



Scott-Moncrieff
business advisers and accountants

FYNE HOMES LIMITED

REPORT AND FINANCIAL STATEMENTS

For the year ended 31 March 2014

FYNE HOMES LIMITED

**Report and Financial Statements
For the year ended 31 March 2014**

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Registration information

Financial Conduct Authority

Co-operative and Community Benefit Societies
Act 2014
Registered number 1454 R (S)

The Scottish Housing Regulator

Housing (Scotland) Act 2010
Registered number 321

Recognised Scottish Charity

SC009152

Members, Executives and Advisers

Management Committee

T McKay, Chairperson
P Wallace, Vice Chairperson
R R Reid, Secretary
I Dunn
H Kirk
P Lingard
F McCowan (resigned 16 August 2013)
J McMillan
A. C. Harrison
M Lang
D Anderson
L Scoullar
S MacLeod (appointed 10 September 2013)
A. G. T. Mack (appointed 10 September 2013)

Executive Officers

C Renfrew, Chief Executive
J McAlister, Technical Services Director
M Bowie, Housing Director

Bankers

Bank of Scotland
36/42 Montague Street
Rothesay
PA20 0BT

Registered Office

81 Victoria Street
Rothesay
Isle of Bute
PA20 0AP

Auditor

Scott-Moncrieff
Chartered Accountants
25 Bothwell Street
Glasgow
G2 6NL

Solicitors

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

**Report of the Management Committee
For the year ended 31 March 2014**

The Management Committee present their report and the audited financial statements for the year ended 31 March 2014.

Principal activities

The principal activity of the Association is the provision of rented accommodation.

Review of business and future developments

A scheme of 6 rented units at Ardfern is currently on site and is due for completion in 2014/15. A further 2 schemes are due to go on site during 2014/15, these will provide 17 rented units at St Cuthbert's Dunoon and 8 rented units at Kilmun, Cowal.

The Association made satisfactory progress on its planned and cyclical programme of repairs and renewals to its existing stock, and also the improvement programme to properties in Campbeltown which were acquired by Stock Transfer in 1999.

The Management Committee is satisfied with the progress of the Association over the past year and looks forward to the completion of future planned developments.

Changes in fixed assets

Details of fixed assets are set out in Notes 9 and 10.

The Management Committee and executive officers

The Management Committee and executive officers of the Association are listed on page 1.

Each member of the Management Committee holds one fully paid share of £1 in the Association. The executive officers of the Association 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 Committee.

Related party transactions

Some members of the Management Committee are tenants. Their tenancies are on the Association's normal tenancy terms and they cannot use their positions to their advantage.

Internal financial controls

The Management Committee is responsible for the Association's system of internal financial control, and has reviewed its effectiveness from information provided by management staff.

Any system can only provide reasonable and not absolute assurance against material mis-statement or loss.

The financial control system within the Association is fundamentally simple and appropriate to the size and complexity of the organisation. It includes a combination of regular reviews of financial results compared with an agreed budget and authorisation of all expenditure by senior staff and the Management Committee.

**Report of the Management Committee
For the year ended 31 March 2014**

Disclosure of information to the auditor

To the knowledge and belief of each of the persons who are members of the Management Committee at the time the report is approved:

- So far as the Management Committee is aware, there is no relevant information of which the Association's auditor is unaware, and
- He/she has taken all the steps that he/she ought to have taken as a Committee Member in order to make himself/herself aware of any relevant information, and to establish that the Association's auditor is aware of the information.

Auditor

A resolution to re-appoint Scott-Moncrieff, Chartered Accountants, as auditor will be put to the members at the annual general meeting.

By order of the committee



R R Reid
Secretary

Dated: 3 September 2014

Statement of Management Committee's Responsibilities

Housing Association legislation requires the 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 income and expenditure of the Association for the year ended on that date. In preparing those financial statements the Committee are required to:-

- * Select suitable accounting policies and then apply them consistently;
- * Make judgements and estimates that are reasonable and prudent; and
- * Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Committee is responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the Association.

The Committee is 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.

Report of the Independent Auditor to the members of Fyne Homes Limited

We have audited the financial statements of Fyne Homes Limited for the year ended 31 March 2014 which comprise the Income and Expenditure Account, the Statement of Total Recognised Gains and Losses, the Balance Sheet, the Cash Flow Statement and the related notes. The financial reporting framework that has been applied 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 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 auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the Management Committee and the auditor

As explained more fully in the Statement of Management Committee Responsibilities set out on page 4, the Management Committee is responsible for the preparation of the financial statements which 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 Financial Reporting Council's web-site at www.frc.org.uk/apb/scope/private.cfm.

Opinion

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2014 and of its income and expenditure for the year then ended; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2012 issued by the Scottish Housing Regulator.

Report of the Independent Auditor to the members of Fyne Homes Limited

Matters on which we are required to report by exception

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

- a satisfactory system of control over transactions has not been maintained; or
- the Association has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- we have not received all the information and explanations we need for our audit.



Scott-Moncrieff
Chartered Accountants
Statutory Auditor
25 Bothwell Street
Glasgow
G2 6NL

Dated: 3 September 2014

Report of the Auditor to the Management Committee of Fyne Homes Limited on Corporate Governance Matters

In addition to our audit of the Financial Statements, we have reviewed your Statement in the Report of the Management Committee concerning the Association's compliance with the paragraphs of the Internal Financial Control section within the SFHA's publication "Raising Standards in Housing". The objective of our review is to draw attention to non-compliance with those paragraphs of the Code, if not otherwise disclosed.

Basis of Opinion

We carried out our review having regard to Bulletin 2009/4 issued by the Auditing Practices Board. The Bulletin does not require us to perform the additional work necessary to, and we do not, express any opinion on the effectiveness of either the Association's system of internal financial control or its corporate governance procedures.

Opinion

In our opinion, your statement on internal financial control in the Report of the Management Committee has provided the disclosures required by the Internal Financial Control section within the SFHA's publication "Raising Standards in Housing" and is not inconsistent with the information which came to our attention as a result of our audit work on the Financial Statements.



Scott-Moncrieff
Chartered Accountants
Statutory Auditor
25 Bothwell Street
Glasgow
G2 6NL

Dated: 3 September 2014

**Income and Expenditure Account
For the year ended 31 March 2014**

	Notes	2014 £	2013 £
Turnover	2	5,884,675	5,508,167
Less: Operating costs	2	<u>(4,302,221)</u>	<u>(4,073,793)</u>
Operating surplus	2	1,582,454	1,434,374
Net gain on disposal of fixed assets		63,816	56,580
Interest receivable and other income	5	37,118	20,676
Interest payable and similar charges	6	(648,883)	(614,062)
Gift aid	24	<u>6,778</u>	<u>-</u>
Surplus for the year		<u><u>1,041,283</u></u>	<u><u>897,568</u></u>

The results for the year relate wholly to continuing activities.

There is no material difference between the surplus for the year stated above and the historical cost equivalent.

**Statement of Total Recognised Gains and Losses
For the year ended 31 March 2014**

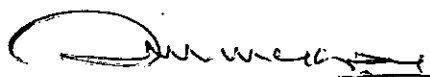
	Note	2014 £	2013 £
Surplus for the year		1,041,283	897,568
Actuarial loss recognised in the retirement benefit pension scheme	21	<u>(60,000)</u>	<u>(101,000)</u>
Total recognised gains and losses relating to the year		<u>981,283</u>	<u>796,568</u>

The notes form part of these financial statements.

Balance Sheet
As at 31st March 2014

	Notes	2014 £	2013 £
Tangible fixed assets			
Housing properties – cost less depreciation	9	105,887,854	106,069,491
Less SHG and other grants	9	(80,023,227)	(81,060,943)
	9	25,864,627	25,008,548
Other fixed assets	10	444,237	485,425
		26,308,864	25,493,973
Investments	11	1	1
		26,308,865	25,493,974
Current assets			
Debtors due in more than 1 year	12	336,722	363,457
Debtors due within 1 year	12	969,345	1,036,659
Cash at bank and in hand		1,581,537	1,186,519
		2,887,604	2,586,635
Creditors: amounts falling due within one year	13	(2,194,257)	(2,162,166)
Net current assets		693,347	424,469
Total assets less current liabilities		27,002,212	25,918,443
Creditors: amounts falling due after more than one year	14	(18,592,927)	(18,524,438)
Retirement benefit pension scheme deficit	21	(762,000)	(728,000)
Net assets		7,647,285	6,666,005
Capital and reserves			
Share capital	15	153	156
Designated reserves	7	64,600	64,600
Revenue reserve	8	8,344,532	7,329,249
Pension reserve	8	(762,000)	(728,000)
		7,647,285	6,666,005

The financial statements were authorised for issue by the Management Committee on 3 September 2014 and were signed on its behalf by:



Chairperson – T McKay



Secretary – R R Reid



Vice Chairperson – P Wallace

The notes form part of these financial statements.

**Cash Flow Statement
For the year ended 31 March 2014**

	Notes	2014 £	2013 £
Net cash inflow from Operating activities	1	2,392,122	2,525,549
Returns on investments and servicing of finance	2	(611,765)	(593,386)
Investing activities	2	<u>(1,553,343)</u>	<u>(3,143,073)</u>
Net cash outflow from Operating activities		227,014	(1,210,910)
Financing	2	<u>168,004</u>	<u>2,004,032</u>
Increase/(decrease) in cash	4	<u><u>395,018</u></u>	<u><u>793,122</u></u>

Notes to the Cash Flow Statements
For the year ended 31 March 2014

1) Reconciliation of surplus for year to net cash inflow from operating activities

	2014	2013
	£	£
Operating surplus	1,582,454	1,434,374
Depreciation	802,268	702,530
Decrease in debtors	94,049	260,846
(Decrease) / increase in creditors	(67,427)	163,799
Non cash movement relating to pension liability	(26,000)	(36,000)
Gift aid	6,778	-
	<u>2,392,122</u>	<u>2,525,549</u>

2) Gross cash flows

	2014	2013
	£	£
Returns on Investments and servicing of Finance		
Interest received	37,118	20,676
Interest paid	(648,883)	(614,062)
	<u>(611,765)</u>	<u>(593,386)</u>
Investing activities		
Purchase and development of housing properties (excluding transfers)	(1,941,504)	(3,578,096)
SHG received (excluding transfers)	306,501	373,483
Payments for other tangible fixed assets	(20,080)	(29,640)
Sale of housing properties	195,250	68,481
SHG to be repaid in respect of disposals	(94,960)	-
Sale of land	1,450	22,699
	<u>(1,553,343)</u>	<u>(3,143,073)</u>
Financing		
Net forfeiture of ordinary share capital	(3)	(8)
Loan finance received	886,737	2,775,541
Loans repaid	(718,730)	(771,501)
	<u>168,004</u>	<u>2,004,032</u>

Notes to the Cash Flow Statements
For the year ended 31 March 2014

3) Analysis of Changes in Net Debt	At 1 April 2013 £	Cash Flow £	Other Changes £	At 31 March 2014 £
Cash in hand, at bank	1,186,519	395,018	-	1,581,537
Debt due within 1 year	(730,006)	(99,518)	-	(829,524)
Debt due after 1 year	(18,524,438)	(68,489)	-	(18,592,927)
	<u>(18,067,925)</u>	<u>227,011</u>	<u>-</u>	<u>(17,840,914)</u>

4) Reconciliation of Net Cash Flow to Movement in Net Debt (Note 3)

	2014 £	2013 £
Increase for the year	395,018	793,122
Loans received	(886,737)	(2,775,541)
Loans repaid	718,730	771,501
Change in net debt	<u>227,011</u>	<u>(1,210,918)</u>
Net debt at 1 April 2013	<u>(18,067,925)</u>	<u>(16,857,007)</u>
Net debt at 31 March 2014	<u><u>(17,840,914)</u></u>	<u><u>(18,067,925)</u></u>

**Notes to the Financial Statements
For the year ended 31 March 2014**

1. Accounting policies

(a) Introduction and accounting basis

The principal accounting policies of the Association are set out in paragraphs (c) to (l) below.

These financial statements are prepared in accordance with applicable accounting standards and comply with the requirements of the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2012 issued by the Scottish Housing Regulator and the Statement of Recommended Practice (SORP) Accounting by registered social housing providers issued in 2010.

(b) Going concern

The Management Committee anticipate that a surplus will be generated in the years to 31 March 2014 and 2015. The Association has a healthy cash position and thus the Management Committee is satisfied that there are sufficient resources in place to continue operating for the foreseeable future. Thus the Management Committee continue to adopt the going concern basis of accounting in preparing the annual financial statements.

(c) Turnover

Turnover represents rental and service charge income, factoring service income, and fees or revenue grants receivable from local authorities and from The Scottish Government. Also included is any income from first tranche shared ownership disposals.

(d) Loans

Mortgage loans are advanced by Private Lenders under the terms of individual mortgage deeds in respect of each property or housing scheme. Security can only be provided in respect of these loans once approval by The Scottish Government has been obtained.

(e) Social Housing Grant (SHG)

Social Housing Grant, at amounts approved by The Scottish Government, is paid directly to the Association during the development process.

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

SHG received as a contribution towards the capital cost of a housing development is deducted from the cost of the development. SHG received as a contribution towards revenue expenditure is included in turnover.

Notes to the Financial Statements
For the year ended 31 March 2014

1. Accounting policies (continued)

(f) Fixed assets - Housing properties

Housing properties are stated at cost, less social housing grants (SHG) and other public grants and less accumulated depreciation. The development cost of housing properties includes:-

1. Cost of acquiring land and buildings; and
2. Development expenditure including administration costs

These costs are either termed "qualifying costs" by The Scottish Government for approved social housing grant schemes or are considered for mortgage loans by the relevant lending authorities or are met out of the Association's reserves.

All invoices and architects' certificates relating to capital expenditure incurred in the year at gross value are included in the financial statements for the year, provided that the dates of issue or valuation are prior to the year-end.

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

All costs and grants relating to the share of property sold are removed from the financial statements at the date of sale. Any grants received that cannot be repaid from the proceeds of sale are abated.

(g) Depreciation

(i). Housing properties

Each housing unit has been split between its major component parts. Each major component is depreciated on a straight line basis over its expected economic useful life. The following major components and useful lives have been identified by the Association:

Land - not depreciated
Structure – over 50 years
Roofs – over 40 years
Windows – over 25 years
Bathrooms – over 25 years
Kitchen – over 20 years
Central Heating – over 20 years
Rewiring – over 20 years
Lifts – over 20 years

(ii). Other fixed assets

Depreciation is charged on other fixed assets so as to write off the asset cost less any recoverable value over its anticipated useful life.

The following rates have been used:-

Heritable Property	-	4% per annum on cost
Commercial Property	-	4% per annum on cost
Office Equipment	-	10% per annum, reducing balance
Computer and Other Equipment	-	33.33% per annum on cost
Motor Vehicles	-	25% per annum, reducing balance

A full year's depreciation is charged in the year of purchase.
No charge is made in the year of disposal.

Notes to the Financial Statements
For the year ended 31 March 2014

1. Accounting policies (continued)

(h) Designated Reserves (Note 7)

Cyclical maintenance

The reserve is based on the Association's liability to maintain the properties in accordance with a planned programme of works, provided it will not be met from revenue in the year in which it is incurred.

(i) Apportionment of management expenses

Direct employee, administration and operating costs have been apportioned to the relevant sections of the Income and Expenditure Account on the basis of costs of staff directly attributable to the operations dealt with in the financial statements.

(j) Pensions (note 21)

The Association contributes to two defined benefit schemes, namely the Scottish Housing Association Pension Scheme (SHAPS) and the Strathclyde Pension Fund. The assets of the schemes are held separately from those of the Association in an independently administered fund.

Both of these schemes are multi employer schemes. It is possible to identify the assets and liabilities relating to Fyne Homes Limited in relation to the Strathclyde Pension Fund and as such the following treatment has been adopted for this scheme: -

- In accordance with 'FRS 17 – Retirement Benefits', the operating and financing costs of pension and post retirement schemes (determined by a qualified actuary) are recognised in the Income and Expenditure Account. Service costs are systematically spread over the service lives of the employees and financing costs are recognised in the period in which they arise.
- The difference between actual and expected returns on assets during the year, including changes in the actuarial assumptions, are recognised in the Statement of Total Recognised Gains and Losses.

With regard to the Scottish Housing Association Pension Scheme, the assets and liabilities of the scheme relating to a specific employer cannot be separately identified and as such only contributions paid in respect of employees are charged to the Income and Expenditure Account.

(k) Consolidation

The Association and its subsidiary undertakings comprise a group. The accounts represent the results of the Association and not of the group. Consolidated group accounts have been prepared and are publicly available.

(l) Operating leases

Rentals under operating leases are recognised in the Income and Expenditure Account.

Notes to the Financial Statements
For the year ended 31 March 2014

2. Particulars of Turnover, Operating Costs and Operating Surplus

	2014		2013	
	Turnover £	Operating Costs £	Turnover £	Operating Costs £
Income and Expenditure From lettings				Operating Surplus £
Social Lettings (Note 3)	5,587,887	(3,998,655)	5,288,889	1,434,374
Other activities (Note 4)	296,788	(303,566)	219,278	-
	<u>5,884,675</u>	<u>(4,302,221)</u>	<u>5,508,167</u>	<u>1,434,374</u>

Notes to the Financial Statements
For the year ended 31 March 2014

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

	General Needs Housing £	Supported Housing Accommodation £	Shared Ownership Accommodation £	2014 Total £	2013 Total £
Income from rent and service charges					
Rent receivable net of service charges	5,387,566	100,398	99,921	5,587,885	5,263,456
Service charges	120,144	4,694	-	124,838	116,092
Gross income from rents and service charges	5,507,710	105,092	99,921	5,712,723	5,379,548
Less voids	(124,836)	-	-	(124,836)	(90,659)
Net income from rents and service charges	5,382,874	105,092	99,921	5,587,887	5,288,889
Grants from the Scottish Ministers	-	-	-	-	-
Other revenue grants	-	-	-	-	-
Total turnover from social letting activities	5,382,874	105,092	99,921	5,587,887	5,288,889
Expenditure					
Management and maintenance administration costs	(1,672,772)	(94,518)	(84,199)	(1,851,489)	(1,792,743)
Service charges	(164,740)	(4,694)	-	(169,434)	(147,161)
Planned cyclical maintenance including major repairs	(544,204)	-	-	(544,204)	(569,675)
Reactive maintenance costs	(656,930)	-	-	(656,930)	(680,936)
Bad debts – rents and service charges	(35,598)	-	-	(35,598)	(13,304)
Depreciation of social housing	(719,398)	(5,880)	(15,722)	(741,000)	(650,696)
Impairment of social housing	-	-	-	-	-
Operating costs for social letting activities	(3,793,642)	(105,092)	(99,921)	(3,998,655)	(3,854,515)
Operating Surplus on letting activities, 2014	1,589,232	-	-	1,589,232	
Operating Surplus on letting activities, 2013	1,434,374	-	-		1,434,374

Notes to the Financial Statements for the year ended 31 March 2014

4. Particulars of turnover, operating costs and operating surplus from other activities

	Grants from Scottish Ministers 2014	Other revenue grants 2014	Supporting people income 2014	Other income 2014	Total Turnover 2014	Total Turnover 2013	Other Operating costs 2014	Other operating costs 2013	Operating surplus or (deficit) 2014	Operating surplus or (deficit) 2013
	£	£	£	£	£	£	£	£	£	£
Stage 3 adaptations	122,351	-	-	-	122,351	110,215	(122,351)	(110,215)	-	-
Care and repair of property	-	-	-	-	-	-	-	-	-	-
Factoring	-	-	-	38,354	38,354	33,739	(38,354)	(33,739)	-	-
Development and construction of property activities	-	-	-	-	-	-	-	-	-	-
Support activities	-	-	-	-	-	-	-	-	-	-
Care activities	-	-	-	-	-	-	-	-	-	-
Agency/management services for RSLs	-	-	-	-	-	-	-	-	-	-
Other agency / management services	-	-	-	22,823	22,823	24,094	(22,823)	(24,094)	-	-
Developments for sale to RSLs	-	-	-	-	-	-	-	-	-	-
Other activities	72,598	40,662	-	-	113,260	51,230	(120,038)	(51,230)	(6,778)	-
Total from other activities, 2014	194,949	40,662	-	61,177	296,788	-	(303,566)	-	(6,778)	-
Total from other activities, 2013	137,153	24,292	-	57,833	219,278	219,278	(219,278)	(219,278)	-	-

Notes to the Financial Statements
For the year ended 31 March 2014

5.	Interest receivable and other income	2014 £	2013 £		
	Interest receivable on deposits	1,991	1,465		
	Interest receivable on loan to subsidiary	35,127	19,211		
		37,118	20,676		
		37,118	20,676		
6.	Interest payable and similar charges	2014 £	2013 £		
	On loans from the Scottish Government	-	19,967		
	On private loans	648,883	594,095		
		648,883	614,062		
		648,883	614,062		
7.	Designated reserves	Opening balance £	Transfer to reserves £	Transfer from reserves £	Closing balance £
	Cyclical maintenance	64,600	-	-	64,600
		64,600	-	-	64,600
		64,600	-	-	64,600
8.	Revenue reserves	2014 £	2013 £		
	At 1 April 2013	6,601,249	3,763,606		
	Statement of Total Recognised Gains and Losses	981,283	796,568		
	Transfer from designated reserves	-	2,041,075		
		7,582,532	6,601,249		
	As at 31 March 2014	7,582,532	6,601,249		
	Split as follows:				
	Revenue reserve	8,344,532	7,329,249		
	Pension reserve	(762,000)	(728,000)		
		7,582,532	6,601,249		
		7,582,532	6,601,249		

Notes to the Financial Statements
For the year ended 31 March 2014

9. Tangible Fixed Assets	Housing Properties Held for Letting £	Housing Properties In Course of Construction £	Shared Ownership Properties Held for Letting	Total £
Cost				
At start of year	101,835,495	4,977,090	2,716,839	109,529,424
Additions during year	737,211	1,204,293	-	1,941,504
Transfers in year	4,893,177	(4,858,548)	(34,629)	-
Disposals	(1,452,429)	-	(104,131)	(1,556,560)
At end of year	<u>106,013,454</u>	<u>1,322,835</u>	<u>2,578,079</u>	<u>109,914,368</u>
Depreciation				
At start of year	3,320,535	-	139,398	3,459,933
Transfers in year	2,592	-	(2,592)	-
Provided during year	725,278	-	15,722	741,000
Eliminated on disposal	(164,192)	-	(10,227)	(174,419)
At end of year	<u>3,884,213</u>	<u>-</u>	<u>142,301</u>	<u>4,026,514</u>
Housing properties cost less depreciation	<u>102,129,241</u>	<u>1,322,835</u>	<u>2,435,778</u>	<u>105,887,854</u>
SHG and Other Grants				
At start of year	75,857,205	3,242,999	1,960,739	81,060,943
Received during year	(9,492)	315,993	-	306,501
Transfers in year	2,440,139	(2,417,713)	(22,426)	-
Disposals	(1,288,237)	-	(55,980)	(1,344,217)
At end of year	<u>76,999,615</u>	<u>1,141,279</u>	<u>1,882,333</u>	<u>80,023,227</u>
Net Book Value				
At end of year	<u>25,129,626</u>	<u>181,556</u>	<u>553,445</u>	<u>25,864,627</u>
At start of year	<u>22,657,755</u>	<u>1,734,091</u>	<u>616,702</u>	<u>25,008,548</u>

Development administration costs capitalised amounted to £nil (2013: £nil) for which Social Housing Grants amounting to £nil (2013: £nil) were received in the year.

The proceeds of property disposals in the year was £195,250 (2013: £68,481). These units cost £143,111 (2013: £40,389) and had a net book value of £37,924 (2013: £34,600). HAG of £94,960 (2013: £nil) is due to be repaid in respect of these disposals.

The cost of new components capitalised in the year was £768,115 (2013: £1,200,593).

Components with a cost of £1,413,449 (2013: £1,991,431), HAG of £1,249,257 (2013: £1,640,215) and accumulated depreciation of £164,192 (2013: £351,216) were disposed of in the year.

Notes to the Financial Statements
For the year ended 31 March 2014

10. Tangible Fixed Assets - Other Assets	Heritable Property £	Commercial Property £	Office Equipment £	Computer Equipment £	Motor Vans £	Other Equipment £	Total £
Cost							
At start of year	556,645	60,256	482,023	177,323	43,511	22,245	1,342,003
Additions in year	-	-	5,653	9,294	4,864	269	20,080
Transfers in year	-	-	-	-	-	-	-
Disposals in year	-	-	-	-	-	-	-
At end of year	556,645	60,256	487,676	186,617	48,375	22,514	1,362,083
Depreciation							
At start of year	270,177	21,651	348,257	158,780	37,538	4,085	840,488
Provided in year	22,266	2,410	13,942	18,259	2,709	1,682	61,268
Transfers in year	-	-	-	-	-	-	-
Disposals in year	-	-	-	-	-	-	-
At end of year	292,443	24,061	362,199	177,039	40,247	5,767	901,756
SHG and Other Grants							
At start of year	-	-	-	-	-	16,090	16,090
Added in Year	-	-	-	-	-	-	-
Transfers in year	-	-	-	-	-	-	-
Disposals in year	-	-	-	-	-	-	-
At end of year	-	-	-	-	-	16,090	16,090
Net Book Value							
At end of year	264,202	36,195	125,477	9,578	8,128	657	444,237
At start of year	286,468	38,605	133,766	18,543	5,973	2,070	485,425

Notes to the Financial Statements
For the year ended 31 March 2014

11. Investments	2014 £	2013 £
Investment in subsidiary undertaking	1	1

During 2005, Fyne Homes Limited acquired 1 ordinary £1 shares in Fyne Initiatives Limited, at par. This represents a 100% shareholding in Fyne Initiatives Limited, a company registered in Scotland, whose principal activities are property development and the rental of commercial property.

The profit on ordinary activities after taxation of Fyne Initiatives Limited as at 31 March 2014 was £nil (2013: £13,684). The capital and reserves of Fyne Initiatives Limited as at 31 March 2014 was £140,976 (2013: £140,976).

Fyne Homes Limited controls Fyne Futures, a Scottish charity and company limited by guarantee, incorporated on 10 February 2005. The principal activity of the charity is the recycling of metal waste and scrap.

The net outgoing resources of Fyne Futures as at 31 March 2014 was £16,832 (2013: incoming resources of £2,986). The capital and reserves of Fyne Futures as at 31 March 2014 was £51,095 (2013: £67,927).

Fyne Homes Limited controls InspirAlba Limited. InspirAlba Limited is a company limited by guarantee and was incorporated on 26 May 2009. The company's financial statements for the period ended 31st August 2013 showed net incoming resources of £13,239 (2012: £10,918). The capital and reserves of InspirAlba Limited as at 31 August 2013 was £61,917 (2012: £48,678). The financial statements for the year to 31 August 2014 are not yet available.

Details of transactions during the year with the above companies can be found at note 24.

12. Debtors	2014 £	2013 £
Rental arrears	143,626	107,283
Less: provision for bad debts	(50,000)	(50,000)
	93,626	57,283
Amounts owed by subsidiary undertakings (due within 1 year)	211,687	549,870
Amounts owed by related parties	15,054	19,159
Other debtors	139,196	135,842
Prepayments and accrued income	509,782	274,505
Amounts owed by subsidiary undertakings (due in more than 1 year)	336,722	363,457
	<u>1,306,067</u>	<u>1,400,116</u>
13. Creditors – amounts falling due within one year	2014 £	2013 £
Bank loans and overdrafts	829,524	730,006
Trade creditors	249,003	148,698
Contract retentions	140,745	328,771
Accruals and deferred income	518,058	772,896
Amounts owed to subsidiary undertakings	173,146	17,234
Rent in advance	161,340	136,862
PAYE/NIC creditor	27,481	27,699
HAG creditor	94,960	-
	<u>2,194,257</u>	<u>2,162,166</u>

Outstanding retentions will be financed in due course either by further grants or additional loan funding. Included in accruals is £14,795 in respect of pension contributions to be paid to the various pension providers (2013: £46,174).

Notes to the Financial Statements
For the year ended 31 March 2014

14. Creditors – amounts falling due after more than one year	2014	2013
	£	£
Bank term loans	18,592,927	18,524,438

Bank term loans are secured by specific charges on the Association's properties and are repayable at varying rates of interest. The above creditors are due as follows:

	£	£
Between one and two years	852,916	774,514
Between two and five years	2,991,470	2,347,978
In five years or more	14,748,541	15,401,946
	<u>18,592,927</u>	<u>18,524,438</u>

15. Share Capital	2014	2013
	£	£
Shares of £1 each issued and fully paid		
At beginning of year	156	164
Issued during year	4	5
Shares forfeited in year	(7)	(13)
At end of year	<u>153</u>	<u>156</u>

Each share has the right to one vote. There is no right to receive any dividends or any distribution on wind up.

16. Directors' emoluments

The directors are defined as the members of the Management Committee, the executive officers and any other person reporting directly to the Chief Executive or the Management Committee. No emoluments were paid to any member of the Management Committee during the year.

	2014	2013
	£	£
Emoluments (excluding pension contributions) of:		
Chief Executive	<u>78,157</u>	<u>74,884</u>

Number of employees whose emoluments exceed £60,000 during the year were as follows (excluding pension contributions):-

£60,001 - £65,000	1	-
£70,001 - £75,000	-	1
£75,001 - £80,000	1	-

Total expenses reimbursed in so far as not chargeable to U.K. Income Tax	<u>2,229</u>	<u>1,516</u>
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The total paid to employees whose emoluments, excluding pension contributions, exceeded £60,000 during the year was £141,858 (2013: £74,884).

The Chief Executive is an ordinary member of the Association's pension scheme described in note 21. The Association's contribution for the Chief Executive in the year amounted to £12,845 (2013: £12,011).

Notes to the Financial Statements
For the year ended 31 March 2014

17. Employee Information

The number of persons (head count) employed during the year was:

	2014 Number	2013 Number
Maintenance Operatives	5	4
Administration Staff	32	33
Wardens and Cleaners	2	2
	<u>39</u>	<u>39</u>

The average weekly number of persons (full time equivalent) employed by the Association during the year was:

	2014 £	2013 £
Staff costs (including directors' emoluments):	908,015	846,963
Social security costs	99,393	92,771
Pension costs	223,628	218,826
FRS 17 pension adjustment (Note 21)	(26,000)	(36,000)
	<u>1,205,036</u>	<u>1,122,560</u>

Not included above is £90,575 (2013: £94,182) of maintenance staff costs which have been allocated to maintenance costs.

18. Operating Surplus

	2014 £	2013 £
Operating surplus is stated after charging:		
Depreciation	802,266	702,530
Repairs: cyclical, major, day to day	1,258,968	1,250,611
Auditor's remuneration		
- In their capacity as auditors	11,500	11,000
- In respect of other services	1,000	500
	<u>1,273,734</u>	<u>1,264,641</u>

19. Taxation

The Association is a Registered Charity and is therefore exempt from Corporation Tax on its charitable activities. No corporation tax was due on the non-charitable activities in the year (2013: £nil).

Notes to the Financial Statements
For the year ended 31 March 2014

20. Capital Commitments	2014 £	2013 £
Capital expenditure which has been contracted for but has not been provided for in the financial statements	788,479	1,385,054
Capital expenditure which has been authorised by the Management Committee but is not contracted	-	-
	<u>788,479</u>	<u>1,385,054</u>
This is to be funded by:		
Funding from the Scottish Government	-	-
Other grants	349,418	188,765
Private Finance	439,061	1,196,289
	<u>788,479</u>	<u>1,385,054</u>

21. Pensions

Scottish Housing Association Pension Scheme (SHAPS)

General

Fyne Homes 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 pension scheme.

The Scheme offers six benefit structures to employers, namely:

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

An employer can elect to operate different benefit structures for their active members (as at the first day of April in any given year) and their new entrants.

The DC option can be introduced by the employer on the first day of any month after giving a minimum of three months' prior notice.

From 1 April 2011, Fyne Homes has operated the career average revalued earnings with a 1/120th accrual rate benefit.

The Trustee commissions an actuarial valuation of the Scheme every 3 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.

Notes to the Financial Statements
For the year ended 31 March 2014

21. Pensions (continued)

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 levels. 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, Fyne Homes Limited paid contributions at the rate of 4.7% of pensionable salaries. Member contributions were 4.7%.

In addition to these contributions, £104,997 (2013: £100,161) was paid in the year as a past deficit contribution.

As at the balance sheet date there were 28 active members of the Scheme employed by Fyne Homes Limited. Fyne Homes 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 Plan, the accounting charge for the period under FRS17 represents the employer contribution payable.

The last formal valuation of the Scheme was performed as at 30 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 £394 million. The valuation revealed a shortfall of assets compared to liabilities of £304 million, 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 30 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 an increase in the shortfall of assets compared to liabilities to approximately £272 million, equivalent to a past service funding level of 63%. Annual funding updates of the SFHA Pension Scheme are carried out using approximate actuarial techniques rather than member by member calculations, and will therefore not produce the same results as a full actuarial valuation. However they will provide a good indication of the financial progress of the scheme since the last full valuation.

Since the contribution rates payable to the Scheme have been determined by reference to the last full actuarial valuation the following notes relate to the formal actuarial valuation as at 30 September 2012.

Financial Assumptions

The financial assumptions underlying the valuation were as follows:-

	% pa
- 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 pension increases	
Pension accrued pre 6 April 2005	2.0
Pension accrued from 6 April 2005	1.7
(for leavers before 1 October 1993 pension increases are 5.0% pa)	
- Rate of price inflation	2.6

Notes to the Financial Statements
For the year ended 31 March 2014

21. Pensions (continued)

Valuation results

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

Non-pensioners	44% of S1PMA (males) and S1PFA (females) projected using CMI_2011 with a Long term improvement of 1.50% p.a. for males and 1.25% p.a. for females
Pensioners	90% of S1PMA (males) and S1PFA (females) projected using CMI_2011 with a Long term improvement of 1.50% p.a. for males and 1.25% p.a. for females

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

Benefit structure	Long-term joint contribution rate (% of pensionable salaries)
Final salary 60ths	24.6
Career average 60ths	22.4
Career average 70ths	19.2
Career average 80 ^{ths}	16.9
Career average 120ths	11.4
Additional rate for deficit contributions	10.4

Following a change in legislation in September 2005 there is a potential debt on the employer that could be levied by the Trustee of the Scheme. The debt would be 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.

Fyne Homes Limited has been notified by The Pensions Trust of the estimated employer debt on withdrawal from the SHAPS based on the financial position of the Scheme as at 30 September 2012. As of this date the estimated employer debt for Fyne Homes Limited was £5,360,960.

The Association does not intend to withdraw from the scheme and the trustee has confirmed that there is no intention to wind up the Scheme.

Scottish Life

From 1 April 2011, members of the SHAPS scheme have the option to join the "top up" scheme Fyne Homes Limited has with Scottish Life, employee contribution is their choice and the employer contribution is 2%.

Notes to the Financial Statements
For the year ended 31 March 2014

21. Pensions (continued)

Strathclyde Pension Fund

Fyne Homes Limited participates in the Strathclyde Pension Fund which is a statutory multi-employer defined benefit scheme. It is administered by Glasgow City Council in accordance with the Local Government Pension Scheme (Scotland) Regulations 1998, as amended.

The main financial assumptions used by the Council's Actuary, Hymans Robertson, in their FRS 17 calculations are as follows:

Assumptions as at	31 March 2014	31 March 2013
Inflation / Pension Increase Rate	2.6%	2.8%
Salary increases	4.9%	5.1%
Expected Return on Assets	6.0%	5.2%
Discount rate	4.1%	4.5%

Mortality

Life expectancy is based on the Fund's VitaCurves with improvements in line with 80% of the Medium Cohort lagged for 10 years and a 1% p.a. underpin for males and a 0.75% p.a. underpin for females from 2011. Based on these assumptions, the average future life expectancies at age 65 are summarised below:

	Males	Females
Current Pensioners	21.0 years	23.4 years
Future Pensioners	23.3 years	25.3 years

The following details relate to Fyne Homes Limited and show the fair value of the assets, analysed over the main asset classes, together with the expected returns for each asset class.

Scheme assets

The assets in the scheme and the expected rate of return were:-

	Long term rate of return 31 March 2014	Value at 31 March 2014 £000	Long term rate of return 31 March 2013	Value at 31 March 2013 £000
Equities	6.6%	1,330	5.7%	1,250
Government securities	3.7%	210	3.4%	230
Property	4.8%	123	3.9%	115
Cash	3.7%	88	3.0%	49
Total		<u>1,751</u>		<u>1,644</u>
Present value of scheme liabilities		<u>(2,513)</u>		<u>(2,372)</u>
Net pension liability		<u>(762)</u>		<u>(728)</u>

Notes to the Financial Statements
For the year ended 31 March 2014

21. Pensions (continued)

Reconciliation of defined benefit obligation

	31 Mar 2014 (£'000)	31 Mar 2013 (£'000)
Opening Defined Benefit Obligation	2,372	2,087
Current Service Cost	26	21
Interest Cost	106	99
Contributions by Members	11	10
Actuarial Losses	85	229
Past Service Costs / (Gains)	-	-
Liabilities Extinguished on Settlements	-	-
Liabilities Assumed in a Business Combination	-	-
Exchange Differences	-	-
Estimated Unfunded Benefits Paid	-	-
Estimated Benefits Paid	(87)	(74)
	<hr/>	<hr/>
Closing Defined Benefit Obligation	2,513	2,372
	<hr/> <hr/>	<hr/> <hr/>

Reconciliation of fair value of employer assets

	31 Mar 2014 £(000)	31 Mar 2013 £(000)
Opening Fair Value of Employer Assets	1,644	1,424
Expected Return on Assets	85	83
Contributions by Members	11	10
Contributions by the Employer	73	73
Contributions in respect of Unfunded Benefits	-	-
Actuarial Gains	25	128
Assets Distributed on Settlements	-	-
Assets Acquired in a Business Combination	-	-
Exchange Differences	-	-
Estimated Unfunded Benefits Paid	-	-
Estimated Benefits Paid	(87)	(74)
	<hr/>	<hr/>
Closing Fair Value of Employer Assets	1,751	1,644
	<hr/>	<hr/>
Net pension liability	(762)	(728)
	<hr/> <hr/>	<hr/> <hr/>

Analysis of amount recognised in Statement of Total Recognised Gains and Losses

	2014 £	2013 £
Actual return less expected return on scheme assets	25,000	128,000
Changes in assumptions underlying the present value of scheme liabilities	(85,000)	(229,000)
	<hr/>	<hr/>
Actuarial (loss) recognised in statement of recognised gains and losses	(60,000)	(101,000)
	<hr/> <hr/>	<hr/> <hr/>

Notes to the Financial Statements
For the year ended 31 March 2014

21. Pensions (continued)

Analysis of amounts included in Income & Expenditure Account

	2014	2013
	£000	£000
Expected return on pension scheme assets	85	83
Interest on pension scheme liabilities	(106)	(99)
Current service cost	(26)	(21)
Past service cost	-	-
Contribution by employers	73	73
	<hr/>	<hr/>
Credit to staff costs	26	36
	<hr/> <hr/>	<hr/> <hr/>

22. Property Stock

The number of units of accommodation owned by the Association was as follows:-

	Units in Management		Units under Development	
	2014	2013	2014	2013
Unimproved	2	2	-	-
New Build	757	716	6	40
Improved	684	685	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
General Needs Housing	1,443	1,403	6	40
	<hr/>	<hr/>	<hr/>	<hr/>
Shared Ownership Accommodation	50	53	-	-
Supported Housing Accommodation	30	30	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total Housing Stock	1,523	1,486	6	40
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
<u>Other Property</u>				
Commercial	1	1	-	-
Heritable – Association's offices	4	4	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total Other Property	5	5	-	-
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

23. Revenue Commitments

Operating Leases which expire:

	2014 Premises £	2013 Premises £
Within one year	11,320	-
Within two to five years	5,640	17,640
	<hr/> <hr/>	<hr/> <hr/>

Notes to the Financial Statements
For the year ended 31 March 2014

24. Related party transactions

Fyne Futures

Fyne Futures is a subsidiary undertaking of Fyne Homes Limited.

During the year Fyne Homes Limited charged management fees of £9,000 (2013: £9,000) to Fyne Futures.

During the year, Fyne Homes Limited charged £3,000 (2013: £3,000), for the rental of storage space to Fyne Futures.

During the year payroll costs and other costs were paid on behalf of Fyne Futures by Fyne Homes Limited. These costs were recharged in full to Fyne Futures.

Fyne Homes Limited made a donation of £6,778 (2013: £nil) to Fyne Futures in the year.

At the balance sheet date the Association owed £6,862 (2013: £9,166) to Fyne Futures. This is included within creditors.

Also at the balance sheet date £11,342 (2013: £9,405) was owed to the Association by Fyne Futures. This is included within debtors.

Fyne Initiatives Limited

Fyne Initiatives Limited is a subsidiary undertaking of Fyne Homes Limited.

During the year Fyne Homes Limited charged management fees of £7,000 (2013: £7,000) to Fyne Initiatives Limited.

Fyne Homes Limited entered into a design and build contract with Fyne Initiatives Limited. £1,308,143 (2013: £2,380,069) was invoiced to Fyne Homes Limited by Fyne Initiatives Limited in respect of work carried out in the year. An arrangement fee of £1,810 (2013: £3,841) was charged by Fyne Initiatives Limited to Fyne Homes Limited with regards this contract. £166,284 (2013: £8,068) is included within creditors in respect of recharged invoices outstanding.

During the year expenditure relating to shared equity schemes was incurred by Fyne Homes Limited on behalf of Fyne Initiatives Limited. These costs amounted to £45,593 (2013: £60,458) and were not recharged to Fyne Initiatives Limited.

Fyne Initiatives Limited made a gift aid donation of £6,778 (2013: £nil) to Fyne Homes Limited in the year.

The amount due to Fyne Homes Limited from Fyne Initiatives Limited in respect of the above transactions, at the balance sheet date, was £88,914 (2013: £151,090) and is included within debtors.

In December 2012, Fyne Homes Limited made an unsecured commercial loan to Fyne Initiatives Limited for £458,671. Repayments of £94,673 were made in 2012/13 leaving a balance outstanding at 31 March 2013 of £363,998. Interest is charged at a rate of 3% above libor with interest being paid from 1 April 2013. There were 2 shared equity sales in June and July 2013 and grants received which reduced the outstanding balance to £84,696 at the Balance Sheet date. This balance is included in debtors. The loan will be repaid in full once grant claims have been settled and the remaining shared equity properties are sold at the Lochgilphead High School Phase 1 development contract. Interest of £17,204 (2013: £nil) was paid by Fyne Initiatives in respect of this loan.

**Notes to the Financial Statements
For the year ended 31 March 2014**

24. Related party transactions (continued)

Fyne Initiatives Limited (continued)

In 2005, Fyne Homes Limited made a commercial loan to Fyne Initiatives Limited for £370,556. The loan is to be repaid over 15 years and the balance outstanding at the balance sheet date was £183,457 (2013: £208,834). £26,735 (2013: £25,377) of this balance is due within one year, with the remainder of the balance, £156,722 (2013: £183,457), due after more than one year. Interest of £11,173 (2013: £12,461) was paid by Fyne Initiatives Limited in respect of this loan.

In December 2010, Fyne Homes made a commercial loan to Fyne Initiatives Limited for £180,000. The loan is to be repaid over 10 years and the balance outstanding at the balance sheet date was £180,000 (2013: £180,000) and is included in amounts owed by subsidiary undertakings due in more than 1 year. Interest of £6,750 (2013: £6,750) was paid by Fyne Initiatives Limited in respect of this loan.

InspirAlba Limited

InspirAlba Limited is a related party by common control. InspirAlba Limited is a company limited by guarantee and incorporated on 26 May 2009.

During the year, Fyne Homes Limited incurred costs of £nil (2013: £8,583) on behalf of InspirAlba Limited which were recharged.

At the balance sheet date the Association was owed £15,054 (2013: £19,159) by InspirAlba Limited. This is included within amounts owed by related parties in debtors

25. Legislative Provisions

The Association is incorporated under the Co-operative and Community Benefit Societies Act 2014.

26. Post balance sheet event

In June 2014, Argyll and Bute Council approved a three-turbine wind farm to be built along the southern ridge of Barr Glen, Kintyre. The wind farm will be held in a new subsidiary company of Fyne Homes Limited. The costs and HAG incurred to date in Fyne Futures will be transferred to this new company.