**

DGHP sold 53 (2014 – 31) properties under Right to Buy in the year. When tenants exercise their Right to Buy; the largest part of the sale proceeds are passed to Dumfries and Galloway Council under the terms of the stock transfer agreement; DGHP retains only a small amount from each sale

#### **Employee Involvement and Health & Safety**

The Company encourages employee involvement in all initiatives and holds annual conferences for staff and the Board to agree its objectives. A health and safety report is regularly reviewed by the Board.

#### **Quality and Integrity of Personnel**

The integrity and competence of personnel are ensured through high recruitment standards and subsequent training. High quality personnel are seen as an essential part of the control environment and the standards of integrity expected are communicated directly through the Chief Executive.

#### **Employees with disabilities**

Applications for employment by people with disabilities are given full and fair consideration for all vacancies in accordance with their particular aptitudes and abilities. In the event of employees becoming disabled, every effort is made to retrain them in order that their employment with DGHP may continue. DGHP's policy is that training, career development and promotion opportunities should be available to all employees.

#### **Charitable Donations and Community Involvement**

Charitable donations totalling £29,000 (2014 - £23,000) were made through the Community Pride Fund initiative.

#### **Credit Payment Policy**

The Company's policy concerning the payment of its trade creditors complies with the Confederation of British Industry guidelines. The average payment period is 31 days. The Company seeks to pay all suppliers within 30 days, subject to the need to ensure costs are properly incurred and invoiced.

#### **Information for auditors**

As far as the Board members are aware there is no relevant audit information of which the auditors are unaware and the Board members have taken all the steps they ought to have taken to make themselves aware of any relevant audit information and to ensure that the auditors are aware of any such information.



**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**

**REPORT OF THE BOARD**

**YEAR ENDED 31 MARCH 2015**

**Going Concern**

The Board has reviewed the results for this year and has also reviewed the projections for the next five years. It therefore has a reasonable expectation that the Group has adequate resources to continue its operations for the foreseeable future. For this reason, the going concern basis has been adopted in these financial statements.

**Auditors**

Haines Watts has indicated its willingness to continue in office.

Signed by order of the Board

Secretary – Zoe Forster



Date: 19th August 2015

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**STATEMENT ON BOARD RESPONSIBILITIES**  
**YEAR ENDED 31 MARCH 2015**

Company law requires the Board to prepare financial statements for each financial period, which give a true and fair view of the state of affairs of the Company at the end of the period and of the surplus or deficiency for the period then ended.

In preparing those financial statements, the Board are required to:

- select suitable accounting policies and apply them consistently;
- make reasonable and prudent judgements and estimates;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act 2006 and the Determination of Accounting Requirements 2012. The Board is responsible for safeguarding the assets of the Company and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**BOARD STATEMENT ON INTERNAL FINANCIAL CONTROL**  
**YEAR ENDED 31 MARCH 2015**

The Board has overall responsibility for establishing and maintaining the whole system of internal control and reviewing its effectiveness.

The Board recognises that no system of internal control can provide absolute assurance against material misstatement or loss or eliminate all risk of failure to achieve business objectives. The system of internal control is designed to identify and manage key risks and to provide reasonable assurance that planned business objectives and outcomes are achieved, and proper accounting records are kept. It also exists to give reasonable assurance about the preparation and reliability of financial operational information and the safeguarding of the Group's assets and interest.

In meeting its responsibilities, the Board has adopted a risk-based approach to internal controls which are embedded within the normal management and governance process. This approach includes the regular evaluation of the nature and extent of risks to which the Group is exposed and is consistent with the Turnbull principles as incorporated in the GPN15: demonstrating internal controls assurance in housing associations.

The process adopted by the Board in reviewing the effectiveness of the system of internal control, together with some of the key elements of the control framework include;

**Identification and evaluation of key risks**

Management responsibility has been clearly defined for the identification, evaluation and control of significant risks. There is a formal and ongoing process of management review in each area of the Group's activities. The Executive Management Team (EMT) regularly considers and receives reports on significant risks facing the Group and the Chief Executive is responsible for reporting to the Board any significant changes affecting key risks.

**Documentation of Controls**

Written policies and procedures, including Standing Orders and Financial Regulations, cover all key areas, setting out the authority delegated by the Board to the Chief Executive, EMT and staff.

**Monitoring and corrective action**

A process of control, self-assessment and regular management reporting on control issues provides hierarchical assurance to successive levels of management and to the Board. This includes a rigorous procedure for ensuring that corrective action is taken in relation to any significant control issues, particularly those that may have a material impact on the financial statements and delivery of our services.

**Environment and control procedures**

The Board retains responsibility for a defined range of issues covering strategic, operational, financial and compliance issues including treasury strategy and new investment projects. The Board has adopted and disseminated to all employees a Code of Conduct for Employees. This sets out the Group's policies with regard to the quality, integrity and ethics of its employees. It is supported by a framework of policies and procedures with which employees must comply. These cover issues such as delegated authority, segregation of duties, accounting, treasury management, health and safety, data and asset protection and deterrence of fraud and corruption. (including anti-bribery policy).

**Information and financial reporting systems**

The company uses integrated accounting systems, with specialist sub-modules for key activity areas including rent accounting, purchasing and payroll. It has strong procedures for investment and development appraisal and project management, and for procurement of contracts

Financial reporting procedures include detailed budgets for the year ahead, detailed management accounts produced monthly and quarterly and forecasts for the remainder of the financial year and for subsequent years. These are reviewed in detail by the EMT and approved by the Board. The Board also regularly reviews key performance indicators to assess progress towards the achievement of key business objectives, targets and outcomes.

**Fraud Assurance**

As part of its system of internal control the Board has a well-defined and clear policy on fraud. It covers the specific responsibilities all employees and Board Members must adopt in preventing, detecting and reporting fraudulent activity. In addition, a clearly established whistleblowing policy is in place for all staff.

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**BOARD STATEMENT ON INTERNAL FINANCIAL CONTROL**  
**YEAR ENDED 31 MARCH 2015**

**Staffing**

All staff are trained in fraud awareness, data protection and anti-bribery processes annually. Staff with financial management and reporting duties are recruited and trained on the basis of job descriptions and person specifications that require the appropriate skills and experience. Processes and systems are designed to ensure that appropriate segregation of duties is in place

**Internal Audit Assurance**

The internal control framework and the risk management process are subject to regular review by Internal Audit who advise the Executive directors and report to the Audit Committee. The Audit Committee considers internal control and risk at each of its meetings during the year. The annual Internal Audit programme is informed by an analysis of the risks facing the company, and the programme is approved annually by the Audit Committee.

The Audit Committee conducts an annual review of the effectiveness of the system of internal control and takes account of any changes that may be needed to maintain the effectiveness of the risk management and control process. The Audit Committee makes an annual report to the Board. The Board has received this report.

The Board confirms that there is an ongoing process for identifying and managing significant risks faced by the Group. This process has been in place throughout the year under review, up to the date of the annual report and accounts and is regularly reviewed by the Board.

On behalf of the Group, the Audit Committee has reviewed the effectiveness of the systems of internal financial control in existence for the year ended 31 March 2015.

The Board has reviewed the effectiveness of the system of internal control and is satisfied that there is sufficient evidence to confirm that adequate systems of internal control existed and operated throughout the year and that those systems were aligned to an on-going process for the management of the significant risks facing the Group. No weaknesses were identified which would have resulted in material misstatement or loss and which would have required disclosure in the financial statements.

By order of the Board

Secretary - Zoe Forster



Date : 19<sup>th</sup> August 2015

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**REPORT BY THE AUDITORS' TO THE MEMBERS ON CORPORATE GOVERNANCE MATTERS**  
**YEAR ENDED 31 MARCH 2015**

**Corporate Governance**

In addition to the audit of the financial statements, we have reviewed the Board of Management's statement on pages 10 and 11 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.

**Basis of Opinion**

We carried out our review having regard to the requirements to corporate governance matters with Bulletin 2006/5 issues by the Financial Reporting Council. The Bulletin does not require us to review the effectiveness of the Association's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reason given for non-compliance.

**Opinion**

In our opinion the statement on internal financial control on pages 10 and 11 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

Through enquiry of the Board of Management and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Committee of Management's Statement on Internal Financial Controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls.



Haines Watts  
1<sup>st</sup> Floor  
24 Blythswood Square  
Glasgow  
G2 4BG  
Date: 21 August 2015

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF**  
**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**

We have audited the group and parent financial statements of Dumfries and Galloway Housing Partnership Limited (DGHP) for the year ended 31 March 2015 on pages 14 to 42. 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 company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in a Report of the Auditors and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

**Respective responsibilities of the Board and auditor**

As explained more fully in the Board's Responsibilities Statement set out on page 9, the Board are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

**Scope of the audit of the financial statements**

A description of the scope of an audit of financial statements is provided on the APB's website at [www.frc.org.uk/apb/scope/private.cfm](http://www.frc.org.uk/apb/scope/private.cfm).

**Opinion on financial statements**

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the company's affairs as at 31 March 2015 and of the group's and the company's income and expenditure for the year then ended; and
- have been prepared in accordance with the requirements of the Companies Act 2006, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements- 2012.

**Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Board's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting record have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of the Board's remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.



David Brophy (Senior Statutory Auditor)

For and on behalf of Haines Watts, Statutory Auditor

1st Floor, Blythswood Square

Glasgow

G2 4BG

Date: 21 August 2015

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**

**GROUP INCOME AND EXPENDITURE ACCOUNT**

**YEAR ENDED 31 MARCH 2015**

	<b>Notes</b>	<b>2015</b>	<b>2014</b>
		<b>£'000</b>	<b>£'000</b>
<b>Turnover</b>	2	38,043	36,830
Operating Costs	2	(28,062)	(27,331)
<b>Operating surplus</b>		9,981	9,499
Loss on disposal of fixed assets		(503)	(454)
Interest receivable		34	54
Interest payable and other charges	4	(6,912)	(6,821)
Other finance (costs)/income		55	(54)
<b>Surplus on ordinary activities before tax</b>		2,655	2,224
Taxation on ordinary activities	5	(51)	(57)
<b>Surplus on ordinary activities after tax</b>	15	2,604	2,167

The results for the year relate wholly to continuing activities.

**STATEMENT OF TOTAL RECOGNISED SURPLUSES AND DEFICITS**

		<b>2015</b>	<b>2014</b>
<b>Surplus for the year</b>		2,604	2,167
Actuarial (loss) on pension scheme	18	(1,721)	(210)
<b>Total recognised surpluses for the year</b>		883	1,957

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**

**COMPANY INCOME AND EXPENDITURE ACCOUNT**

**YEAR ENDED 31 MARCH 2015**

	<b>Notes</b>	<b>2015</b>	<b>2014</b>
		<b>£'000</b>	<b>£'000</b>
<b>Turnover</b>	2	37,978	36,969
Operating Costs	2	<u>(28,021)</u>	<u>(27,246)</u>
<b>Operating surplus</b>		9,957	9,723
Loss on sale of fixed assets		(503)	(454)
Interest receivable		35	56
Interest payable and other charges	4	(6,912)	(6,821)
Other finance (costs)/income		<u>55</u>	<u>(54)</u>
<b>Surplus on ordinary activities before tax</b>		2,632	2,450
Taxation on ordinary activities	5	-	-
<b>Surplus on ordinary activities after tax</b>	15	<u><u>2,632</u></u>	<u><u>2,450</u></u>

The results for the year relate wholly to continuing activities.

**STATEMENT OF TOTAL RECOGNISED SURPLUSES AND DEFICITS**

		<b>2015</b>	<b>2014</b>
<b>Surplus for the year</b>		2,632	2,450
Actuarial (loss) on pension scheme	18	(1,721)	(210)
<b>Surplus on ordinary activities after tax</b>		<u><u>911</u></u>	<u><u>2,240</u></u>




**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES****GROUP BALANCE SHEET AS AT 31 MARCH 2015**

	Notes	2015	2014
		£'000	£'000
<b>Tangible Fixed Assets</b>			
Housing properties			
- Gross cost less depreciation	6	206,753	202,364
Less: Grants	6	(66,017)	(60,671)
Other Fixed Assets	6	140,736	141,693
		690	654
		141,426	142,347
<b>Current Assets</b>			
Work in Progress	8	2,805	1,504
Debtors	9	3,135	3,926
Cash in bank and on hand		5,888	5,447
		11,828	10,877
<b>Creditors:</b> Amounts falling due within one year	10	(7,887)	(10,575)
<b>Net current assets</b>		3,941	302
<b>Total assets less current liabilities</b>		145,367	142,649
<b>Creditors:</b> Amounts falling due after more than one year	11	(142,747)	(142,799)
Pension (liability)	18	(4,368)	(2,481)
		(147,115)	(145,280)
Provision for Liabilities		(3)	(2)
		(1,751)	(2,633)
<b>Capital and reserves</b>			
Revenue reserve	15	(1,751)	(2,633)
<b>Total Funds</b>		(1,751)	(2,633)

These financial statements were approved by the Board and authorised for issue on 19/8/15... and signed on its behalf by:



Secretary – Zoe Forster


  
Director – David McMillan

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES****COMPANY BALANCE SHEET****AS AT 31 MARCH 2015**

	Notes	2015	2014
		£'000	£'000
<b>Tangible Fixed Assets</b>			
Housing properties			
- Gross cost less depreciation	6	207,412	202,792
Less: Grants	6	(65,996)	(60,647)
		141,416	142,145
Other Fixed Assets	6	664	631
Investments	7	-	-
		142,080	142,776
<b>Current Assets</b>			
Work in Progress	8	2,805	1,504
Debtors	9	3,330	4,131
Cash in bank and on hand		5,372	5,388
		11,507	11,023
<b>Creditors:</b> Amounts falling due within one year	10	(8,096)	(11,052)
<b>Net current assets</b>		3,411	(29)
Total assets less current liabilities		145,491	142,747
<b>Creditors:</b> Amounts falling due after more than one year	11	(142,747)	(142,799)
Pension (liability)	18	(4,368)	(2,481)
		(147,115)	(145,280)
<b>Capital and reserves</b>		(1,624)	(2,533)
Revenue reserve	15	(1,624)	(2,533)
<b>Total Funds</b>		(1,624)	(2,533)

These financial statements were approved by the Board and authorised for issue on 19/8/15... and signed on its behalf by:

  
Secretary – Zoe Forster

  
Director – David McMillan

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**

**GROUP CASH FLOW STATEMENT**

**YEAR ENDED 31 MARCH 2015**

	Notes	2015	2014
		£'000	£'000
<b>Net cash inflow from operating activities</b>	17a	12,768	15,801
<b>Return on investments and servicing of finance</b>			
Interest received		34	54
Interest paid		(6,964)	(6,924)
<b>Net cash (outflow) from returns on investments &amp; servicing of finance</b>		(6,930)	(6,870)
<b>Taxation</b>			
Corporation tax paid		(55)	(45)
Less grants received		-	-
<b>Net cash (outflow) from taxation</b>		(55)	(45)
<b>Capital Expenditure and Financial Investment</b>			
Payments for the purchase and development of property		(11,753)	(19,020)
Proceeds of disposals of fixed assets		2,040	1,184
Repayment of proceeds to Council		(1,608)	(932)
HAG and other grants received		6,216	2,771
Purchase of other fixed assets		(237)	(195)
<b>Net cash (outflow) from Capital Expenditure and Financial Investment</b>		(5,342)	(16,192)
<b>Net cash inflow/(outflow) before financing</b>		441	(7,306)
<b>Financing</b>			
Loans received		-	-
Loans repaid		-	-
<b>Net cash (outflow)/inflow from financing</b>		-	-
<b>Increase/(decrease) in cash</b>	17a	441	(7,306)

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**

**COMPANY CASH FLOW STATEMENT**

**YEAR ENDED 31 MARCH 2015**

	<b>Notes</b>	<b>2015</b>	<b>2014</b>
		<b>£'000</b>	<b>£'000</b>
<b>Net cash inflow from operating activities</b>	17b	<u>12,469</u>	<u>16,365</u>
<b>Return on investments and servicing of finance</b>			
Interest received		35	56
Interest paid		<u>(6,964)</u>	<u>(6,924)</u>
<b>Net cash (outflow) from returns on investments &amp; servicing of finance</b>		<u>(6,929)</u>	<u>(6,868)</u>
<b>Capital Expenditure and Financial Investment</b>			
Payments for the purchase and development of property		(11,979)	(19,519)
Proceeds of disposals of fixed assets		2,040	1,184
Repayment of proceeds to Council		(1,608)	(931)
HAG and other grants received		6,216	2,747
Purchase of other fixed assets		<u>(225)</u>	<u>(174)</u>
<b>Net cash (outflow) from Capital Expenditure and Financial Investment</b>		<u>(5,556)</u>	<u>(16,693)</u>
<b>Net cash (outflow) before financing</b>		<u>(16)</u>	<u>(7,196)</u>
<b>Financing</b>			
Loans received		-	-
Loans repaid		<u>-</u>	<u>-</u>
<b>Net cash (outflow)/inflow from financing</b>		<u>-</u>	<u>-</u>
<b>(Decrease) in cash</b>	17b	<u>(16)</u>	<u>(7,196)</u>

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2015**

**1. Principal accounting policies**

The Company is incorporated under the Companies Act 2006 and is registered as a company limited by guarantee with Companies House in Scotland.

The accounts of the company have been prepared in accordance with the Companies Act 2006, the Determination of Accounting Requirements 2012 and in compliance with the Statement of Recommended Practice (SORP), "Accounting by Registered Social Housing Providers Update 2010" and applicable Accounting Standards.

The accounts of Novantie Limited and DGHP 3 Limited have been prepared in accordance with the Companies Act 2006 and the Financial Reporting Standards for Smaller Entities April 2008.

**Basis of Preparation**

The accounts are prepared under the historical cost convention and on a going concern basis. To support its operation the Company has in place loan facilities totalling £170m. The Company's activities are based on a long term business plan, which anticipates that it will continue to generate the cashflow required to support and repay its borrowings. The Board believes that with the continuing support of its lenders it is proper to continue to prepare the financial statements on a going concern basis.

**Consolidation**

In accordance with Financial Reporting Standard 2, 'Accounting for subsidiary undertakings', the financial statements show the consolidated position of Dumfries & Galloway Housing Partnership and its subsidiaries Novantie Limited and DGHP 3 Limited.

**Turnover**

Turnover represents rental, service and management charges from properties, agency fees, revenue based grants receivable from the Scottish Ministers and others, and sales of shared equity properties.

**Housing Association Grants (HAG) & Mortgage to Rent Grants (MTR)**

HAG and MTR grants are receivable from the Scottish Government and are used to reduce the capital costs of housing properties. Grants received in respect of revenue expenditure are credited to the Income and Expenditure account in the same period as the expenditure to which they relate. Where following the sale of a property, HAG or MTR grant becomes repayable subject to abatement, it is included as a current liability until repaid. HAG is subordinated in respect of loans on agreement with the Scottish Government. HAG is repayable under certain circumstances.

**Other Grants**

These include grants from local authorities and other organisations. The capital costs of housing properties are stated net of grants receivable on these properties. Grants in respect of revenue expenditure are credited to the Income and Expenditure account in the same period as the expenditure to which they relate.

**Housing, land and buildings – depreciation**

Housing Properties are stated at cost, less accumulated depreciation.

Garage properties and Aid and Adaptations works are depreciated on a straight line basis over their expected economic useful lives at an annual rate of 5% (20 years)

No depreciation is charged on the cost of land.

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2015**

Depreciation is charged on a straight line basis over the expected economic useful lives of each major component that makes up the housing property as follows;

Land	Not depreciated
Structure	Over 75 years
Kitchen	Over 20 years
Bathroom	Over 30 years
Windows	Over 30 years
Rewiring	Over 30 years
Heating-Radiators	Over 24 years
Boiler	Over 10 years
Heating - Green	Over 20 years
Roofs (pitched)	Over 45 years
Roofs (flat)	Over 15 years
Extensions	Over 55 years

As a result of the expected economic life being in excess of 50 years an annual impairment review is performed.

**Other fixed assets**

All fixed assets are initially recorded at cost. Depreciation is charged by equal instalments at rates estimated to write off costs less any residual value over expected useful lives

Fixtures, fittings & equipment	- over 3 or 5 years
Office property	- over 75 years

**Value Added Tax**

The Company is VAT registered. Minimal recovery of input VAT is made, and as a result expenditure is shown inclusive of irrecoverable VAT.

**Deferred Taxation**

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

**Sale of housing properties**

Properties are disposed of under the appropriate legislation and guidance. All costs and grants relating to the share of property sold are removed from the financial statements at the date of sale, except for first tranche sales. Any grants received that cannot be repaid from the proceeds of sale are abated and the grants removed from the financial statements.

Disposals under shared equity schemes are accounted for in the income and expenditure account.

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2015**

**Improvements**

Improvements are capitalised where they result in an enhancement of the economic benefits of the property. Such enhancement can occur if the improvements result in:-

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

Works to existing properties, which fail to meet the above criteria, are charged to the Income and Expenditure account.

**Retirement benefits (Note 18)**

Retirement benefits to employees of the Company recruited after October 2003 are provided by a defined contribution scheme provided by Scottish Widows. Contributions are made by DGHP of 10% of salary, and by the employee. Contributions charged to the Income and Expenditure account represent the contributions payable by the company in the year.

Retirement benefits to employees of the Company recruited before October 2003 are provided by the Local Government Pension Scheme (LGPS). This is a defined benefit scheme which is externally funded and contracted out of the State Earnings Related Pension Scheme. The contributions are determined by qualified actuaries on the basis of periodic valuations using the projected unit method.

The Company has fully adopted accounting standard FRS17 'Retirement Benefits'. The impact of this standard has been reflected throughout the financial statements. For defined benefit schemes the amount charged to the income and expenditure account in respect of pension costs and other post-retirement benefits is the estimated regular cost of providing the benefits accrued in the year, adjusted to reflect variations from that cost. The interest cost and expected return on assets are included within other finance costs.

Actuarial gains and losses arising from new valuations and from updating valuations to the balance sheet date are recognised in the Statement of Total Recognised Deficits and Surpluses.

Defined benefit schemes are funded, with the assets held separately from the company in separate trustee administered funds. Full actuarial valuations, by a professionally qualified actuary, are obtained at least every three years, and updated to reflect current conditions at each balance sheet date. The pension scheme assets are measured at fair value. The pension scheme liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency. A pension scheme asset is recognised on the balance sheet only to the extent that the surplus may be recovered by reduced future contributions or to the extent that the trustees have agreed a refund from the scheme at the balance sheet date. A pension scheme liability is recognised to the extent that the company has a legal or constructive obligation to settle the liability.

**Leases and hire purchase contracts – operating leases**

Rentals paid under operating leases are charged to income as incurred.

**Capitalisation of development overheads.**

Directly attributable external development costs relating to development activities are capitalised in accordance with the Statement of Recommended Practice. The Company does not capitalise internal costs.

**Development Interest**

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

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2015**

**Work in Progress**

Work in progress relates to New Supply Shared Equity (NSSE) properties and is valued at the lower of cost and net realisable value. Cost comprises the cost of land, development and interest net of grants received. Net realisable value is based on estimated sale price after allowing for all further costs of completion and disposal.

**Investments**

Investments in unlisted investments are held at cost.



**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2015**

**2. Particulars of turnover, operating costs and operating surplus and surplus before taxation by class of business**

**GROUP**

	<b>Turnover</b>	<b>Operating Costs</b>	<b>Operating Surplus/ (Deficit)</b>	<b>2014</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Social lettings	36,629	26,571	10,058	9,926
Other Activities	<u>1,415</u>	<u>1,491</u>	<u>(76)</u>	<u>(428)</u>
Total	<u>38,044</u>	<u>28,062</u>	<u>9,982</u>	<u>9,499</u>
<b>2014</b>	<u>36,830</u>	<u>27,331</u>	<u>9,499</u>	

**COMPANY**

	<b>Turnover</b>	<b>Operating Costs</b>	<b>Operating Surplus/ (Deficit)</b>	<b>2014</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Social lettings	36,629	26,571	10,058	9,926
Other Activities	<u>1,349</u>	<u>1,450</u>	<u>(100)</u>	<u>(203)</u>
Total	<u>37,978</u>	<u>28,021</u>	<u>9,958</u>	<u>9,723</u>
<b>2014</b>	<u>36,969</u>	<u>27,246</u>	<u>9,723</u>	

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2015**

**3. Particulars of turnover, operating costs and operating surplus or deficit from social letting activities**

	<b>General Needs Housing £000</b>	<b>Supported Housing £000</b>	<b>Other £000</b>	<b>Total 2015 £000</b>	<b>Total 2014 £000</b>
Rents receivable net of service charges	34,330	1,334	395	36,059	34,737
Service charges	42	93		135	120
<b>Gross income from rents and service charges</b>	<b>34,372</b>	<b>1,427</b>	<b>395</b>	<b>36,194</b>	<b>34,857</b>
Less voids	467	32	86	585	452
<b>Net income from rents and service charges</b>	<b>33,905</b>	<b>1,395</b>	<b>309</b>	<b>35,609</b>	<b>34,405</b>
Grants from the Scottish Ministers	245			245	322
Other revenue grants		775		775	713
<b>Total turnover from social letting activities</b>	<b>34,150</b>	<b>2,170</b>	<b>309</b>	<b>36,629</b>	<b>35,440</b>
Management and maintenance administration costs	9,946	802	-	10,748	10,400
Service Costs	50	59	-	109	117
Planned and cyclical maintenance including major repairs costs	2,406	15	-	2,421	2,608
Reactive maintenance costs	6,721	177	37	6,935	6,424
Bad debts – rents and service charges	642	-	-	642	321
Depreciation of social housing	5,514	181	21	5,716	5,644
<b>Operating costs for social letting activities</b>	<b>25,279</b>	<b>1,234</b>	<b>58</b>	<b>26,571</b>	<b>25,514</b>
<b>Operating surplus for social lettings</b>	<b>8,871</b>	<b>936</b>	<b>251</b>	<b>10,058</b>	<b>9,926</b>
<b>Operating surplus for social lettings for previous period of account</b>	<b>8,844</b>	<b>838</b>	<b>244</b>	<b>9,926</b>	

# DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES

## NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2015

### 3b – Particulars of turnover, operating costs and operating surplus or deficit from other activities - Group

	<i>Grants from Scottish Ministers</i>	<i>Other revenue grants</i>	<i>Supporting people income</i>	<i>Other income</i>	<i>Total Turnover</i>	<i>Operating costs – bad debts</i>	<i>Other operating costs</i>	<i>Operating surplus or (deficit)</i>	<i>Operating surplus or (deficit) for previous period of account</i>
Wider action/wider role	-	-	-	-	-	-	(64)	(64)	(35)
Factoring	-	-	-	243	243	-	(348)	(105)	(104)
Development activities	-	-	-	-	-	-	-	-	-
Support activities	-	-	170	4	174	-	(215)	(41)	(104)
Care activities	-	-	-	-	-	-	-	-	-
Agency/management services	-	-	-	251	251	-	(377)	(126)	(93)
Developments and improvements for sale to non-registered social landlords	-	-	-	441	441	-	(474)	(33)	-
Other activities	-	-	-	306	306	-	(13)	293	(91)
<b>Total from other activities</b>	<b>-</b>	<b>-</b>	<b>170</b>	<b>1,245</b>	<b>1,415</b>	<b>-</b>	<b>(1,491)</b>	<b>(76)</b>	<b>(427)</b>
<b>2014</b>	<b>-</b>	<b>-</b>	<b>165</b>	<b>1,225</b>	<b>1,390</b>	<b>(2)</b>	<b>(1,815)</b>	<b>(427)</b>	

Included in other activities is income in relation to cost recovery e.g. legal costs and staff telephone costs.

# DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES

## NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2015

3b – Particulars of turnover, operating costs and operating surplus or deficit from other activities - Company

	<i>Grants from Scottish Ministers</i>	<i>Other revenue grants</i>	<i>Supporting people income</i>	<i>Other income</i>	<i>Total Turnover</i>	<i>Operating costs – bad debts</i>	<i>Other operating costs</i>	<i>Operating surplus or (deficit)</i>	<i>Operating surplus or (deficit) for previous period of account</i>
Wider action/wider role	-	-	-	-	-	-	(64)	(64)	(35)
Factoring	-	-	-	243	243	-	(348)	(105)	(104)
Development activities	-	-	-	-	-	-	-	-	-
Support activities	-	-	170	4	174	-	(187)	(13)	(30)
Care activities	-	-	-	-	-	-	-	-	-
Agency/management services	-	-	-	251	251	-	(377)	(126)	(95)
Developments and improvements for sale to non-registered social landlords	-	-	-	441	441	-	(474)	(33)	-
Other activities	-	-	-	241	241	-	-	241	61
<b>Total from other activities</b>	-	-	170	1,180	1,350	-	(1,450)	(100)	(203)
<b>2014</b>	-	-	165	1,365	<b>1,529</b>	-	(1,732)	<b>(203)</b>	

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2015**

**4. Interest payable**

	<b>Group</b>		<b>Company</b>	
	<b>2015</b>	<b>2014</b>	<b>2015</b>	<b>2014</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Interest payable in period	(6,912)	(6,821)	(6,912)	(6,821)
Interest capitalised	-	-	-	-
	<u>(6,912)</u>	<u>(6,821)</u>	<u>(6,912)</u>	<u>(6,821)</u>

**5. Taxation**

DGHP has charitable status and its activities are therefore exempt from corporation tax.

Novantie is subject to UK Corporation Tax and was charged £8k current taxation and £2k deferred taxation (2014 - £nil current taxation, £2k deferred taxation) in the year.

DGHP 3 is subject to UK Corporation Tax and was charged £41k (2014 – £55k) in the year

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2015**

**6. Tangible fixed assets –Group – Housing Properties**

	<b>Housing Properties Under Construction £'000</b>	<b>Housing Properties Held for Letting £'000</b>	<b>Total £'000</b>
<b>Gross Cost</b>			
As at 1 April 2014	14,532	222,016	236,548
Additions	8,293	3,459	11,752
Disposals in year	-	(1,323)	(1,323)
Transfers	(6,823)	6,136	(687)
As at 31 March 2015	<u>16,002</u>	<u>230,288</u>	<u>246,290</u>
<b>Depreciation</b>			
As at 1 April 2014	-	34,185	34,185
Charge for year	-	5,720	5,720
Disposals	-	(368)	(368)
Transfer	-	-	-
As at 31 March 2015	<u>-</u>	<u>39,537</u>	<u>39,537</u>
<b>Gross Cost less Depreciation</b>	<u><b>16,002</b></u>	<u><b>190,752</b></u>	<u><b>206,753</b></u>
<b>Housing Association Grant</b>			
As at 1 April 2014	9,392	45,247	54,639
Additions	5,346	449	5,795
Disposals	-	(16)	(16)
Transfer	(3,707)	3,020	(687)
As at 31 March 2015	<u>11,031</u>	<u>48,700</u>	<u>59,731</u>
<b>Other Grants</b>			
As at 1 April 2014	329	5,703	6,032
Additions	170	91	261
Disposals	-	(4)	(4)
Amortisation	-	(3)	(3)
Transfer	(243)	243	-
As at 31 March 2015	<u>256</u>	<u>6,030</u>	<u>6,286</u>
<b>Total Grants</b>	<u><b>11,287</b></u>	<u><b>54,730</b></u>	<u><b>66,017</b></u>
<b>Net book value</b>			
31 March 2015	<u>4,715</u>	<u>136,021</u>	<u>140,736</u>
31 March 2014	<u>4,811</u>	<u>136,882</u>	<u>141,693</u>

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2015**

**6. Tangible fixed assets –Company - Housing Properties**

	<b>Housing Properties Under Construction £'000</b>	<b>Housing Properties Held for Letting £'000</b>	<b>Total £'000</b>
<b>Gross Cost</b>			
As at 1 April 2014	15,031	221,943	236,974
Additions	8,520	3,459	11,979
Disposals in year	-	(1,323)	(1,323)
Transfers	(6,823)	6,136	(687)
As at 31 March 2015	<u>16,728</u>	<u>230,215</u>	<u>246,943</u>
<b>Depreciation</b>			
As at 1 April 2014	-	34,182	34,182
Charge for year	-	5,717	5,717
Disposals	-	(368)	(368)
Transfers	-	-	-
As at 31 March 2015	<u>-</u>	<u>39,531</u>	<u>39,531</u>
<b>Gross Cost less Depreciation</b>	<u><b>16,728</b></u>	<u><b>190,684</b></u>	<u><b>207,412</b></u>
<b>Housing Association Grant</b>			
As at 1 April 2014	9,392	45,247	54,639
Additions	5,346	449	5,795
Disposals in year	-	(16)	(16)
Transfer	(3,707)	3,020	(687)
As at 31 March 2015	<u>11,031</u>	<u>48,700</u>	<u>59,731</u>
<b>Other Grants</b>			
As at 1 April 2014	309	5,699	6,008
Additions	170	91	261
Disposals in year	-	(4)	(4)
Transfer	(219)	219	-
As at 31 March 2015	<u>260</u>	<u>6,005</u>	<u>6,265</u>
<b>Total Grants</b>	<u><b>11,291</b></u>	<u><b>54,705</b></u>	<u><b>65,996</b></u>
<b>Net book value</b>			
31 March 2015	<u>5,437</u>	<u>135,979</u>	<u>141,416</u>
31 March 2014	<u>5,330</u>	<u>136,815</u>	<u>142,145</u>

None of the Company's properties are held under lease agreements. A valuation of certain of the housing property (9,187 units) has been carried out, as at 31 March 2015, for security purposes by Savills (L&P) Limited, which placed the value of the properties on this basis at £216m, which is significantly in excess of the carrying value of the housing property. No material impairment of the Company's housing stock was identified at the year end.

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**YEAR ENDED 31 MARCH 2015**

**6. Tangible fixed assets – Group – Other Fixed Assets**

	<b>Office Property</b>	<b>Fixtures, Fittings and Equipment</b>	<b>Total</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>Cost</b>			
As at 1 April 2014	547	2,767	3,314
Additions	-	237	237
Disposals	-	(107)	(107)
Transfers	-	-	-
As at 31 March 2015	<u>547</u>	<u>2,897</u>	<u>3,444</u>
<b>Depreciation</b>			
As at 1 April 2014	64	2,513	2,577
Charge for year	8	193	201
Disposals	-	(107)	(107)
Transfers	-	-	-
As at 31 March 2015	<u>72</u>	<u>2,599</u>	<u>2,671</u>
<b>Grants</b>			
As at 1 April 2014	67	16	83
Additions	-	-	-
Transfers	-	-	-
As at 31 March 2015	<u>67</u>	<u>16</u>	<u>83</u>
<b>Net book value</b>			
31 March 2015	<u>408</u>	<u>282</u>	<u>690</u>
31 March 2014	<u>416</u>	<u>238</u>	<u>654</u>

**Tangible fixed assets – Company – Other Fixed Assets**

	<b>Office Property</b>	<b>Fixtures, Fittings and Equipment</b>	<b>Total</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
<b>Cost</b>			
As at 1 April 2014	547	2,730	3,277
Additions	-	225	225
Transfers	-	(107)	(107)
Disposals	-	-	-
As at 31 March 2015	<u>547</u>	<u>2,848</u>	<u>3,395</u>
<b>Depreciation</b>			
As at 1 April 2014	64	2,499	2,563
Charge for year	8	184	192
Disposals	-	(107)	(107)
Transfers	-	-	-
As at 31 March 2015	<u>72</u>	<u>2,576</u>	<u>2,648</u>
<b>Grants</b>			
As at 1 April 2014	67	16	83
Additions	-	-	-
Transfers	-	-	-
As at 31 March 2015	<u>67</u>	<u>16</u>	<u>83</u>
<b>Net book value</b>			
31 March 2015	<u>408</u>	<u>256</u>	<u>664</u>
31 March 2014	<u>416</u>	<u>215</u>	<u>631</u>

None of the Company's properties are held under lease agreements.



**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**7. Investments**

	<b>Group</b>		<b>Company</b>	
	<b>2015</b>	<b>2014</b>	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Investment in Subsidiary Companies	-	-	-	4

Dumfries and Galloway Housing Partnership Ltd owns 2 ordinary shares of £1 each in Novantie Limited, representing a 100% shareholding. Novantie's principal activity is management of commercial property. At 31 March 2015, the capital and reserves of Novantie Ltd were £65k (2014: £29k), with a profit after taxation for the period of £38k (2014: £6k).

Dumfries and Galloway Housing Partnership Ltd owns 2 ordinary shares of £1 each in DGHP 3 Limited, representing a 100% shareholding. At 31 March 2015, the capital and reserves of DGHP 3 Ltd were £535k (2014: £374k), with a profit after taxation for the period of £161k (2014: £220k). DGHP 3 Ltd's principal activity is to perform design and build contracts.

	<b>Group</b>		<b>Company</b>	
	<b>2015</b>	<b>2014</b>	<b>2015</b>	<b>2014</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Cost of developing shared equity properties	6,743	3,865	6,743	3,865
Grant received to develop properties	(3,938)	(2,361)	(3,938)	(2,361)
	<u>2,805</u>	<u>1,504</u>	<u>2,805</u>	<u>1,504</u>

	<b>2015</b>	<b>2014</b>	<b>2015</b>	<b>2014</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Rent arrears	2,062	1,116	2,054	1,107
Less: bad debt provision	(914)	(628)	(914)	(627)
	1,148	488	1,140	480
Prepayments and accrued income	402	382	402	382
Amounts owed by group companies	-	-	232	280
Other debtors	1,585	3,055	1,556	2,989
	<u>3,135</u>	<u>3,926</u>	<u>3,330</u>	<u>4,131</u>

Included in Other Debtors are amounts totalling £11k which are receivable after more than 12 months.

Included in amounts owed by group companies is an amount of £19k which is receivable after more than 12 months.

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
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	<b>Group</b>		<b>Company</b>	
	<b>2015</b> <b>£'000</b>	<b>2014</b> <b>£'000</b>	<b>2015</b> <b>£'000</b>	<b>2014</b> <b>£'000</b>
<b>10 Creditors – Amounts falling due within one year</b>				
Trade creditors	2,929	2,958	1,594	1,571
Other tax and social security	176	177	176	177
Accruals and deferred income	76	5,475	76	87
Rent in advance	277	561	274	558
Amounts owed to Group companies		-	1,598	1,921
Corporation tax creditor	51	55	-	-
Other creditors	4,378	1,349	4,378	6,738
	<u>7,887</u>	<u>10,575</u>	<u>8,096</u>	<u>11,052</u>
<b>11 Creditors – Amounts falling due after one year</b>				
<b>Loans</b>	<u>142,747</u>	<u>142,799</u>	<u>142,747</u>	<u>142,799</u>

Dexia Credit Local London Branch holds a standard security and floating charge over approximately 9,200 of the company's properties. Interest is payable at rates of 1.45% to 5.46%. (2014 1.45% to 5.46%). The loan is repayable in instalments due as follows:

	<b>£'000</b>	<b>£'000</b>
Within 2 - 5 years	<u>60,000</u>	<u>35,000</u>
In five years or more	<u>41,300</u>	<u>66,300</u>

The Housing Finance Corporation plc holds a standard security over 1,165 of the company's properties. The loan of £40,000k is repayable in full in October 2043 and interest is fixed at 4.948%. The loan premium of £1,602k received on drawdown in 2012 is being amortised over the life of the loan and at the balance sheet date stood at £1,447k (2014 - £1,499k).

**12. Employees**

	<b>Group</b>	
	<b>2015</b> <b>£'000</b>	<b>2014</b> <b>£'000</b>
Staff costs during year		
Wages and salaries	6,314	6,256
Social security costs	618	622
Other pension costs	<u>1,169</u>	<u>932</u>
	<u>8,101</u>	<u>7,810</u>

Included in the pension costs total is an adjustment of £221k (2014- £143k) arising from the implementation of FRS17 in the financial statements.

	<b>No</b>	<b>No</b>
The average full time equivalent number of persons employed during the year was as follows:		
Administration and Leasing services	<u>218</u>	<u>216</u>

No member of the Board received any emoluments in respect of their services to the Company or the subsidiary companies.

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
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The Directors are defined as the members of the Board, the Chief Executive and any other person reporting directly to the Chief Executive or the Board whose total emoluments exceed £60,000 (2014: £60,000 per year).

All the Directors emoluments were paid through the parent company.

	<b>2015</b> <b>£'000</b>	<b>2014</b> <b>£'000</b>
Aggregate Emoluments payable to Directors (including pension contributions and benefits in kind)	444	458
Emoluments payable to Highest Paid Director (excluding pension contributions)	112	123

The number of Directors, excluding the highest paid Director, who received emoluments (excluding pension contributions) in the following ranges were:-

	<b>No</b>	<b>No</b>
£60,000 - £70,000	-	-
£70,001 - £80,000	-	-
£80,001 - £90,000	1	1
£90,001 - £100,000	2	2

The Company's pension contributions for the Chief Executive in the year amounted to £23k, ( 2014 £26k).

	<b>2015</b> <b>£'000</b>	<b>2014</b> <b>£'000</b>
Total Board Members' expenses reimbursed insofar as not chargeable to UK Income Tax	<u>14</u>	<u>14</u>

**13. Auditors' Remuneration**

	Group		Company	
	2015 £'000	2014 £'000	2015 £'000	2014 £'000
The remuneration of the external auditors (including expenses and VAT) for the year	31	30	19	18
	<u>31</u>	<u>30</u>	<u>19</u>	<u>18</u>

**14. Company limited by guarantee**

The Company is a company limited by guarantee and does not have a share capital. The liability of the members is limited to £1 each.

**15. Revenue reserve**

	Group		Company	
	2015 £'000	2014 £'000	2015 £'000	2014 £'000
At 1 April 2014	(2,633)	(4,590)	(2,533)	(4,773)
Surplus for the year	2,604	2,167	2,632	2,450
Actuarial (loss) recognised	(1,721)	(210)	(1,721)	(210)
At 31 March 2015	(1,750)	(2,633)	(1,622)	(2,533)

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
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**16. Big Lottery**

During the year, the company received £182,780 (2014 – £179,122) from the Big Lottery Fund in respect of the company's Supported Housing Pathway to Independence project. This is the fourth year of a five year commitment by the Big Lottery Fund to part fund this project to a total of £941,842.

**17a. Group Cash Flow Statement**

	<b>2015</b>	<b>2014</b>
	<b>£'000</b>	<b>£'000</b>
<b>Reconciliation of operating surplus to net cash outflow from operating activities</b>		
Operating surplus	9,981	9,499
Depreciation charges	5,921	5,881
Pension adjustment	221	143
(Increase)/decrease in work in progress	(1,461)	(205)
Decrease/(increase) in debtors	791	(358)
(Decrease)/increase in creditors	(2,685)	842
Net cash inflow from operating activities	<u>12,768</u>	<u>15,801</u>
<b>Reconciliation of net cash flow to movement in net debt</b>		
Increase/(Decrease) in cash for the year	<u>441</u>	<u>(7,306)</u>
	-	(7,306)
Loans received	-	-
Loan repayments	-	-
Loan amortisation	52	103
Change in net debt	<u>493</u>	<u>(7,203)</u>
Net debt as at 1 April 2014	<u>(137,352)</u>	<u>(130,149)</u>
Net debt as at 31 March 2015	<u>(136,859)</u>	<u>(137,352)</u>

**Analysis of Changes in net debt**

	<b>As at 31</b>	<b>Cash</b>	<b>Other</b>	<b>As at 31</b>
	<b>March 2014</b>	<b>Flow</b>	<b>Changes</b>	<b>March 2015</b>
	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>	<b>£'000</b>
Cash at bank and in hand	5,447	441	-	5,888
Overdraft	-	-	-	-
Debt due within one year	-	-	-	-
Debt due after one year	(142,799)	-	52	(142,747)
	<u>(137,352)</u>	<u>441</u>	<u>52</u>	<u>(136,859)</u>

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**17b. Company Cash Flow Statement**

	<b>2015</b>	<b>2014</b>
	<b>£'000</b>	<b>£'000</b>
<b>Reconciliation of operating surplus to net cash outflow from operating activities</b>		
Operating surplus	9,957	9,723
Depreciation charges	5,909	5,874
Pension adjustment	221	143
(Increase) in work in progress	(1,461)	(205)
Decrease/(increase) in debtors	801	(242)
(Decrease)/increase in creditors	(2,958)	1,072
	<hr/>	<hr/>
Net cash inflow from operating activities	<u>12,469</u>	<u>16,365</u>
<b>Reconciliation of net cash flow to movement in net debt</b>		
(Decrease) in cash for the year	(16)	(7,196)
Movement in bank overdraft	-	-
	<hr/>	<hr/>
	-	(7,196)
Loans received	-	-
Loan repayment	-	-
Loan amortisation	52	103
	<hr/>	<hr/>
Change in net debt	<u>36</u>	<u>(7,093)</u>
	<hr/>	<hr/>
Net debt as at 1 April 2014	<u>(137,411)</u>	<u>(130,318)</u>
	<hr/>	<hr/>
Net debt as at 31 March 2015	<u>(137,375)</u>	<u>(137,411)</u>

**Analysis of Changes in net debt**

	<b>As at 31 March 2014 £'000</b>	<b>Cash Flow £'000</b>	<b>Other Changes £'000</b>	<b>As at 31 March 2015 £'000</b>
Cash at bank and in hand	5,388	(16)	-	5,372
Overdraft	-	-	-	-
Debt due within one year	-	-	-	-
Debt due after one year	(142,799)	-	52	(142,747)
	<hr/>			<hr/>
	(137,411)	(16)	52	(137,375)
	<hr/>			<hr/>

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**18. Pension Funds**

The Company operates two different pension schemes for its employees. Retirement benefits for employees of the Company recruited since 10 October 2003 are provided by a defined contribution scheme provided by Scottish Widows. Contributions are made by the employer, of 10% of salary and by employees. Contributions charged to the Income and Expenditure account represent the contributions payable by the Company in the year.

At 31 March 2015, £41k was due to be paid over to the defined contribution pension scheme (2014: £35k). This sum was paid in April 2015.

Employees who transferred to or joined the Company before 10 October 2003 belong to the Dumfries and Galloway Council Pension Fund which is part of the Local Government Pension Scheme (LGPS), which is a defined benefit scheme which provides benefits based on the final pensionable salary, the assets of which are held in a separate trustee administered fund. The pension costs are assessed with the advice of independent qualified actuaries, using the projected unit method. In 2014/15, the employer's contribution was 21.5% of pensionable salary.

The amounts recognised in the balance sheet are as follows:

	<b>2015</b>	<b>2014</b>
	<b>£'000</b>	<b>£'000</b>
Present value of funded obligations	16,201	12,006
Fair value of plan assets	11,833	9,525
(Deficit)	(4,368)	(2,481)
Related deferred tax asset	-	-
Net (Liability)	(4,368)	(2,481)

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
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**18. Pension Funds (cont'd.)**

<b>Actuarial assumptions</b>	<b>2015</b>	<b>2014</b>
Rate of increase in salaries	4.3%	5.1%
Rate of limited price indexation increases in pension in payment	2.4%	2.8%
Discount rate	3.2%	4.3%
Expected long rate return on scheme assets	3.2%	6.0%
Post retirement mortality	Based on PFA92 and PMA 92 'year of birth' tables.	Based on PFA92 and PMA 92 'year of birth' tables.

Changes in the present value of the defined benefit obligation are as follows:

	<b>2015</b>	<b>2014</b>
	<b>£,000</b>	<b>£'000</b>
Opening defined benefit obligation	12,006	10,220
Current Service cost	791	756
Past Service Cost	-	-
Member Contributions	176	188
Interest cost	533	477
Actuarial (gains) / losses	2,858	536
Benefits paid	(163)	(171)
Closing defined benefit obligation	16,201	12,006

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
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**18. Pension Funds (cont'd.)**

Changes in the fair value of plan assets are as follows:

	<b>2015</b>	<b>2014</b>
	<b>£'000</b>	<b>£'000</b>
Opening plan assets	9,525	8,146
Expected return	588	423
Actuarial gains/(losses)	1,137	326
Contributions by employer	570	613
Contributions by members	176	188
Benefits paid	(163)	(171)
Closing plan assets	11,833	9,525

The amounts recognised in income and expenditure account are as follows:

	<b>2015</b>	<b>2014</b>
	<b>£'000</b>	<b>£'000</b>
Current service cost	791	756
Interest on obligation	533	477
Expected return on plan assets	(588)	(423)
Past service cost		-
Total	736	810

Changes in the amounts recognised in the statement of total recognised gains and (losses) are as follows:

	<b>2015</b>	<b>2014</b>
	<b>£'000</b>	<b>£'000</b>
Opening cumulative STRDS	(3,507)	(3,297)
Actuarial (losses)/gains	(1,721)	(210)
	(5,228)	(3,507)



**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**18. Pension Funds (cont'd.)**

The major categories of plan assets as a percentage of total plan assets are as follows:

	<b>2015</b>	<b>2014</b>
Equities	74%	75%
Bonds	16%	15%
Property	10%	8%
Other	0%	2%
	100%	100%

Amounts for the current and previous four periods are as follows:

	<b>2015 £'000</b>	<b>2014 £'000</b>	<b>2013 £'000</b>	<b>2012 £'000</b>	<b>2011 £'000</b>
Present Value of Scheme liabilities	16,201	12,006	10,220	8,104	7,023
Fair Value of Scheme assets	11,833	9,525	8,146	6,711	6,655
(Deficit)/Surplus of the Scheme	(4,368)	(2,481)	(2,074)	(1,393)	(368)
<b>Difference between actual and expected return on scheme assets:</b>					
Amount (£'000)	1,137	326	513	(1,083)	(19)
Percentage of scheme assets	9.6%	3.4%	6.3%	(16.1%)	(0.3%)
<b>Experience gains and (losses) on scheme</b>					
Amount (£'000)	(517)	(33)	31	104	22
Percentage of scheme liabilities	4.4%	0.3%	0%	1.28%	0.3%

The company expects to contribute £732k to its defined contribution scheme in the year to March 2015.

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
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**19. Commitments – Group and Company**

	<b>2015</b>	<b>2014</b>
	<b>£'000</b>	<b>£'000</b>
Expenditure authorised by the Board contracted less certified	15,360	12,243

The commitments include both the costs for long term contracts for major repairs and contracts for the acquisition and construction of new housing developments.

These commitments will be financed by a combination of Housing Association Grants and Other Grants of £1.85m with the balance to be funded by private finance arranged by DGHP and secured on specific properties, which is already in place.

**20. Housing Stock**

The number of units in management at 31 March 2015 was as follows:-

	<b>2015</b>	<b>2014</b>
General Needs	10,040	10,034
Supported Housing	303	303
	<u>10,343</u>	<u>10,337</u>

All housing units are owned and managed by the Company.

**21. Related Parties**

The Company has taken advantage of the exemption in Financial Reporting Standard 8 from the requirement to disclose transactions with group companies.

Various members of the Board are tenants of the Company. Their transactions with the Company are all conducted on standard terms, as applicable to all tenants.

**23. Leasing Commitments**

At 31 March 2015 the Group and Company had annual commitments under non-cancellable operating leases as set out below.

**Land and buildings**

	<b>2015</b>	<b>2014</b>
	<b>£'000</b>	<b>£'000</b>
Operating leases which expire:		
Within 1 year	23	26
Within 2 to 5 years	304	303
After more than 5 years	-	-
	<u>327</u>	<u>329</u>

**DUMFRIES & GALLOWAY HOUSING PARTNERSHIP LIMITED AND SUBSIDIARIES**  
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**24. Reconciliation of Funds**

	<b>Group</b>		<b>Company</b>	
	<b>2015</b>	<b>2014</b>	<b>2015</b>	<b>2014</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
At 1 April 2014	(2,633)	(4,590)	(2,535)	(4,775)
Surplus/ (Deficit) for year	883	1,957	911	2,240
Net Change in Funds	883	1,957	911	2,240
At 31 March 2015	(1,750)	(2,633)	(1,624)	(2,535)

