

LANARKSHIRE HOUSING ASSOCIATION LIMITED

Report and Financial Statements

For the year ended 31 March 2013

LANARKSHIRE HOUSING ASSOCIATION LIMITED

Report and Financial Statements

For the year ended 31 March 2013

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Registration information

Financial Services Authority

Industrial and Provident Societies 1965
Registered number 1941 R (S)

The Scottish Housing Regulator

Housing (Scotland) Act 2010
Registered number HAL202

Office of the Scottish Charity Regulator

Scottish Charity number SC042523

Members, Executive and Advisers

Management Committee

Catriona Blyth – Chair
Charles Millar – Vice Chair
Fiona Tonner – Secretary
John Glenny – Treasurer
William Jeffrey
Gordon Heng
Shirley Killeen
John McNally
Jessie Mitchell
Alex Paton
Mary Tougher (appointed 26 June 2012)
Thomas Cartright (resigned 26 February 2013)

Executive Officers

James Stevenson – Chief Executive
Teresa Ward – Housing Services Director
Simon McManus – Corporate Services Director
Gavin Young – Technical Services Manager
Tracey Winters – Development Manager
Alice McLean – Maintenance Manager
Anne Marie Collins – Business Manager
Irene Savage – Housing Manager

Registered Office

191 Brandon Street
Motherwell
ML1 1RS

Auditor

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

Bankers

Bank of Scotland
Bellshill Branch
207 Main Street
Bellshill
Lanarkshire
ML4 1AL

Solicitors

TC Young
7 West George Street
Glasgow
G2 1BA

Brechin Tindal Oatts
48 St Vincent Street
Glasgow
G2 5HS

Brodies
28 Blythswood Square
Glasgow
G2 4AD

MacRoberts
Capella
60 York Street
Glasgow
G2 8JX

Marshall Ross & Munro
106 Hamilton Road
Motherwell
ML1 3DG

**Report of the Management Committee
For the year ended 31 March 2013**

The Management Committee present their report and the audited financial statements for the year ended 31 March 2013.

Principal activity

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

Review of operations and future developments

The surplus for the year is detailed in the Income and Expenditure Account on page 7. Transfers to/from reserves are shown on page 22. The Office of the Scottish Charity Regulator approved the Association's application to become a registered charity on the 19th of August 2011 and thus from that date, any surplus generated from the charitable activities of the Association is not subject to corporation tax.

Changes in fixed assets

Details of fixed assets are set out in Note 12 on page 19.

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.

Internal Financial Controls

The Management Committee acknowledge their ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate to the various business environments 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; and
- 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 include ensuring that:

- (a) Formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Association's assets;
- (b) Experienced and suitably qualified staff take responsibility for important business functions. Annual appraisal procedures have been established to maintain standards of performance;
- (c) Forecasts and budgets are prepared which allow the Management Committee and management to monitor the key business risks and financial objectives, and progress towards financial plans set out for the year and the medium term. Regular management accounts are prepared promptly, providing relevant, reliable and up to date financial and other information. Any significant variance from budget is investigated as appropriate;
- (d) All significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the relevant sub-committees which are comprised of Management Committee members;

**Report of the Management Committee
For the year ended 31 March 2013**

Internal Financial Controls (continued)

- (e) The Association has appointed a firm of accountants, on a consultancy basis, as internal auditors with the specific responsibility of assessing the adequacy and reliability of the system of internal financial control. The results of such reviews are reported to the Audit Sub-Committee;
- (f) The Management Committee reviews reports from the external auditors to provide reasonable assurance that control procedures are in place and are being followed; and
- (g) Formal practices have been established for instituting appropriate action to correct weaknesses identified from the above reports.

The Management Committee have reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2013. No weaknesses were found in internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

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 personal advantage.

Related party transactions with Lanarkshire Initiatives Limited, the Association's fully owned subsidiary, can be found at note 31.

Auditor

A resolution to re-appoint the auditor will be put to the members at the annual general meeting.

By order of the Committee



Fiona Tonner
Secretary

Dated: 18/6/13

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;
- * State whether applicable accounting standards have been followed subject to any material departures disclosed and explained in the financial statements; 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. 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.

Report of the Auditor to the Members of Lanarkshire Housing Association Limited

We have audited the financial statements of Lanarkshire Housing Association Limited for the year ended 31 March 2013 which comprise the Income and Expenditure Account, the Balance Sheet, the Statement of Total Recognised Gains and Losses, 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 Section 9 of the Friendly and Industrial and Provident Societies Act 1968. 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 Auditor

As explained more fully in the Statement of Management Committee's 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

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 Report of the Management Committee to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Group accounts Section 14 (2) of the Friendly and Provident Societies Act 1968

We agree with the opinion of the Management Committee of the Association that it would be of no real value to the members of the Association to consolidate or include the accounts of the Association's subsidiary in group accounts required to be prepared under Section 13 of the Friendly and Industrial and Provident Societies Act 1968 for the year ended 31 March 2013, because of the immaterial nature of the subsidiary's transactions in the year.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2013 and of its income and expenditure for the year then ended;
- have been prepared in accordance with the requirements of the Industrial and Provident Societies Acts, 1965 to 2002, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2012 issued by the Scottish Housing Regulator.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Industrial and Provident Societies Acts, 1965 to 2002 require 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
Date: 18/6/13

**Report of the Auditor to the Management Committee of
Lanarkshire Housing Association 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 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: 18/6/13

**Income and Expenditure Account
For the year ended 31 March 2013**

	Note	2013 £	2012 £
Turnover	2	3,477,335	3,325,903
Less: Operating costs	2	<u>(2,850,774)</u>	<u>(2,652,735)</u>
Operating surplus	2	626,561	673,168
Surplus on sale of properties		873	-
Interest receivable	9	23,515	894
Interest payable and similar charges	10	<u>(451,906)</u>	<u>(373,922)</u>
Surplus on ordinary activities before taxation		199,043	300,140
Taxation on profit on ordinary activities	11	<u>(5,004)</u>	<u>(75,953)</u>
Surplus on ordinary activities after taxation		<u><u>194,039</u></u>	<u><u>224,187</u></u>

The results for the year relate wholly to continuing activities.

**Statement of Total Recognised Gains and Losses
For the year ended 31 March 2013**

	2013 £	2012 £
Retained surplus for the year	194,039	224,187
Actuarial (loss) recognised in the retirement benefit scheme (Note 19)	<u>(378,000)</u>	<u>(226,000)</u>
Total recognised gains and losses relating to the year	<u><u>(183,961)</u></u>	<u><u>(1,813)</u></u>

Balance Sheet
As at 31 March 2013

	Note	2013 £	2012 £
Tangible fixed assets			
Housing properties – gross cost		66,218,713	65,614,766
Less: HAG, other grants and depreciation		(50,183,881)	(49,237,061)
		<u>16,034,832</u>	<u>16,377,705</u>
Other fixed assets		908,982	939,311
		<u>16,943,814</u>	<u>17,317,016</u>
Investments	12 13	<u>2</u>	<u>2</u>
		<u>16,943,816</u>	<u>17,317,018</u>
Current assets			
Stocks		4,143	4,193
Debtors	14	110,925	112,519
Cash at bank and in hand		2,429,851	1,754,736
		<u>2,544,919</u>	<u>1,871,448</u>
Creditors: amounts falling due within one year	15	(1,576,330)	(1,632,087)
		<u>968,589</u>	<u>239,361</u>
Net current assets			
		<u>17,912,405</u>	<u>17,556,379</u>
Total assets less current liabilities			
Creditors: amounts falling due after more than one year	16	(12,729,535)	(12,576,548)
Retirement benefit scheme deficit	19	(1,205,000)	(818,000)
		<u>3,977,870</u>	<u>4,161,831</u>
Net assets			
		<u>3,977,870</u>	<u>4,161,831</u>
Capital and reserves			
Share capital	17	121	121
Designated reserves	18	1,715,918	5,380,430
Revenue reserve	18	3,466,831	(400,720)
Pension reserve	18	(1,205,000)	(818,000)
		<u>3,977,870</u>	<u>4,161,831</u>

The financial statements were authorised for issue by the Management Committee on... 18/6/13... and signed on its behalf by:

Catriona Blyth

Chair

Catriona Blyth

Fiona Tonner

Secretary

Fiona Tonner

John Glenn

Treasurer

John Glenn

Cash Flow Statement
For the year ended 31 March 2013

	Notes	2013 £	2012 £
Net cash inflow from operating activities	23	<u>1,481,231</u>	<u>736,246</u>
Returns on investments and servicing of finance			
Interest received		23,515	894
Interest paid		<u>(445,906)</u>	<u>(384,922)</u>
		<u>(422,391)</u>	<u>(384,028)</u>
Taxation			
Corporation tax paid		(93,239)	(102,803)
Capital expenditure			
Expenditure on housing properties		(654,767)	(2,634,195)
Purchase of other fixed assets		(1,064)	(19,953)
Receipts from sale of housing properties		48,330	-
Receipts from sale of other fixed assets		-	2,501
Housing Association Grant repaid		(19,263)	-
Housing Association Grant received		110,948	418,721
		<u>(515,816)</u>	<u>(2,232,926)</u>
Cash inflow/(outflow) before financing		<u>449,785</u>	<u>(1,983,511)</u>
Financing			
Issue of share capital		2	1
New loans drawn down		800,000	3,379,926
Loans drawn repaid		<u>(574,672)</u>	<u>(493,009)</u>
		<u>225,330</u>	<u>2,886,918</u>
Increase in cash		<u><u>675,115</u></u>	<u><u>903,407</u></u>

**Notes to the Financial Statements
For the year ended 31 March 2013**

1. Accounting policies

(a) Introduction and accounting basis

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

These financial statements are prepared in accordance with applicable accounting standards and comply with the requirements of the Industrial and Provident Societies Acts 1965 to 2002, 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 in 2010.

(b) Going concern

The Management Committee anticipate that a surplus will be generated in the year to 31 March 2014 and the year to 31 March 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 or The Scottish Government under the terms of individual mortgage deeds in respect of each property or housing scheme. Advances are available only in respect of those developments which have been given approval by The Scottish Government.

(e) Social housing grant (SHG)

Social Housing Grant, at amounts approved by The Scottish Government, is paid directly to the Association as required to meet its liabilities 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 2013**

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.
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 before retentions are included in the accounts 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.

(g) Depreciation

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 60 years
 Roof – over 60 years
 Windows – over 20 years
 Kitchen – over 20 years
 Central Heating – over 20 years
 Bathroom – over 20 years

As the structure and roof are both depreciated over a period in excess of 50 years, potential impairment is considered by the Management Committee each year. It is the Management Committee's view that the structure and roof will have an expected economic useful life of 60 years and consequently impairment is not an issue.

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:-

Computer Equipment	- 20% on cost
Office Equipment	- 20% on cost
Furniture and Fittings	- 10% on cost
Office Premises	- 2% on cost

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

Commercial properties are accounted for as investment properties and thus are not depreciated.

**Notes to the Financial Statements
For the year ended 31 March 2013**

1. Accounting policies (continued)

(h) Designated Reserves (Note 18)

(i) 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.

(ii) Major Repairs

The reserve is based on the Association's requirement to maintain housing properties in a state of repair which at least maintains their residual value in prices prevailing at the time of acquisition and construction. The reserve represents amounts set aside in respect of future costs and will be transferred to the revenue reserve as appropriate.

(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 19)

The Association operates a defined benefit scheme in respect of its employees. The assets of the scheme are held in external funds managed by professional investment managers.

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 separately 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, is recognised in the Total Statement of Recognised Gains and Losses.

(k) Financial Commitments

Assets held under finance leases, where substantially all the risks and rewards of ownership of the asset have passed to the Association, and hire purchase contracts are capitalised in the balance sheet and are depreciated in the Income and Expenditure account over the period of their useful lives.

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

(l) Consolidation

The Association and its subsidiary undertaking comprise a group. The Financial Services Authority has granted exemption from preparing group financial statements. The accounts therefore represent the results of the Association and not of the group.

Notes to the financial statements
For the year ended 31 March 2013

2. Particulars of Turnover, Operating Costs and Operating Surplus

	2013		2012	
	Turnover £	Operating Costs £	Operating Costs £	Operating Surplus £
Income and Expenditure From lettings				
Social Lettings (Note 3)	3,440,000	(2,821,562)	(2,628,366)	655,077
Other activities (Note 4)	37,335	(29,212)	(24,369)	18,091
	<u>3,477,335</u>	<u>(2,850,774)</u>	<u>(2,652,735)</u>	<u>673,168</u>

Notes to the financial statements
For the year ended 31 March 2013

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

	General Needs Housing £	Supported Housing Accommodation £	Shared Ownership Accommodation £	2013 Total £	2012 Total £
Income from rent and service charges					
Rent receivable net of service charges	2,548,218	379,632	464,168	3,392,018	3,238,199
Service charges	52,291	7,813	-	60,104	59,180
Gross income from rents and service charges	2,600,509	387,445	464,168	3,452,122	3,297,379
Less voids	(12,122)	-	-	(12,122)	(13,936)
Net income from rents and service charges	2,588,387	387,445	464,168	3,440,000	3,283,443
Grants from the Scottish Ministers	-	-	-	-	-
Other revenue grants	-	-	-	-	-
Total turnover from social letting activities	2,588,387	387,445	464,168	3,440,000	3,283,443
Expenditure					
Management and maintenance administration costs	(956,751)	(176,004)	(224,005)	(1,356,760)	(1,313,319)
Service charges	(70,685)	(10,367)	(13,195)	(94,247)	(118,847)
Planned cyclical maintenance including major repairs	(65,679)	(9,814)	-	(75,493)	(161,243)
Reactive maintenance costs	(218,728)	(32,684)	-	(251,412)	(285,642)
Bad debts – rents and service charges	(8,876)	-	-	(8,876)	(28,125)
Depreciation of social housing	(673,206)	(168,302)	(16,990)	(858,498)	(721,190)
Impairment of social housing	-	-	-	-	-
Exceptional costs* - legal fees	(176,276)	-	-	(176,276)	-
Operating costs for social letting activities	(2,170,201)	(397,171)	(254,190)	(2,821,562)	(2,628,366)
Operating Surplus on letting activities, 2013	418,186	(9,726)	209,978	618,438	
Operating Surplus on letting activities, 2012	366,868	63,769	224,440		655,077

* These exceptional costs are legal fees incurred in regard to the ongoing legal case in respect of Watling Street – please see note 32.

Notes to the financial statements for the year ended 31 March 2013

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

	Grants from Scottish Ministers £	Other revenue grants £	Supporting people income £	Other income £	Total Turnover		Operating costs - bad debts £	Other operating costs £	Operating surplus or (deficit)	
					2013 £	2012 £			2013 £	2012 £
Wider role activities #	-	-	-	-	-	9,257	-	-	-	(863)
Care and repair of property	-	-	-	-	-	-	-	-	-	-
Factoring	-	-	-	5,819	5,819	5,761	-	(12,273)	(6,454)	(1,473)
Development and construction of property activities	-	-	-	-	-	-	-	-	-	-
Support activities	-	-	-	2,609	2,609	-	-	(7,985)	(5,376)	-
Care activities	-	-	-	-	-	-	-	-	-	-
Agency/management services for RSLs	-	-	-	-	-	-	-	-	-	-
Other agency / management services	-	-	-	-	-	-	-	-	-	-
Developments for sale to RSLs	-	-	-	-	-	-	-	-	-	-
Development and improvements for sale to non RSLs	-	-	-	-	-	-	-	-	-	-
Commercial rent	-	-	-	28,907	28,907	27,442	-	(8,954)	19,953	20,427
Total from other activities, 2013				37,335	37,335			(29,212)	8,123	
Total from other activities, 2012				42,460	42,460			(24,369)	18,091	

Undertaken to support the community, other than the provision, construction, improvement and management of housing

**Notes to the Financial Statements
For the year ended 31 March 2013**

5. Capitalised development costs	2013	2012
	£	£
Development administration and other indirect costs capitalised	(23,020)	(29,120)
	<u>(23,020)</u>	<u>(29,120)</u>

6. Employees	2013	2012
	£	£
Staff costs (including Directors' Emoluments) consist of:		
Wages and salaries	768,085	736,295
Social security costs	66,903	61,505
Pension costs	139,160	133,565
FRS17 adjustment (Note 19)	3,000	(5,000)
	<u>977,148</u>	<u>926,365</u>

	2013	2012
	Number	Number
The number of full time equivalents employed by the Association during the year was:	<u>20</u>	<u>20</u>

7. Directors' emoluments

The directors are defined as the members of the Management Committee, the chief executive 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.

	2013	2012
	£	£
Emoluments (excluding pension contributions) of Chief Executive	<u>82,425</u>	<u>78,146</u>
Numbers of Directors whose emoluments exceed £60,000 during the year were as follows (excluding pension contributions):-	2013	2012
	Number	Number
£80,000 - £84,999	1	-
£75,000 - £79,999	-	1
£65,000 - £69,999	1	-
£60,000 - £64,999	1	2
	<u>1</u>	<u>2</u>
Total Expenses reimbursed in so far as not chargeable to U.K. Income Tax	<u>-</u>	<u>-</u>

Notes to the Financial Statements
For the year ended 31 March 2013

7. Directors' emoluments (continued)

The chief executive is an ordinary member of the Association's pension scheme described in note 19. No enhanced or special terms apply to membership and he has no other pension arrangements to which the Association contributes. The Association's contribution for the Chief Executive in the year amounted to £14,494 (2012: £14,004).

8. Auditor's remuneration	2013	2012
	£	£
The remuneration of the auditor for the year (including expenses, but excluding VAT), in respect of audit services	<u>9,950</u>	<u>9,950</u>
Amounts paid to the auditor by the Association in respect of non-audit services (excluding VAT)	<u>-</u>	<u>3,000</u>
9. Interest receivable	2013	2012
	£	£
Bank interest	<u>23,515</u>	<u>894</u>
10. Interest payable and similar charges	2013	2012
	£	£
Bank loans	445,906	384,922
FRS 17 adjustment (Note 19)	6,000	(11,000)
	<u>451,906</u>	<u>373,922</u>
11. Taxation	2013	2012
	£	£
Provision has been made for corporation tax at 24% (2012: 26%) as follows:		
UK corporation tax	-	88,235
Adjustment in respect of prior year	5,004	-
Deferred tax	-	(12,282)
	<u>5,004</u>	<u>75,953</u>

The Association obtained charitable status on 19 August 2011 and as a result no corporation tax is due on any surplus generated from charitable activities from this date. The corporation tax charge above relates solely to the surplus generated before charitable status was obtained.

Notes to the Financial Statements
For the year ended 31 March 2013

12. Tangible fixed assets

	Housing Properties Held for Letting £	Housing Properties Under Construction £	Completed shared ownership housing properties £	Shared ownership housing properties under construction £	Office premises £	Computer equipment, office furniture and fittings £	Investment properties - Commercial Properties £	Total £
Cost (net of grants)								
At 31 March 2012	18,303,262	-	962,479	-	607,534	306,451	500,000	20,679,726
Transfers in the period	-	-	-	-	-	-	-	-
Additions	543,819	-	(31,557)	-	-	1,064	-	544,883
Disposals	-	-	-	-	-	-	-	(31,557)
At 31 March 2013	18,847,081	-	930,922	-	607,534	307,515	500,000	21,193,052
Depreciation								
At 31 March 2012	2,701,056	-	186,980	-	167,924	265,084	41,666	3,362,710
Transfers in the period	-	-	-	-	-	-	-	-
Provided for year	841,508	-	16,990	-	11,390	11,670	8,333	889,891
Disposals	-	-	(3,363)	-	-	-	-	(3,363)
At 31 March 2013	3,542,564	-	200,607	-	179,314	276,754	49,999	4,249,238
Net Book Value								
At 31 March 2013	15,304,517	-	730,315	-	428,220	30,761	450,001	16,943,814
At 31 March 2012	15,602,206	-	775,499	-	439,610	41,367	458,334	17,317,016
Cost at 31 March 2013 is represented by:								
Gross cost	63,843,618	-	2,375,095	-	619,094	307,515	500,000	67,645,322
Less: HAG	(41,750,661)	-	(1,427,847)	-	-	-	-	(43,178,508)
Other grants	(3,245,876)	-	(16,326)	-	(11,560)	-	-	(3,273,762)
	18,847,081	-	930,922	-	607,534	307,515	500,000	21,193,052

**Notes to the Financial Statements
For the year ended 31 March 2013**

13. Investments	2013	2012
	£	£
Investment in subsidiary undertaking	<u>2</u>	<u>2</u>

Lanarkshire Housing Association Limited owns 2 ordinary £1 shares in Lanarkshire Initiatives Limited. This represents a 100% shareholding in Lanarkshire Initiatives Limited, a company registered in Scotland, whose principal activity is that of general construction of buildings and civil engineering works.

For the year ended 31 March 2013, Lanarkshire Initiatives Limited made a loss after taxation of £532 (2012: loss of £1,193). At 31 March 2013, Lanarkshire Initiatives Limited had net assets of £8,530 (2012: £9,062).

14. Debtors	2013	2012
	£	£
Gross Rent and service charges	92,096	89,348
Less: Bad debt provision	(55,600)	(55,600)
	<u>36,496</u>	<u>33,748</u>
Other debtors	15,889	46,160
Prepayments and accrued income	58,540	32,611
	<u>110,925</u>	<u>112,519</u>

All amounts shown under debtors fall due for payment within one year.

15. Creditors: amounts falling due within one year	2013	2012
	£	£
Bank loans and overdraft	620,612	548,271
Rental advances	71,497	72,458
Corporation tax	-	88,235
Other creditors	207,201	211,637
Due to The Scottish Government	471,575	471,575
Accruals and deferred income	196,477	230,243
Amounts owed to subsidiary	8,968	9,668
	<u>1,576,330</u>	<u>1,632,087</u>

The bank overdraft and loans are secured as detailed in note 16.

Notes to the Financial Statements
For the year ended 31 March 2013

16. Creditors: amounts falling due after more than one year	2013	2012
	£	£
Loans	12,729,535	12,576,548
	<u>12,729,535</u>	<u>12,576,548</u>

The Association's loans and mortgages from The Scottish Government, of which £249,143 (2012: £254,038) remains outstanding, are secured on the fixed assets. The loans from the Bank of Scotland together with any bank overdraft are secured by standard securities over the properties on which the loans were granted. The loans from Lloyds TSB Bank plc and The Royal Bank of Scotland plc are secured by standard securities over the properties on which the loans were granted.

	2013	2012
	£	£
Due between one and two years	620,612	551,766
Due between two and five years	1,861,835	1,674,033
Due in five years or more	10,247,088	10,350,749
	<u>12,729,535</u>	<u>12,576,548</u>

The loans and mortgages from The Scottish Government are repayable on a six monthly basis over 30 or 60 years inclusive of interest at fixed rates varying from 9.25% per annum to 13% per annum.

Loans from the Bank of Scotland are repayable on a monthly basis over 25, 30 or 35 years inclusive of interest at rates equivalent to the Bank of Scotland Home Loan rates in force at each repayment date. Six of the loans from the Bank of Scotland were converted in 2007 to fixed rate loans. These loans have the interest rate fixed at 6.8% for a three year period.

Loans from the TSB Bank Scotland plc are repayable on a monthly basis over 30 years inclusive of interest at a rate of 1.25% above bank base rate per annum.

The loans from The Royal Bank of Scotland plc are repayable on a monthly basis over 25 years following a 5 year initial period in which no capital repayments will be made. Interest will be charged at a rate of 1.25% above bank base rate per annum.

17. Share Capital	2013	2012
	£	£
At start of year	121	124
Issued in year	2	1
Redeemed in year	(2)	(4)
	<u>121</u>	<u>121</u>
At end of year	<u>121</u>	<u>121</u>

Notes to the Financial Statements
For the year ended 31 March 2013

18. Reserves	Major Repairs £	Cyclical maintenance £	Total £
<i>Designated reserves</i>			
At 1 April 2012	4,367,487	1,012,943	5,380,430
Transfer (to)/from revenue reserve	(3,765,158)	100,646	(3,664,512)
	<u>602,329</u>	<u>1,113,589</u>	<u>1,715,918</u>
At 31 March 2013	<u>602,329</u>	<u>1,113,589</u>	<u>1,715,918</u>

Following the introduction of component accounting the Major Repairs Reserve no longer requires to be funded to the extent required previously. As a consequence, a transfer of £4,000,000 has been made to Revenue Reserves. During the year a transfer of £234,842 was made from the Revenue Reserves to the Major Repairs Reserve.

Revenue Reserves	2013 £	2012 £
At 1 April 2012	(1,218,720)	(879,760)
Statement of Total Recognised Gains and Losses	(183,961)	(1,813)
	<u>(1,402,681)</u>	<u>(881,573)</u>
Transfer from/(to) designated reserves	3,664,512	(337,147)
At 31 March 2013	<u>2,261,831</u>	<u>(1,218,720)</u>
Split as:	2013 £	2012 £
Revenue reserve (excluding pension reserve)	3,466,831	(400,720)
Pension reserve	(1,205,000)	(818,000)
	<u>2,261,831</u>	<u>(1,218,720)</u>

**Notes to the Financial Statements
For the year ended 31 March 2013**

19. Pensions

Lanarkshire Housing Association 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.

An updated FRS 17 valuation of the Strathclyde Pension Fund was performed as at 31 March 2013, with the next formal triennial valuation due as at 31 March 2014.

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 2013	31 March 2012
Price increases	2.8%	2.5%
Salary increases	5.1%	4.8%
Expected return on assets	5.2%	5.8%
Discount rate	4.5%	4.8%

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

Assets (Whole Fund)	Long Term Return % per annum	Fund Value at 31 March 2013 £000	Expected Return £000 per annum
Equities	5.7%	2,931	167
Bonds	3.4%	540	18
Property	3.9%	270	11
Cash	3.0%	116	3
Total	5.2%	3,857	199

The table below compares the present value of the scheme liabilities, based on the Actuary's assumptions, with the estimated employer assets.

	31 March 2013 £000	31 March 2012 £000
Net Pension Asset as at		
Estimated Employer Assets (A)	3,857	3,215
Present Value of Scheme Liabilities	5,062	4,033
Present Value of Unfunded Liabilities	-	-
Total Value of Liabilities (B)	<u>5,062</u>	<u>4,033</u>
Net Pension Asset (A) – (B)	<u>(1,205)</u>	<u>(818)</u>

Notes to the Financial Statements
For the year ended 31 March 2013

19. Pensions (continued)

Analysis of the amount charged to operating profit

	Year to 31 March 2013 £'000	Year to 31 March 2012 £'000
Service cost	142	128
Contributions	(139)	(133)
Past service cost	-	-
Curtailment and Settlements	-	-
Decrease in irrecoverable surplus	-	-
Total operating charge/(credit) (A)	3	(5)
Expected Return on Employer Assets	(191)	(219)
Interest on Pension Scheme Liabilities	197	208
Net Deficit/(Return) (B)	6	(11)
Net Revenue Account Cost/(Credit) (A)+(B)	9	(16)

Analysis of the amount recognised in the Statement of Total Recognised Gains and Losses (STRGL).

	Year to 31 March 2013 £ 000	Year to 31 March 2012 £ 000
Actual return less expected return on pension scheme assets	296	(238)
Changes in financial assumptions underlying the present value of scheme liabilities	(674)	12
Actuarial (loss) recognised in STRGL	(378)	(226)

Notes to the Financial Statements
For the year ended 31 March 2013

19. Pensions (continued)

Movement in pension deficit during the year

	Year to 31 March 2013 £ 000	Year to 31 March 2012 £ 000
(Deficit) in scheme at beginning of year	(818)	(608)
Current service cost	(142)	(128)
Employer contributions	139	133
Other income	-	-
Other outgoings (e.g. expenses, etc)	-	-
Past service costs	-	-
Impact of settlements and curtailments	-	-
Net return on assets	(6)	11
Actuarial (losses) / gains	(378)	(226)
	<u>(1,205)</u>	<u>(818)</u>

History of experience gains and losses

	Year to 31 March 2013 £ 000	Year to 31 March 2012 £ 000
Difference between expected and actual return on assets	296	(238)
Value of assets	3,857	3,215
Percentage of assets	7.7%	(7.4)%
Experience gains/(losses) on liabilities	-	-
Actuarial (losses) recognised in STRGL	(378)	(226)
Present Value of Liabilities	5,062	4,033
Percentage of the present value of liabilities	(7.5)%	(5.6)%

20. Establishment of Association

The Association is established under the Industrial and Provident Societies Act 1965.

21. Capital Commitments

As at 31 March 2013 the Association had no capital commitments in place (2012: £nil).

22. Commitments under operating leases

As at 31 March 2013 the Association had annual commitments under non-cancellable operating leases as set out below:-

	2013 £	2012 £
Operating leases which expire:		
Within one year	11,066	4,795
Between one and two years	28,989	14,699
In two to five years	19,534	33,597
	<u>59,589</u>	<u>53,091</u>

Notes to the Financial Statements
For the year ended 31 March 2013

23. Reconciliation of operating surplus to net cash inflow from operating activities

	2013 £	2012 £
Operating surplus	626,561	673,168
Depreciation of tangible fixed assets	889,891	744,725
Decrease / (increase) in stocks	50	(786)
Decrease / (increase) in debtors	1,594	(20,177)
Decrease in creditors	(39,863)	(655,680)
Forfeited share capital	(2)	(4)
Non cash movement relating to pension liability	3,000	(5,000)
	<u>1,481,231</u>	<u>736,246</u>

24. Analysis of changes in financing during the year

	Loans and finance lease obligations	
	2013 £	2012 £
Balance at start of year	13,124,819	10,237,902
Cashflow from financing	225,328	2,886,917
	<u>13,350,147</u>	<u>13,124,819</u>

25. Analysis of changes in cash and cash equivalents

	2013 £	2012 £
Balance at start of year	1,754,736	851,329
Increase in cash and cash equivalents	675,115	903,407
	<u>2,429,851</u>	<u>1,754,736</u>

Cash and cash equivalents represents cash at bank and in hand

26. Analysis of the balances of cash and cash equivalents as shown in the balance sheet

	Cash at bank £	Overdrafts £	Total £
<i>Movements in 2012</i>			
Balance at 1 April 2011	851,329	-	851,329
Net cash inflow	903,407	-	903,407
	<u>1,754,736</u>	<u>-</u>	<u>1,754,736</u>
<i>Movements in 2013</i>			
Balance at 1 April 2012	1,754,736	-	1,754,736
Net cash inflow	675,115	-	675,115
	<u>2,429,851</u>	<u>-</u>	<u>2,429,851</u>

Notes to the Financial Statements
For the year ended 31 March 2013

27. Reconciliation of net cashflow to movement in net debt

	2013 £	2012 £
Increase in cash in the year	675,115	903,407
Cashflow from change in debt	(225,328)	(2,886,917)
	<u>449,787</u>	<u>(1,983,510)</u>
Change in net debt	449,787	(1,983,510)
Opening net debt	(11,370,083)	(9,386,573)
Closing net debt	<u>(10,920,296)</u>	<u>(11,370,083)</u>

28. Analysis of changes in net debt

	At 1 April 2012 £	Cash Flows £	At 31 March 2013 £
Cash at bank and in hand	1,754,736	675,115	2,429,851
Overdrafts	-	-	-
	<u>1,754,736</u>	<u>675,115</u>	<u>2,429,851</u>
Debt due within one year	(548,271)	(72,341)	(620,612)
Debt due after one year	(12,576,548)	(152,987)	(12,729,535)
	<u>(13,124,819)</u>	<u>(225,328)</u>	<u>(13,350,147)</u>
	<u>(11,370,083)</u>	<u>449,787</u>	<u>(10,920,296)</u>

29. Housing Stock

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

	2013	2012
General Needs Housing	821	817
Supported Housing Accommodation	93	93
Shared Ownership Accommodation	58	59
	<u>972</u>	<u>969</u>

**Notes to the Financial Statements
For the year ended 31 March 2013**

30. Commercial units

The number of commercial units owned and rented out by the Association was as follows:-

	2013	2012
Commercial Units	<u>7</u>	<u>7</u>

31. Related parties

Lanarkshire Housing Association Limited owns 2 ordinary £1 shares in Lanarkshire Initiatives Limited. This represents a 100% shareholding in Lanarkshire Initiatives Limited.

Lanarkshire Housing Association Limited reclaimed £140 (2012: £151) of VAT on behalf of Lanarkshire Initiatives Limited in the year.

Lanarkshire Housing Association Limited incurred expenditure of £840 (2012: £880) on behalf of Lanarkshire Initiatives Limited in the year which was recharged via the intercompany account.

The balance owed to Lanarkshire Initiatives Limited by Lanarkshire Housing Association Limited at 31 March 2013 was £8,968 (2012: £9,668) and is included in creditors.

32. Contingent liabilities

A number of residents at the Watling Street, Motherwell development, raised court proceedings against the Association and four other co-defendants. The basis of their claim is that the Association has breached tenancy agreements in that the homes are not fit for habitation. It is claimed that there is presence of toxic compounds in the indoor air due to inadequate remediation of the site prior to development.

The Management Committee have noted the extensive site investigations conducted by North Lanarkshire Council throughout 2011 to 2013 over such claims of contaminated land at Watling Street, which concluded that the open space and garden soils were safe. The Management Committee have appointed legal representatives and are rigorously defending this action.