

Ferguslie Park Housing Association Limited

Report and Financial Statements

For the year ended 31st March 2014

Registered Housing Association No.RSL99

FCA Reference No. 2282R(S)

Scottish Charity No. SC034893

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

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FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

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

MANAGEMENT COMMITTEE

Christine Lauder	Chairperson
Elaine Carter	Vice Chair
Nancy McNally	Secretary
Daniel MacPherson	
Gillian Laverty	
Kenny McCafferty	
John Larkin	appointed 05/03/2014
Stuart Piggot	appointed 15/08/2013
David Lockhart	appointed 15/08/2013
James Hampson	appointed 15/08/2013
Ian Williams	resigned 15/08/2013
Mary Bruce	resigned 16/08/2013
Donna McVey	resigned 17/08/2013
Hugh Guthrie	resigned 18/08/2013

EXECUTIVE OFFICERS

Robert Craig	Chief Executive
Liz Whitehill	Depute Director

REGISTERED OFFICE

The Tannahill Centre
76 Blackstoun Road
Ferguslie Park
Paisley
PA3 1NT

AUDITORS

Alexander Sloan
Chartered Accountants
38 Cadogan Street
Glasgow
G2 7HF

BANKERS

The Bank of Scotland
The Cross
Paisley
PA1 1DD

SOLICITORS

TC Young
7 West George Street
Glasgow
G2 2HG

FINANCE AGENTS

FMD Financial Services
KCEDG Commercial Centre
Ladyloan Place
Drumchapel
Glasgow

FERGUSLIE PARK 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.2282R(S). The Association is constituted under its Rule Book. The Association is a registered Scottish Charity with the charity number SC034893.

Principal Activities

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

Review of Business and Future Developments

The last year has seen the Association continue to focus on improving efficiency, customer service and service delivery. Our mission statement is that our aim is to be an excellent landlord providing high quality affordable housing and community services.

We have been able to demonstrate positive and improved performance in our key performance indicators. It was also pleasing that our most recent customer satisfaction survey confirmed that 95% of our customers are satisfied with the level of service provided by the Association.

We have also continued to strengthen our long term financial viability and improve our business efficiency by reducing costs where possible.

We have also continued with our ongoing programme of planned maintenance including porch replacements and kitchen replacements. It has been pleasing to have done this with no major adverse impact on the Association's cash reserves and to have generated a healthy financial surplus for the year, in excess of budget.

Moving forward the Association will continue with its programme of property improvements and also to renovate and let the properties the Association acquired in Blackstoun Oval.

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 require the Management Committee to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus or deficit of the Association for that period. In preparing those Financial Statements, the Management Committee is required to:-

- select suitable accounting policies and then apply them consistently;
- make 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.

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.

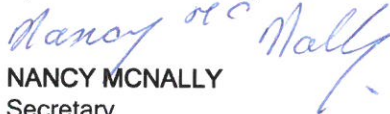
It is the Management Committee's responsibility to establish and maintain systems of Internal Financial Control. Such systems can only provide reasonable and not absolute assurance against material financial mis-statement or loss. Key elements of the Association's systems include ensuring that:

- 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.

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


NANCY MCNALLY

Secretary

06 August 2014

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

REPORT BY THE AUDITORS TO THE MANAGEMENT COMMITTEE OF
FERGUSLIE PARK 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
06 August 2014

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

We have audited the financial statements of Ferguslie Park 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 surplus 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.

In our opinion the exemption granted by the Financial Services Authority from the requirement to prepare Group Accounts is applicable as the amounts involved are not material.

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

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.
- 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
06 August 2014

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

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

	Notes	£	2014 £	£	2013 £
TURNOVER	2.		3,156,058		3,206,595
Operating Costs	2.		<u>(2,120,683)</u>		<u>(2,084,797)</u>
OPERATING SURPLUS	8.		1,035,375		1,121,798
Interest Receivable and Other Income		20,261		21,616	
Interest Payable and Similar Charges	7.	<u>(61,925)</u>		<u>(61,173)</u>	
			<u>(41,664)</u>		<u>(39,557)</u>
SURPLUS ON ORDINARY ACTIVITIES			<u>993,711</u>		<u>1,082,241</u>

All amounts relate to continuing activities. Historical cost surpluses and deficits are identical to those shown in the accounts.

There have been no other recognised surpluses or deficits other than those included in the income and expenditure account.

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

BALANCE SHEET AS AT 31st MARCH 2014

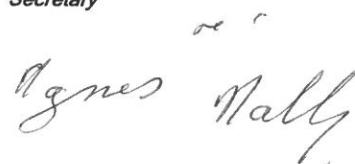
	Notes	£	2014 £	£	2013 £
TANGIBLE FIXED ASSETS					
Housing Properties - Depreciated Cost	10.(a)		43,235,756		42,769,945
Less: Social Housing Grant	10.(a)		(33,224,311)		(33,105,565)
: Other Public Grants	10.(a)		(2,193,453)		(2,193,453)
			<u>7,817,992</u>		<u>7,470,927</u>
Other fixed assets	10.(b)		22,495		28,749
			<u>7,840,487</u>		<u>7,499,676</u>
FIXED ASSET INVESTMENTS					
Investment in subsidiaries	20.		100		100
CURRENT ASSETS					
Debtors	12.	98,423		157,156	
Cash at bank and in hand		2,248,618		1,913,624	
		<u>2,347,041</u>		<u>2,070,780</u>	
CREDITORS: Amounts falling due within one year	13.	(606,194)		(606,028)	
NET CURRENT ASSETS			<u>1,740,847</u>		<u>1,464,752</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>9,581,434</u>		<u>8,964,528</u>
CREDITORS: Amounts falling due after more than one year	14.		(3,102,351)		(3,479,163)
NET ASSETS			<u>6,479,083</u>		<u>5,485,365</u>
CAPITAL AND RESERVES					
Share Capital	16.		79		72
Designated Reserves	17.(a)		4,924,618		4,324,618
Revenue Reserves	17.(b)		1,554,386		1,160,675
			<u>6,479,083</u>		<u>5,485,365</u>

The Financial Statements were approved by the Management Committee and signed on their behalf on 06 August 2014.


Chairperson


Vice-Chairperson

Secretary


Agnes Nally

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

**CASH FLOW STATEMENT FOR THE YEAR ENDED
31st MARCH 2014**

	Notes	2014 £	2013 £
Net Cash Inflow from Operating Activities	15.	1,397,006	1,282,534
Returns on Investment and Servicing of Finance			
Interest Received	20,261	22,126	
Interest Paid	(61,925)	(65,215)	
Net Cash Outflow from Investment and Servicing of Finance		(41,664)	(43,089)
Capital Expenditure and Financial Investment			
Acquisition and Construction of Properties	(798,009)	(538,711)	
Purchase of Other Fixed Assets	(10,967)	(31,747)	
Social Housing Grant Received	158,288	26,625	
Net Cash Outflow from Capital Expenditure and Financial Investment		(650,688)	(543,833)
Net Cash Inflow before use of Liquid Resources and Financing		704,654	695,612
Management of Liquid Resources			
Change in short term deposits with banks		-	500,000
Financing			
Loan Principal Repayments	(369,667)	(366,567)	
Share Capital Issued	7	4	
Net Cash Outflow from Financing		(369,660)	(366,563)
Increase in Cash	15.	<u>334,994</u>	<u>829,049</u>

FERGUSLIE PARK 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 and is recognised as it falls due.

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 10. 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>
Rainwater Goods	30 years
Windows	25 years
External Doors	25-30 years
Kitchens	15 years
Bathrooms	25 years
Rewiring	30 years
Smoke Detectors	10 years
Porches	40 years
Facias & Soffits	30 years
Boilers	15 years
Central Heating Systems	30 years
Structure	50 years

FERGUSLIE PARK 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	-amortised over expected occupancy period
Computer Equipment	-straight line over 3 years
Office Equipment	-20% reducing balance

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 any gain or loss on disposal accounted for in the Income and Expenditure Account.

Disposals of housing property under the Right to Buy scheme are treated as a fixed asset disposal with 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.

FERGUSLIE PARK 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.

Works to Existing Properties

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

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 monetary values prevailing at the time of acquisition or 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.

FERGUSLIE PARK 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.	3,144,058	2,097,635	1,046,423	3,077,994	1,952,943	1,125,051
Other Activities	4.	12,000	23,048	(11,048)	128,601	131,854	(3,253)
Total		3,156,058	2,120,683	1,035,375	3,206,595	2,084,797	1,121,798

3. PARTICULARS OF INCOME & EXPENDITURE FROM SOCIAL LETTINGS

	General Needs Housing £	Supported Housing £	Shared ownership £	2014 Total £	2013 Total £
Income from Lettings					
Rent Receivable Net of Identifiable Service Charges	3,128,315	-	13,285	3,141,600	3,085,567
Service Charges Receivable	15,075	-	1,296	16,371	15,533
Gross Rents Receivable	3,143,390	-	14,581	3,157,971	3,101,100
Less: Rent losses from voids	13,913	-	-	13,913	23,106
Net Rents Receivable	3,129,477	-	14,581	3,144,058	3,077,994
Revenue Grants from Scottish Ministers	-	-	-	-	-
Revenue Grants From Local Authorities and Other Agencies	-	-	-	-	-
Total Income From Social Letting	3,129,477	-	14,581	3,144,058	3,077,994
Expenditure on Social Letting Activities					
Management and maintenance administration costs	988,260	-	4,215	992,475	1,035,639
Reactive Maintenance	536,606	-	-	536,606	461,200
Bad Debts - Rents and Service Charges	8,871	-	-	8,871	21,227
Planned and Cyclical Maintenance, including Major Repairs	252,724	-	-	252,724	135,622
Depreciation of Social Housing	303,543	-	3,416	306,959	299,255
Operating Costs of Social Letting	2,090,004	-	7,631	2,097,635	1,952,943
Operating Surplus on Social Letting Activities	1,039,473	-	6,950	1,046,423	1,125,051
2013	1,118,353	-	6,698		

FERGUSLIE PARK 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 £
Wider Role Activities	-	-	-	-	-	-	11,881	(11,881)	(17,425)
Care Activities	-	-	-	-	-	-	-	-	2,172
Other Income	-	-	-	12,000	12,000	-	11,167	833	12,000
Total From Other Activities	-	-	-	12,000	12,000	-	23,048	(11,048)	(3,253)
2013	14,172	114,429	-	-	128,601	-	131,854	(3,253)	

FERGUSLIE PARK 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)	<u>134,997</u>	<u>129,751</u>
Pension contributions made on behalf on Officers with emoluments greater than £60,000	<u>12,305</u>	<u>6,502</u>
Emoluments payable to Chief Executive (excluding pension contributions)	<u>71,268</u>	<u>69,050</u>

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

	Number	Number
£60,001 to £70,000	1	2
£70,001 to £80,000	1	-

6. EMPLOYEE INFORMATION

	2014	2013
	No.	No.
The average monthly number of full time equivalent persons employed during the year was	<u>15</u>	<u>14</u>
Staff Costs were:	£	£
Wages and Salaries	502,182	586,163
Social Security Costs	46,647	47,070
Other Pension Costs	95,264	82,077
Temporary, Agency and Seconded Staff	73,201	61,626
	<u>717,294</u>	<u>776,936</u>

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

7. INTEREST PAYABLE

	2014	2013
	£	£
On Bank Loans & Overdrafts	<u>61,925</u>	<u>61,173</u>

8. SURPLUS ON ORDINARY ACTIVITIES

	2014	2013
	£	£
Surplus on Ordinary Activities before Taxation is stated after charging:-		
Depreciation - Tangible Owned Fixed Assets	324,180	317,446
Auditors' Remuneration - Audit Services (excl. VAT)	6,667	6,345
Operating Lease Rentals - Land & Buildings	45,003	31,440
Operating Lease Rentals - Other	<u>5,854</u>	<u>4,902</u>

9. TAX ON SURPLUS ON ORDINARY ACTIVITIES

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

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

10. TANGIBLE FIXED ASSETS

a) Housing Properties	Housing Properties Held for Letting £	Housing Properties In course of Construction £	Completed Shared Ownership Properties £	Total £
COST				
As at 1st April 2013	45,816,722	-	452,920	46,269,642
Additions	639,509	158,500	-	798,009
Disposals	(36,490)	-	-	(36,490)
As at 31st March 2014	<u>46,419,741</u>	<u>158,500</u>	<u>452,920</u>	<u>47,031,161</u>
DEPRECIATION				
As at 1st April 2013	3,458,736	-	40,961	3,499,697
Charge for Year	303,543	-	3,416	306,959
Disposals	(11,251)	-	-	(11,251)
As at 31st March 2014	<u>3,751,028</u>	<u>-</u>	<u>44,377</u>	<u>3,795,405</u>
SOCIAL HOUSING GRANT				
As at 1st April 2013	32,863,388	-	242,177	33,105,565
Additions	143,986	-	-	143,986
Disposals	(25,240)	-	-	(25,240)
As at 31st March 2014	<u>32,982,134</u>	<u>-</u>	<u>242,177</u>	<u>33,224,311</u>
OTHER CAPITAL GRANTS				
As at 1st April 2013	2,193,453	-	-	2,193,453
As at 31st March 2014	<u>2,193,453</u>	<u>-</u>	<u>-</u>	<u>2,193,453</u>
NET BOOK VALUE				
As at 31st March 2014	<u>7,493,126</u>	<u>158,500</u>	<u>166,366</u>	<u>7,817,992</u>
As at 31st March 2013	<u>7,301,145</u>	<u>-</u>	<u>169,782</u>	<u>7,470,927</u>

Additions to housing properties includes capitalised major repair costs to existing properties of £796,990 (2013: £452,656)

All land and housing properties are heritable.

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

10. TANGIBLE FIXED ASSETS (Continued)

b) Other Tangible Assets

	Leasehold Office Premises £	Furniture & Equipment £	Total £
COST			
As at 1st April 2013	155,059	222,504	377,563
Additions	10,967	-	10,967
As at 31st March 2014	<u>166,026</u>	<u>222,504</u>	<u>388,530</u>
AGGREGATE DEPRECIATION			
As at 1st April 2013	134,119	214,695	348,814
Charge for year	14,559	2,662	17,221
As at 31st March 2014	<u>148,678</u>	<u>217,357</u>	<u>366,035</u>
NET BOOK VALUE			
As at 31st March 2014	<u>17,348</u>	<u>5,147</u>	<u>22,495</u>
As at 31st March 2013	<u>20,940</u>	<u>7,809</u>	<u>28,749</u>

11 COMMITMENTS UNDER OPERATING LEASES

At the year end, the annual commitments under operating leases were as follows:-	2014 £	2013 £
Land and Buildings		
Expiring in over five years	45,000	31,440
Other		
Expiring between two and five years	<u>4,619</u>	<u>5,542</u>

12. DEBTORS

	2014 £	2013 £
Arrears of Rent & Service Charges	184,515	217,599
Less: Provision for Doubtful Debts	(126,000)	(125,000)
	<u>58,515</u>	<u>92,599</u>
Social Housing Grant Receivable	-	14,302
Other Debtors	22,527	26,216
Amounts Due from Group Undertakings	17,381	24,039
	<u>98,423</u>	<u>157,156</u>

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

13. CREDITORS: Amounts falling due within one year

	2014	2013
	£	£
Housing Loans	340,784	333,638
Trade Creditors	151,878	144,345
Rent in Advance	73,518	69,030
Other Taxation and Social Security	13,594	13,511
Accruals and Deferred Income	26,420	45,504
	<u>606,194</u>	<u>606,028</u>

At the balance sheet date there were pension contributions outstanding of £nil (2013: £25,015)

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

	2014	2013
	£	£
Housing Loans	<u>3,102,351</u>	<u>3,479,163</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	340,784	333,638
Between one and two years	325,634	314,703
Between two and five years	783,343	904,029
In five years or more	1,993,374	2,260,431
	<u>3,443,135</u>	<u>3,812,801</u>
Less: Amount shown in Current Liabilities	340,784	333,638
	<u>3,102,351</u>	<u>3,479,163</u>

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

15. CASH FLOW STATEMENT

<i>Reconciliation of operating surplus to net cash inflow from operating activities</i>	2014 £	2013 £
Operating Surplus	1,035,375	1,121,798
Depreciation	324,180	317,349
Change in Debtors	44,431	(44,611)
Change in Creditors	(6,980)	(111,998)
Share Capital Written Off	-	(4)
Net Cash Inflow from Operating Activities	<u>1,397,006</u>	<u>1,282,534</u>

<i>Reconciliation of net cash flow to movement in net debt</i>	2014 £	£	2013 £	£
Increase in Cash	334,994		829,049	
Cash flow from management of liquid resources	-		(500,000)	
Cash flow from change in debt	<u>369,666</u>		<u>366,568</u>	
Movement in net debt during year		704,660		695,617
Net debt at 1st April 2013		(1,899,177)		(2,594,794)
Net debt at 31st March 2014		<u>(1,194,517)</u>		<u>(1,899,177)</u>

<i>Analysis of changes in net debt</i>	At 01.04.13 £	Cash Flows £	Other Changes £	At 31.03.14 £
Cash at bank and in hand	1,913,624	334,994		<u>2,248,618</u>
Liquid Resources	1,913,624	334,994		2,248,618
Debt: Due within one year	-	-		-
Due within one year	(333,638)	(376,812)	369,666	(340,784)
Due after more than one year	<u>(3,479,163)</u>	<u>746,478</u>	<u>(369,666)</u>	<u>(3,102,351)</u>
Net Debt	<u>(1,899,177)</u>	<u>704,660</u>	<u>-</u>	<u>(1,194,517)</u>

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

16. SHARE CAPITAL

Shares of £1 each Issued and Fully Paid	£
At 1st April 2013	72
Issued in year	<u>7</u>
At 31st March 2014	<u>79</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.

17. RESERVES

(a) Designated Reserves

	Cyclical Maintenance	Major Repairs	Total
	£	£	£
At 1st April 2013	60,000	4,264,618	4,324,618
Transfer to / (from) Revenue Reserves	-	600,000	600,000
At 31st March 2014	<u>60,000</u>	<u>4,864,618</u>	<u>4,924,618</u>

(b) Revenue Reserves

	Total £
At 1st April 2013	1,160,675
Surplus for the year	993,711
Transfer (to) / from Designated Reserves	<u>(600,000)</u>
At 31st March 2014	<u>1,554,386</u>

18. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2014	2013
	No.	No.
General Needs - New Build	738	738
- Rehabilitation	58	55
Shared Ownership	<u>7</u>	<u>7</u>
	<u>803</u>	<u>800</u>

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

19. 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:

7 members are tenants of the Association

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.

20. FIXED ASSET INVESTMENT

	2014 £	2013 £
Investments in Subsidiaries		
As at 31st March 2014 & 31st March 2013	<u>100</u>	<u>100</u>

In the opinion of the Management Committee the aggregate value of the assets of the subsidiary is not less than the aggregate of the amounts at which those assets are stated in the Association's balance sheet.

The Association has a 100% owned subsidiary The New Tannahill Centre. The relationship between the Association and its subsidiary is set out in an independence agreement between both parties.

The Association is a tenant of The New Tannahill Centre and during the year it paid rent and service charge to the charity amounting to £37,415 plus VAT (2013: £31,440 plus VAT). In addition the Association contributed £11,549 for the employment of an additional security guard (2013: £9,435).

The aggregate amount of capital and reserves and the results of The New Tannahill Centre for the year ended 31st March 2014 were as follows:

	2014 £	2013 £
Capital & Reserves	<u>124,688</u>	<u>133,855</u>
Loss for the year	<u>(9,197)</u>	<u>33,652</u>

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

25. RETIREMENT BENEFIT OBLIGATIONS

General

Ferguslie Park 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 five 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

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.

Ferguslie Park Housing Association Limited has elected to operate the Final salary with a 1/60th accrual rate for active members as at 31st March 2008 and the Final salary with a 1/60th accrual rate 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 Ferguslie Park 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 9 active members of the Scheme employed by Ferguslie Park Housing Association Limited. The annual pensionable payroll in respect of these members was £333,005. Ferguslie Park 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.

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

25. 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. The table below illustrates the assumed life expectancy in years for pension scheme members at age 65 using these mortality assumptions.

	<i>Males</i>	<i>Females</i>
	<i>Assumed life expectancy in years at age 65</i>	<i>Assumed life expectancy in years at age 65</i>
Non-pensioners	18.1	20.6
Pensioners	18.1	20.6

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

25. 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 salaries)</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 Ferguslie Park Housing Association Limited with an updated contribution figure to the past service deficit. From 1 April 2014 Ferguslie Park Housing Association Limited will be required to pay £140,040 per annum as a contribution to the past service deficit. This will represent an increase/decrease of 112% in Ferguslie Park 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.