

LANARKSHIRE HOUSING ASSOCIATION LIMITED
REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

LANARKSHIRE HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

Members, Executive and Advisers

Management Committee

Charles Millar – Chair
Fiona Tonner – Vice Chair
Catriona Blyth – Secretary
Jessie Mitchell – Treasurer
John Glenny
John McNally
John Lockhart
Alastair McLean
Liam Donnachie (appointed 26 November 2019)
Paul Hughes (appointed 26 November 2019)
Mary Tougher (resigned 16 April 2019)
Gordon Heng (resigned 21 May 2019)
William Jeffrey (resigned 26 November 2019)

Executive Officers

Simon McManus - Chief Executive
Laurie Boles – Finance & Corporate Services Director
Gavin Young – Technical Services Manager
Tracey Winters – Planning & Research Manager
Ann Marie Collins – Business Manager
Irene Savage – Housing Manager
Alice McLean – Maintenance Manager (retired 2 December 2019)
Teresa Ward – Housing Services Director (retired 17 January 2020)

Registered Office

191 Brandon Street
Motherwell
ML1 1RS

Auditor

Azets Audit Services
Statutory Auditor
25 Bothwell Street
Glasgow
G2 6NL

Bankers

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

Solicitors

TC Young
7 West George Street
Glasgow
G2 1BA

Breachin Tindal Oatts
48 St Vincent Street
Glasgow
G2 5HS

Brodies
110 Queen Street
Glasgow
G1 3BX

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Registration information

Financial Conduct Authority	Co-operative and Community Benefit Societies Act 2014 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

**REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)
FOR YEAR ENDED 31 MARCH 2020**

The Management Committee present their report (incorporating the Strategic Report) and the audited financial statements for the year ended 31 March 2020.

Objectives and Strategy

Over the last year, the Association has worked collaboratively with our community partners to ensure the housing management and factoring services provided to tenants, residents and other stakeholders were of a high standard and met regulatory standards.

The Association has made considerable progress in meeting our objectives for the year, in which achieving continued compliance with the new regulatory framework, issued by the Scottish Housing Regulator, and successfully attracting new professional board members has been a primary focus. The Regulator was satisfied with our Assurance Statement, which was issued in October 2019, together with a substantial evidence bank that demonstrates our business strategy, culture and approach compliment the aims and values of these aforementioned standards.

For the period, strong financial results have been achieved, against the backdrop of welfare reform and political uncertainty. To strengthen our financial governance, we opted to refinance part of the loan portfolio by securing a more competitive fixed rate arrangement with another established commercial lender. This now concludes the review of our loan arrangements, which spanned a two year period and will generate savings to reinvest in the future of the housing stock. Our commitment to provide continued investment in the housing stock was evident through the completion of phased projects within our programme of major works.

The level of tenant participation has strengthened with increased representation in our Tenants' Focus Group in which they provided valuable overview and feedback on both the Rent Consultation and Charter Performance Report. In addition, they had the opportunity to provide feedback and influence the design of the new tenant portal and gain insight to the void property process. These sessions proved vital to establish the views of tenants as they are used to shape and modernise our processes. In the year ahead, more topics will be introduced to widen the spectrum of areas covered.

Our aim to attract new Board members to join the Association has resulted in the recent appointments of Liam Donnachie and Paul Hughes who are both professionals employed in the construction sector specialising in finance and land development respectively. We welcome their arrival and I am sure they will prove to be key assets to the organisation in the years ahead.

Our involvement in community projects has progressed well and continues to produce positive outcomes. Firstly, the joint venture with Forgewood Housing Co-operative Ltd aimed at reducing social isolation amongst our tenants in Forgewood and surrounding areas is entering its second year. Secondly, the sponsorship scheme for apprenticeships is growing in strength and popularity through our partnership with New College Lanarkshire to identify and help fund employment opportunities for young people. To date, the Association is successfully funding apprenticeships in three small enterprises based in the Lanarkshire area and is looking to increase the tally over the forthcoming year.

Some of our other notable achievements during the year were as follows:

- Continued upgrade of digital systems with implementation of new software for Committee Administration and Meetings. In addition, the final design of our tenant portal has been reached and is now entering the testing phase.
- Restriction on the rent increase, as a result of tenant feedback, to 2.7%;
- Partnership working with a range of organisations to help the most vulnerable cope with the impact of welfare reform;
- Investing and improving your homes with £480,000 spent on new components for our housing stock;
- Progressing towards meeting the 2020 Energy Efficiency Standard for Social Housing (EESH); and
- Excellent financial results which demonstrate the strength of our business.

LANARKSHIRE HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR YEAR ENDED 31 MARCH 2020

Objectives and Strategy (continued)

The continuing success of the Association is a credit not only to the staff, but the tireless work of the Management Committee. We would like to thank them for their considerable efforts in serving not only the Association but making a valuable contribution to the wider community.

Housing Management

Our revised Annual Performance Report, received approval from tenants, owners and our tenant focus group, with the report providing customers with clear details of our performance in key areas.

The undernoted table shows how our performance in several areas compares to the previous year as well as providing a comparison with the Scottish average in relation to the Scottish Government's Social Housing Charter (the 'Charter'). The Charter came into force in 2012 and it sets out the standards and outcomes that social landlords should achieve, with social landlords required to submit performance information to the Scottish Housing Regulator via an Annual Return on the Charter (ARC).

ARC Performance Indicators	31 March 2019	31 March 2020	RSL Average*	Performance Outcome
Average relet time	16.0 days	18.0 days	30.7 days	✓
% of rent lost through properties being empty	0.3%	0.5%	0.7%	✓
Rent collected as % of total rent due	100.2%	100.0%	99.4%	✓
Average weekly rent rise	3.2%	2.7%	2.8%	✓

* Source - The Scottish Housing Regulator's Landlord Report on the Scottish Social Housing Charter, March 2019 and ARC return for 2019/20.

It can be seen from the table that the Association's performance is above the Scottish average in all these areas. The table also shows our performance has remained consistent with the previous year.

Welfare Reform

The Government's Welfare Reform agenda is being implemented within both North and South Lanarkshire, providing particular challenges for the Association with tenancy sustainability, affordability and rent collection. We promote positive communication and engagement with tenants to help them through this process.

Success for the AFTAR Project

The AFTAR project continues to deliver an excellent partnership service in conjunction with Motherwell and Wishaw Citizens Advice Bureau. The project offers residents free and impartial advice on a range of issues including money management, debt and welfare benefits advice, energy advice and digital inclusion, with the project currently funded until February 2022.

Services include:

Energy Advice - the energy advisor provides advice on energy efficiency, energy saving tips and helps tenant's access cheaper fuel tariffs.

Computer Training - is available every week in our office, with demand for the service remaining high following the roll out of the full digital service Universal Credit system in April 2019.

Housing Management (continued)

Value for Money – Delivering Affordable Rents

Following consultation with our Tenants' Focus Group, we issued an information leaflet this year, entitled 'Delivering Affordable Rents' to support our commitment to providing good value for money for our customers. Prudent financial planning, together with informed financial and operational decisions, means we spend money wisely and look for ways to reduce expenditure through efficiencies whilst ensuring excellent service standards are maintained.

The Charter requires landlords to seek feedback from our tenants on their rent and we gather this information in our three yearly Tenant Satisfaction Survey and the annual rent review consultation process.

As part of our 2019 Tenant Satisfaction Survey, tenants were asked:

"Taking into account the accommodation and the services Lanarkshire Housing Association provides, do you think that the rent for this property represents good or poor value for money?"

In response to this question, 90.3% of tenants felt the rent for their property represents good value for money compared to the Scottish average of 83.8%. This is an improvement of 23% since the 2015 Tenant Satisfaction Survey.

Feedback of our 2019 rent review consultation confirmed the following:

- 85.7% tenants submitting a response confirmed the proposed rent level was either very good or fairly good;
- 14.3% respondents consider the rent level to be neither good/nor poor, fairly poor or very poor.

Following an appraisal of the rent consultation, the governing body decided to restrict the rent increase to 2.7% for the current year.

Relet Performance

Empty homes do not generate rental income and we therefore aim to minimise the time between a tenancy ending and a new tenant moving in. Our benchmark target is 18 days to relet a void property and 0.51% void rent loss as a result of empty homes. Most of our properties are in high demand and this year performance in allocating void properties was recorded at the benchmark target. During 2019/20 we allocated 60 properties, which included three new property acquisitions leaving our housing stock total at 969 properties.

Tenant Engagement

We are committed to improving engagement with customers, with the Tenants' Focus Group now well developed and successful. Membership of the group provides clear access to our decision-making process, offering an opportunity for customers to shape services to meet their needs. This valuable engagement addressed a number of service delivery areas this year, including evaluation of our revised Annual Charter Performance Report and the rent review/rent setting process.

Tenant Satisfaction

We are required by the Scottish Housing Regulator to have robust systems in place to test the delivery of service to our customers and identify any areas which do not achieve our high standards. Against this background, we commissioned an independent Tenant Satisfaction Survey in June 2019, to establish tenant views in a number of areas.

**REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)
FOR YEAR ENDED 31 MARCH 2020**

Housing Management (continued)

Some key aspects of the Tenant Satisfaction Survey results were as noted below:

- 95% of tenants are satisfied with the overall service provided, compared to the Scottish average of 92%;
- 98% of tenants think we are good at keeping them informed about our services & decisions, compared to the Scottish average of 94%;
- 99% are satisfied with opportunities given to participate in our decision making processes, compared to the Scottish average of 88%;
- 90% are satisfied with the quality of their home overall, compared to the Scottish average of 89%; and
- 93% are satisfied with the management of the neighbourhood they live in, compared to the Scottish average of 89%.

Whilst we were generally happy with the overall results, we will continue to achieve improvements - particularly where these are below the Scottish average.

Owners Survey

As a Registered Factor, we seek owners' views on their satisfaction with the factoring service provided and our 2019 survey allows us to identify areas of strong performance, as well as those needing improvement.

The survey asked:

"Taking everything into account, how satisfied or dissatisfied are you with the factoring service provided by Lanarkshire Housing Association?"

90% of owners are satisfied with the property management service provided, which compares well to the Scottish average of 68%.

A further owner's survey will be undertaken in 2021.

Modernising our Information and Communication Technology (ICT) System

Our information technology systems continue to be developed, with texting and the Customer Relationship Management (CRM) system now in place. Mobile working is being developed to support staff and allow them immediate access to the rent and repair systems whilst working in the community. Our website continues to be enhanced for the introduction of a Tenant Portal in the forthcoming year.

Maintenance and Repairs

Repair Service

Throughout the year we aimed to provide tenants with a first class repairs service by setting challenging response times and targets. Tenants' homes are well maintained, with repairs and improvements carried out as required and our customers are given reasonable choice about when work is done.

Performance Report

During 2019/20 we completed 1,673 reactive repairs.

In monitoring our response times across categories of repairs, we achieved an excellent level of performance as outlined in the table below:

Repair Category	Average Response Times Achieved	Scottish Average*	Performance Outcome
Emergency	1.3 Hours	3.0 Hours	✓
Non-Emergency	3.0 Days	5.3 Days	✓
Repairs Completed 'Right First Time'	98.5%	92.0%	✓

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)
FOR YEAR ENDED 31 MARCH 2020

Maintenance and Repairs (continued)

Customer Satisfaction with our Repair Service

To ensure compliance with the Scottish Social Housing Charter, we consistently check the quality of the repairs and maintenance service provided to tenants. As part of the 2019 Tenant Satisfaction Survey our maintenance service was assessed for customer satisfaction in key service areas in order to identify strengths and weaknesses.

Tenants were asked:

"Thinking about the LAST time you had repairs or maintenance carried out, how satisfied or dissatisfied were you with the repairs and maintenance service provided by your landlord?"

91% of tenants said they were satisfied with the last repair to their home which is close to the Scottish average of 92%).

Throughout the year we also asked tenants to provide feedback on each reactive repair carried out, using a freepost repairs satisfaction feedback postcard. This year 99% of tenants were satisfied with the repair service.

Furthermore, we also received the following results when we asked:

"How satisfied or dissatisfied are you with our Repair Appointment System?"

100% of tenants were satisfied with our appointment system for repairs and we kept 100% of appointments made.

"Have you used our out of hours emergency repair service in the last year?"

25% confirmed they had used the service, with 92% of tenants happy with the service provided.

Annual Gas Safety Checks

To make sure that our properties are safe and comply with legislation, a 10 monthly cycle of Gas Safety servicing was undertaken to our 772 gas properties. The most recent programme had 100% of the scheduled work to the properties completed within the required timescale.

Capital Investment

Our ability to deliver services for our customers and provide a sound base for improvement depends on making the most of our housing stock. Historically we have had plans in place ensuring that our housing and neighbourhoods are well maintained and remain so. We are committed to a continuing programme of planned maintenance and improvements, requiring significant levels of annual expenditure. These well-defined plans address investment over the medium and long term, and should allow work to be carried out as efficiently and economically as possible. A stock condition survey in 2016 informed a subsequent review of our life cycle costing programme in 2017, effectively bringing these plans up to date. Both exercises were carried out independently by Brown and Wallace Construction Consultants, who noted that our stock is generally well maintained with previous programmes of major replacements having been undertaken.

Having already achieved the *Scottish Housing Quality Standard*, the Scottish Government's main measure of housing quality, our focus during the year was on completing significant bathroom, kitchen, and heating replacement programmes. We completed a contract for the replacement of 154 bathrooms in the Forgewood Estate, Motherwell and at Stevenston Court, New Stevenston. In the Watling Street Estate, Motherwell we carried out work on the gas infrastructure to support heating replacement work, and started a contract to replace heating and kitchens in 92 flats and houses. In response to the *Housing (Scotland) Act 1997 (Tolerable Standard) (Extension of Criteria) Order 2019*, we started a measured term contract for installation of fire and carbon monoxide detection and alarm systems throughout our stock, for completion by February 2021 to meet the new Standard.

Maintenance and Repairs (continued)

Capital Investment (continued)

We have completed all the improvements possible for meeting the Energy Efficiency Standard for Social Housing, which aims to reduce energy consumption, fuel poverty and the emission of greenhouse gases in Scotland, by raising all social housing to minimum standards. Currently 98.8% of our stock is compliant, with work only not carried out in properties which are exempt because access to complete it has been refused.

The end of the year saw us preparing for further planned maintenance work that will be carried out in 2020-21; expected to start with replacement of entrance doors in Hamilton Road and Crawford Street, Motherwell, and installation of new combined heat and power plant for Main Street, Hope Street and Calder Road, Mossend.

With respect to the Association's overall housing stock we were able to slightly increase our number of units as a result of the purchasing strategy enabling the acquisition of resale properties on the open market. Three units were purchased in the year as well as a shared ownership unit being bought back. This strategy has been effective and will continue in the next financial year.

Finance Review

The main objective of the financial planning process is to maximize the resources available to invest in both the housing stock and also the quality of service being provided to tenants. This planning process for 2019/20 identified the resources required to meet the immediate business priorities with the principal financial highlights of the year detailed below:-

- Total investment amounting to £479,565 in component replacements were made. This expenditure saw the replacement of kitchens and bathrooms in 211 units throughout Motherwell, Bellshill and New Stevenson;
- Activity in our property acquisition strategy has been maintained with a further four units purchased at a cost of £187,000;
- Part of the loan portfolio was refinanced resulting in the strengthening of the rate mix between fixed and variable terms. The reduction in debt servicing costs has enabled us to accelerate repayments in capital and reducing risk by introducing another commercial lender widening our lender split
- Further investment of £13,500 in IT systems continued with new software installed to modernise Committee meetings administration and develop the design of a Tenant Portal. This will enable the Association to function more effectively on remote working and work towards introducing a secure interface for tenants to access their account on-line; and
- An average weekly rent increase of £2.55 per house was applied in April 2019.

**REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)
FOR YEAR ENDED 31 MARCH 2020**

Financial Performance

Effective management in rental collection saw our total turnover surpass £4m for the first time. £3.92m was collected in housing rents, whilst a further £123k and £41k was received in respect of services charges and commercial rents. The release of capital grants along with grants for disabled adaptations amounted to £23k.

As part of our commitment towards delivering Value For Money, a full budget review and cost monitoring exercise was undertaken during the year to measure the effectiveness for all service areas, resulting in cost avoidance initiatives being introduced and some areas being identified for re-engineering of processes in the next financial year.

As a result of the above, a surplus of £226,198 has been recorded for the year, which is welcome given the challenges facing the business. This level of surplus allows the business to remain viable in the long term whilst ensuring that the resources are available to maintain and improve the quality of the housing stock in the future.

Governance

Governing Document

The Association is a registered social landlord and is thus registered with The Scottish Housing Regulator and is also registered with the Financial Conduct Authority. It is also a registered charity with OSCR.

Recruitments and Appointment of the Management Committee

At the Annual General Meeting in accordance with the rules of the Association, Mr J Lockhart, Ms J Mitchell, Mr W Jeffrey and Ms C Blyth retire by rotation and they all offer themselves for re-election.

The Management Committee seeks to ensure that the needs of its stakeholders are appropriately reflected through the diversity of the Management Committee and Sub-Committee structure. To enhance the potential pool of members, the Association has, through selective advertising and networking, sought to identify people who would be willing to become members and utilise their own skills and experience to assist the Association. There have been two recent appointments of Liam Donnachie and Paul Hughes who are both professionals employed in the construction sector specialising in finance and land development respectively.

The Management Committee has a broad range of skills and members. A Committee Member Effectiveness Survey is conducted annually which details an individual's skills and talents and their areas where they require additional training. Committee members are appraised annually and training plans are then identified to ensure that the competencies of the Committee are properly maintained. The Management Committee of Lanarkshire Housing Association Limited is experienced and its members possess the required level of competencies to govern its activities.

Management Committee Members Induction and Training

Most members of the Management Committee are already familiar with the practical work of the Association. Where new members are elected, information is supplied regarding the obligation of Management Committee members, details of the Association's main documents and up to date financial statements. In addition, a formal training and induction programme is provided for any new member of the Management Committee.

LANARKSHIRE HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR YEAR ENDED 31 MARCH 2020

Governance (continued)

Organisational Structure

The Association has a Management Committee of 10 members and 2 vacancies currently exists. The Management Committee meet six times per year and there are also a number of sub committees who meet regularly and report directly to the Management Committee.

A scheme of delegation is in place and day to day responsibility for the provision of the Association's projects rests with the Chief Executive, along with the Finance & Corporate Services Director and Housing Services Director. The Chief Executive is responsible for ensuring that the Association delivers the services specified and that key performance indicators are met.

The Management Committee and Executive Officers

The Management Committee and executive officers of the Association are listed on the first page of the financial statements.

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.

Statement of the Management Committee's Responsibilities

Housing Association legislation requires the Management Committee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Association and of the income and expenditure of the Association for the year ended on that date. In preparing those financial statements the Management 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 Management 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.

Related Party Transactions

During the last 12 months, the Management Committee had no members registered as a tenant. Transactions with Management Committee members are included in note 28.

Related party transactions with Lanarkshire Initiatives Limited, the Association's fully owned subsidiary, can be found at note 28.

Statement on 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;
- (e) The Association has appointed a firm of accountants, on a consultancy basis, as its internal auditor 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 Corporate Governance and Finance Sub-Committee;
- (f) The Management Committee reviews reports from the external auditor 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 2020. 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.

LANARKSHIRE HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR YEAR ENDED 31 MARCH 2020

Auditor

The appointed auditor, Scott-Moncrieff, tendered their resignation during 2019 and were replaced by Azets Audit Services. Azets Audit Services have expressed their willingness to continue in office as auditor and will be proposed for reappointment at the Annual General Meeting.

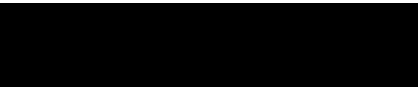
Disclosure of Information to the Auditor

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 Committee members are 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 audit information, and to establish that the Association's auditor is aware of the information.

The report of the Management Committee (incorporating the Strategic Report) has been approved by the Management Committee on 22 September 2020.

By order of the Committee



Catriona Blyth
Secretary

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LANARKSHIRE HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

Opinion

We have audited the financial statements of Lanarkshire Housing Association Limited (the 'Association') for the year ended 31 March 2020 which comprise the Statement of Comprehensive Income, the Statement of Changes in Capital and Reserves, the Statement of Financial Position, the Statement of Cash Flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2020 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard and we have fulfilled our ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in which the ISAs (UK) require us to report to you where:

- the Management Committee's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Management Committee has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The Management Committee is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LANARKSHIRE HOUSING ASSOCIATION
LIMITED ON THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

Other information (continued)

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Group accounts: Section 99(3) of the Co-operative and Community Benefit Societies Act 2014

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 financial statements of the Association's subsidiary in group financial statements required to be prepared under the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969 for the year ended 31 March 2020, because of the immaterial nature of the subsidiary's transactions in the year.

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 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.

Responsibilities of the Management Committee

As explained more fully in the Statement of the Management Committee's Responsibilities set out on page 10 the Management Committee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Management Committee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Management Committee are responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Committee either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF LANARKSHIRE HOUSING ASSOCIATION
LIMITED ON THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under the Co-operative and Community Benefit Societies Act 2014 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the Association's members, as a body, in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014.

Our audit work has been undertaken so that we might state to the Association's members, as a body, 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.



Azets Audit Services, Statutory Auditor
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
Chartered Accountants
25 Bothwell Street
Glasgow
G2 6NL

Date: 22 SEPTEMBER 2020

LANARKSHIRE HOUSING ASSOCIATION LIMITED

**REPORT OF THE AUDITOR TO THE MANAGEMENT COMMITTEE OF LANARKSHIRE HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANCE MATTERS
FOR THE YEAR ENDED 31 MARCH 2020**

In addition to our audit of the financial statements, we have reviewed your Statement on Internal Financial Controls on page 11 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion

We carried out our review having regard to the requirements on corporate governance matters within Bulletin 2009/4 issued by the Financial Reporting Council. The Bulletin does not require us to review the effectiveness of the Association's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reason given for non-compliance.

Opinion

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

Through our enquiry of certain members of the Management Committee and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Management Committee's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the relevant Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls.



Azets Audit Services, Statutory Auditor
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
Chartered Accountants
25 Bothwell Street
Glasgow
G2 6NL

Date: 22 SEPTEMBER 2020

LANARKSHIRE HOUSING ASSOCIATION LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2020**

	Note	2020 £	2019 £
Turnover	4	4,103,203	4,050,543
Less: Operating expenditure	4	(3,410,041)	(3,396,757)
Operating surplus	4	693,162	653,786
Loss on disposal of property, plant and equipment		8,336	-
Interest receivable	10	10,336	10,389
Interest and financing costs	11	(256,230)	(283,505)
Loan breakage costs	11	(384,406)	-
Award for recovery of legal fees	29	-	286,000
Increase in valuation of investment property		155,000	-
Surplus before taxation		226,198	666,670
Taxation	12	-	-
Surplus for the year		226,198	666,670
Other Comprehensive Income			
Actuarial gain in respect of the pension scheme	23	505,000	12,000
Total Comprehensive Income for the year		731,198	678,670

The results for the year relate wholly to continuing activities.

The notes form part of these financial statements.

LANARKSHIRE HOUSING ASSOCIATION LIMITED**STATEMENT OF CHANGES IN CAPITAL AND RESERVES
AS AT 31 MARCH 2020**

	Share Capital £	Revenue Reserves £	Total Reserves £
Balance at 1 April 2019	90	19,818,318	19,818,408
Total Comprehensive Income	-	731,198	731,198
Issue of share capital	7	-	7
Cancellation of shares	-	-	-
Balance at 31 March 2020	<u>97</u>	<u>20,549,516</u>	<u>20,549,613</u>

**STATEMENT OF CHANGES IN CAPITAL AND RESERVES
AS AT 31 MARCH 2019**

	Share Capital £	Revenue Reserves £	Total Reserves £
Balance at 1 April 2018	98	16,348,841	16,348,939
Total Comprehensive Income	-	678,670	678,670
Issue of share capital	6	-	6
Cancellation of shares	(12)	-	(12)
Balance at 31 March 2019	<u>90</u>	<u>19,818,318</u>	<u>19,818,408</u>

The notes form part of these financial statements.

LANARKSHIRE HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2020

	Note	2020 £	2019 £
Fixed Assets			
Housing properties	13	28,042,301	28,073,995
Other fixed assets	13	1,068,728	928,533
		<u>29,111,029</u>	<u>29,002,528</u>
Investment in subsidiary	16	2	2
		<u>29,111,031</u>	<u>29,002,530</u>
Current assets			
Stocks		4,303	4,303
Debtors	17	522,832	532,174
Cash and cash equivalents	18a	1,427,443	860,572
Investments	18b	500,000	1,173,373
		<u>2,454,578</u>	<u>2,570,422</u>
Creditors: amounts falling due within one year	19	(1,399,494)	(1,473,563)
Net current assets		<u>1,055,084</u>	<u>1,096,859</u>
Total assets less current liabilities		<u>30,166,115</u>	<u>30,099,389</u>
Creditors: amounts falling due after more than one year	20	(8,896,502)	(9,166,981)
Retirement benefit scheme deficit	23	(720,000)	(1,114,000)
Net assets		<u>20,549,613</u>	<u>19,818,408</u>
Capital and reserves			
Share capital	22	97	90
Revenue reserve		20,549,516	19,818,318
		<u>20,549,613</u>	<u>19,818,408</u>

The financial statements were authorised for issue by the Management Committee on 22 September and signed on its behalf by: 2020

Charles Millar Chair

Catriona Blyth Secretary

Jessie Mitchell Treasurer

The notes form part of these financial statements.

LANARKSHIRE HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2020

	Notes	2020 £	2019 £
Net cash generated from operating activities	28	1,277,017	1,715,494
Cash flow from investing activities			
Purchase of housing properties		(666,565)	(1,060,744)
Purchase of other fixed assets		(15,846)	(104,242)
Proceeds from sale of fixed assets		68,516	-
Government capital grants received		59,092	35,763
Repayment of government capital grants		-	(255,820)
Interest received		10,336	10,389
		(544,467)	(1,374,654)
Cash flow from financing activities			
Interest paid and similar charges		(605,723)	(254,505)
New loans drawn down		2,800,000	-
Repayment of borrowings		(2,957,204)	(518,502)
Issue of share capital		7	6
Decrease/(increase) in investments in deposit accounts		673,373	(7,578)
Loan arrangement fees		(76,132)	-
		(165,679)	(780,579)
Net change in cash and cash equivalents		566,871	(439,739)
Cash and cash equivalents at 1 April		860,572	1,300,311
Cash and cash equivalents at 31 March		1,427,443	860,572

(i) Analysis of changes in net debt

	At 1 April 2019 £	Cash flows £	Other non- cash changes £	At 31 March 2020 £
Cash and cash equivalents				
Cash	860,572	566,871	-	1,427,443
Investments	1,173,373	(673,373)	-	500,000
Borrowings				
Debt due within one year	(522,750)	(83,760)	-	(606,510)
Debt due after one year	(8,818,783)	240,964	71,219	(8,506,600)
	(9,341,533)	157,204	71,219	(9,113,110)
Total	(7,307,588)	50,702	71,219	(7,185,667)

The notes form part of these financial statements.

1. General information

The financial statements have been prepared in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and comply with the requirements of the Determination of Housing Requirements 2019 as issued by the Scottish Housing Regulator and the Statement of Recommended Practice for Social Housing Providers issued in 2018. The principal accounting policies are set out below.

The preparation of these financial statements in compliance with FRS 102 requires the use of certain accounting estimates. It also requires management to exercise judgement in applying the Association's accounting policies (see note 3).

These financial statements are presented in Pounds Sterling (GBP), as that is the currency in which the Association's transactions are denominated. They comprise the financial statements of the Association drawn up for the year ended 31 March 2020. These financial statements comprise the results of the Association only.

The Association is a Co-operative and Community Benefit Society limited by shares and is incorporated in the United Kingdom.

The Association's Scottish Charity number is SC042523.

The address of the Association's registered office is:

191 Brandon Street
Motherwell
ML1 1RS

The Association is defined as a public benefit entity and thus the Association complies with all disclosure requirements relating to public benefit entities. The Association is a registered social landlord in Scotland and its registered number is HAL 202.

2. Accounting policies

Basis of accounting

The financial statements are prepared on the historical cost basis of accounting subject to the revaluation of certain fixed assets and in accordance with applicable accounting standards. The effect of events relating to the year ended 31 March 2020, which occurred before the date of approval of the financial statements by the Management Committee have been included in the statements to the extent required to show a true and fair view of the state of affairs as at 31 March 2020 and of the results for the year ended on that date.

Consolidation

The Association and its subsidiary undertaking, Lanarkshire Initiatives Limited, comprise a group. The Financial Conduct Authority has granted exemption from preparing group financial statements. These financial statements therefore represent the results of the Association and not of the group.

Going concern

The Management Committee anticipate that a surplus will be generated in the year to 31 March 2021 and the year to 31 March 2022. 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. Robust scenario planning on the potential impact of Covid 19 pandemic have produced results that demonstrates the business remains sustainable during this challenging period. Thus the Management Committee continue to adopt the going concern basis of accounting in preparing the annual financial statements.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

2. Accounting policies (continued)

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. Turnover is recognised when the Association is entitled to it, the amount of revenue can be measured reliably and its probable the economic benefits of the transaction will flow to the Association.

Government revenue grants

Government revenue grants are recognised using the accrual model which means the Association recognises the grant in income on a systematic basis over the period in which the Association recognises the related costs for which the grant is intended to compensate.

Non-government capital and revenue grants

Non-government capital and revenue grants are recognised using the performance model. If there are no performance conditions attached the grants are recognised as revenue when the grants are received or receivable.

A grant that imposes specific future performance related conditions on the recipient is recognised as revenue only when the performance related conditions are met.

A grant received before the revenue recognition criteria are satisfied is recognised as a liability.

Government capital grants

Government capital grants, at amounts approved by the Scottish Government or local authorities, are paid directly to the Association as required to meet its liabilities during the development process. This is treated as a deferred capital grant and is released to income in accordance with the accrual model over the useful life of the asset it relates to on completion of the development phase. The accrual model requires the Association to recognise income on a systematic basis over the period in which the Association recognises the related costs for which the grant is intended to compensate.

Apportionment of management expenses

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

Pensions (Note 23)

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 102 section 28, the operating and financing costs of pension and post retirement schemes (determined by a qualified actuary) are recognised separately in the Statement of Comprehensive Income. 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 Statement of Comprehensive Income.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

2. Accounting policies (continued)

Interest receivable

Interest income is recognised in the Statement of Comprehensive Income using the effective interest method.

Interest payable

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

Fixed assets - Housing properties

Housing properties are stated at cost, 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 or are considered for mortgage loans by private lenders 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 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.

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

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

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
Motor vehicles	- 25% on cost

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

2. Accounting policies (continued)

Investment properties

Investment properties are properties held for commercial lettings. These properties are held at their market value and are thus not depreciated. The fair value of each property will be considered at each reporting date and any changes will be recognised in the Statement of Comprehensive Income.

Debtors

Short term debtors are measured at transaction price, less any impairment.

Rental arrears

Rental arrears represent amounts due by tenants for rental of social housing properties at the year end. Rental arrears are reviewed regularly by management and written down to the amount deemed recoverable. Any provision deemed necessary is shown alongside gross rental arrears in Note 17.

Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

Investments

This is monies held on deposits of more than three months with the Association's banks.

Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

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.

Financial instruments

The Association only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and related parties.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at the present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitutes a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

2. Accounting policies (continued)

Financial commitments

Rentals paid under operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term.

3. Judgements in applying policies and key sources of estimation uncertainty

In preparing the financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets, and liabilities. Use of available information and application of judgement are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates.

The members of the Management Committee consider the following to be critical judgements in preparing the financial statements:

- The categorisation of housing properties as property, plant and equipment in line with the requirements of the SORP;
- The amount disclosed as 'operating surplus' is representative of activities that would normally be regarded as 'operating'; and
- The identification of a cash-generating unit for impairment purposes.

The Management Committee are satisfied that the accounting policies are appropriate and applied consistently. Key sources of estimation have been applied as follows:

Estimate

Valuation of housing properties

Useful lives of property, plant and equipment

The main components of housing properties

Recoverable amount of rental and other trade receivables

The obligations under the Strathclyde pension scheme

Basis of estimation

Housing properties are held at deemed cost which is based on existing use valuations at the date of transition to FRS 102 of 1 April 2014. Additions after this date are held at historical cost. The assumptions used to form the basis of the existing use valuation were reviewed and were considered reasonable and appropriate.

The useful lives of property, plant and equipment are based on the knowledge of senior management at the Association, with reference to expected asset life cycles.

The cost of housing properties is split into separately identifiable components. These components were identified by knowledgeable and experienced staff members.

Rental arrears and other trade receivables are reviewed by appropriately experienced senior management team members on a case by case basis with the balance outstanding together with the payment history of the individual tenant being taken into account.

This has relied on the actuarial assumptions of a qualified actuary which have been reviewed and are considered reasonable and appropriate.

3. Judgements in applying policies and key sources of estimation uncertainty (continued)

Estimate

The allocation of costs for shared ownership

Basis of estimation

Management and administration costs are allocated on the basis of rental income that shared ownership properties represent of the Association's total rental income.

The valuation of investment properties

The investment properties were valued by an appropriately qualified surveyor using market data at the date of valuation.

LANARKSHIRE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

4. Particulars of turnover, operating expenditure and operating surplus/(deficit)

	2020			2019		
	Turnover £	Operating Expenditure £	Operating Surplus £	Turnover £	Operating Expenditure £	Operating Surplus £
Income and Expenditure From lettings						
Social Lettings (Note 5)	4,055,843	(3,354,337)	701,506	3,987,872	(3,340,301)	647,571
Other activities (Note 6)	47,360	(55,704)	(8,344)	62,671	(56,456)	6,215
	<u>4,103,203</u>	<u>(3,410,041)</u>	<u>693,162</u>	<u>4,050,543</u>	<u>(3,396,757)</u>	<u>653,786</u>

LANARKSHIRE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

5. Particulars of turnover, operating expenditure and operating surplus from social letting activities

	General Needs Housing £	Supported Housing Accommodation £	Shared Ownership Accommodation £	2020 Total £	2019 Total £
Income from rent and service charges					
Rent receivable net of service charges	3,466,549	359,573	98,411	3,924,533	3,864,772
Service charges	111,890	11,589	-	123,479	113,024
Gross income from rents and service charges	3,578,439	371,162	98,411	4,048,012	3,977,796
Less voids	(15,381)	-	-	(15,381)	(12,530)
Net income from rents and service charges	3,563,058	371,162	98,411	4,032,631	3,965,266
Release of deferred government capital grants	-	14,433	-	14,433	11,478
Other revenue grants	-	8,779	-	8,779	11,128
Total turnover from social letting activities	3,563,058	394,374	98,411	4,055,843	3,987,872
Expenditure					
Management and maintenance administration costs	(1,568,206)	(158,805)	(78,429)	(1,805,440)	(1,782,107)
Service charges	(87,303)	(9,043)	(4,466)	(100,812)	(120,465)
Planned cyclical maintenance including major repairs	(267,472)	(27,705)	-	(295,177)	(274,166)
Reactive maintenance costs	(297,336)	(30,798)	-	(328,134)	(337,309)
Bad debts – rents and service charges	(46,753)	-	-	(46,753)	(28,119)
Depreciation of social housing	(576,342)	(65,537)	(21,344)	(663,223)	(704,370)
Impairment of social housing	-	-	-	-	-
Exceptional costs* - legal fees	(114,798)	-	-	(114,798)	(93,765)
Operating costs for social letting activities	(2,958,210)	(291,888)	(104,239)	(3,354,337)	(3,340,301)
Operating surplus on letting activities, 2020	604,848	102,486	(5,828)	701,506	
Operating surplus on letting activities, 2019	543,120	67,841	36,610		647,571

* These exceptional costs are legal fees incurred in regard to the ongoing legal case in respect of Watling Street – please see note 29.

LANARKSHIRE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020

6. Particulars of turnover, operating expenditure and operating surplus from other activities

	Grants from Scottish Ministers	Other revenue grants	Supporting people income	Other income	2020 Total Turnover	2019 Total Turnover	Operating costs - bad debts	Other operating costs	2020 Operating Surplus/ (deficit)	2019 Operating surplus
	£	£	£	£	£	£	£	£	£	£
Wider role activities #	-	-	-	-	-	-	-	-	-	-
Care and repair of property	-	-	-	-	-	-	-	-	-	-
Factoring	-	-	-	5,917	5,917	5,989	-	(5,570)	347	343
The Energy Trust Grant	-	-	-	-	-	-	-	-	-	-
Development and construction of property activities	-	-	-	-	-	-	-	-	-	-
Support activities	-	-	-	561	561	6,689	-	(557)	4	479
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	-	-	-	40,882	40,882	49,993	-	(49,577)	(8,695)	5,393
Total from other activities, 2020	-	-	-	47,360	47,360	-	-	(55,704)	(8,344)	-
Total from other activities, 2019	-	-	-	62,671	-	62,671	-	(56,456)	-	6,215

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

LANARKSHIRE HOUSING ASSOCIATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

7. Employees

	2020	2019
	£	£
Staff costs (including Directors' Emoluments) consist of:		
Wages and salaries	852,930	884,474
Social security costs	83,954	94,076
Pension costs	233,498	199,630
Defined benefit pension adjustment (Note 24)	81,000	89,000
	<u>1,251,382</u>	<u>1,267,180</u>
	2020	2019
	Number	Number
The number of full time equivalents employed by the Association during the year was:	<u>20</u>	<u>20</u>

8. 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 (2019: *£nil*).

	2020	2019
	£	£
Emoluments of the current Chief Executive (excluding pension contributions)	<u>87,354</u>	<u>85,693</u>

The Association's pension contribution for the Chief Executive in the year amounted to £21,850 (2019: £18,879).

Numbers of Directors whose emoluments (excluding pension contributions) exceed £60,000 during the year were as follows:-	2020	2019
	Number	Number
£85,000 - £89,999	1	1
£80,000 - £84,999	-	-
£75,000 - £79,999	-	-
£70,000 - £74,999	-	-
£65,000 - £69,999	4	1
£60,000 - £64,999	1	6
	<u>1</u>	<u>6</u>
	£	£
Emoluments (excluding pension contributions) to those earning more than £60,000	<u>420,400</u>	<u>532,081</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**8. Directors' emoluments (continued)**

Total pension contributions to directors whose emoluments exceeded £60,000 were £100,754 (2019: £115,899). No enhanced or special terms apply to membership and the directors have no other pension arrangements to which the Association contributes.

	£	£
Total expenses reimbursed in so far as not chargeable to U.K. Income Tax	-	-

The Association considers key management personnel to be the Management Committee and senior management team (listed on the first page of the financial statements).

Total emoluments (including employers NI) paid to the key management personnel of the Association amounted to £543,469 (2019: £592,403). Pension contributions on behalf of the key management personnel amounted to £125,242 (2019: £115,899).

9. Auditor's remuneration	2020	2019
	£	£
The remuneration of the auditor for the year in respect of audit services (excluding VAT)	9,750	9,500
Amounts paid to the auditor by the Association in respect of non-audit services (excluding VAT)	255	250
10. Interest receivable	2020	2019
	£	£
Bank interest	10,336	10,389
11. Interest payable and similar charges	2020	2019
	£	£
Bank loans	226,230	254,505
Defined benefit pension adjustment (Note 23)	30,000	29,000
Loan exit fee	384,406	-
	640,636	283,505

12. Taxation

The Association is a registered charity and as a result no corporation tax is due on any surplus generated from charitable activities. No corporation tax is due on its non-chargeable activities.

LANARKSHIRE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2020

13. Tangible fixed assets	Housing properties held for letting £	Completed shared ownership housing properties £	Office premises £	Computer equipment, office equipment & furniture and fittings £	Investment properties - Commercial properties £	Total £
Cost or valuation						
At 1 April 2019	29,166,913	1,389,866	658,864	116,801	455,000	31,787,444
Additions – housing units	187,000	-	-	-	-	187,000
Additions – components	479,565	-	-	-	-	479,565
Additions – other fixed assets	-	-	-	15,846	-	15,846
Disposals – housing units	-	(38,082)	-	-	-	(38,082)
Disposals – components	(78,469)	-	-	-	-	(78,469)
Disposals – other fixed assets	-	-	-	(6,978)	-	(6,978)
Transfers	35,509	(35,509)	-	-	-	-
Revaluation	-	-	-	-	155,000	155,000
At 31 March 2020	29,790,518	1,316,275	658,864	125,669	610,000	32,501,326
Depreciation						
At 1 April 2019	2,371,599	111,185	247,654	54,478	-	2,784,916
Provided for year	580,013	21,344	12,417	18,234	-	632,008
Disposals – housing units	-	(3,046)	-	-	-	(3,046)
Disposals – components	(16,603)	-	-	-	-	(16,603)
Disposals – other fixed assets	-	-	-	(6,978)	-	(6,978)
Transfers	3,125	(3,125)	-	-	-	-
At 31 March 2020	2,938,134	126,358	260,071	65,734	-	3,390,297
Net Book Value						
At 31 March 2020	26,852,384	1,189,917	398,793	59,935	610,000	29,111,029
At 31 March 2019	26,795,314	1,278,681	411,210	62,323	455,000	29,002,528

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**13. Tangible fixed assets (continued)**

The depreciation charge for housing stock in the year was £601,357 (2019: £580,159). The net book value of disposed components was £61,866 (2019: £124,261) and has been included in depreciation of social Housing in note 5 in accordance with the SORP giving a total depreciation of social housing of £663,223 (2019: £704,370).

Additions to housing property include no capitalised interest (2019: £nil) and no capitalised administration costs (2019: £nil). All housing properties are freehold. Properties with a cost of £38,082 (2019: £24,237) and accumulated depreciation of £3,046 (2019: £927) have been disposed in the year for net proceeds of £68,515 after grant repaid of £25,143 (2019: £64,936 after grant repaid of £64,936).

The housing properties were revalued on an existing use value as at 1 April 2014 (by Jones Lang LaSalle Limited) and this value was used as the deemed cost from that date in accordance with FRS 102. The commercial properties were valued at 31 August 2019 (by Jones Lang LaSalle Limited) which is considered to be reflective of the fair value as at 31 March 2020 by the Management Committee.

As at 31 March 2020, housing properties used as security for existing loans reported a net book value of £19,466,192 (2019: £18,598,560).

Included within housing properties is land with a carrying value of £5,607,642 (2019: £5,577,858).

14. Housing stock

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

	2020	2019
General Needs Housing	840	836
Supported Housing Accommodation	87	87
Shared Ownership Accommodation	42	44
	<u>969</u>	<u>967</u>

15. Commercial units

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

	2020	2019
Commercial Units	<u>7</u>	<u>7</u>

16. Investments

	2020 £	2019 £
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 2020, Lanarkshire Initiatives Limited made a loss after taxation of £1,360 (2019: loss of £1,055). At 31 March 2020, Lanarkshire Initiatives Limited had net assets of £2,240 (2019: £3,600).

LANARKSHIRE HOUSING ASSOCIATION LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

17. Debtors	2020 £	2019 £
Gross rent and service charges	113,900	119,944
Less: Bad debt provision	(46,753)	(34,218)
	67,147	85,726
Other debtors	208,428	250,557
Prepayments and accrued income	247,257	195,891
	522,832	532,174

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

18a. Cash and cash equivalents	2020 £	2019 £
Cash at bank and in hand	1,427,443	860,572

18b. Investments	2020 £	2019 £
Balances held in deposit accounts	500,000	1,173,373

19. Creditors: amounts falling due within one year	2020 £	2019 £
Bank loans	606,510	522,750
Trade creditors	173,066	324,438
Rental advances	83,387	87,089
Other taxes and social security	25,564	25,911
Contract retentions	25,492	49,299
Accruals and deferred income	54,472	68,283
Other creditors	125,450	117,306
Amounts due to subsidiary	3,091	4,124
Amounts due to the Scottish Government	288,029	262,885
Deferred capital grants (see note 21)	14,433	11,478
	1,399,494	1,473,563

Included in accruals is £21,440 of outstanding pension contributions (2019: £21,793).

The bank overdraft and loans are secured as detailed in note 20.

20. Creditors: amounts falling due after more than one year	2020 £	2019 £
Deferred capital grants (see note 21)	389,902	348,198
Bank loans	8,506,600	8,818,783
	8,896,502	9,166,981

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**

20. Creditors: amounts falling due after more than one year (continued)

Bank loans are split:	2020 £	2019 £
Due between one and two years	592,034	513,871
Due between two and five years	1,791,537	1,508,294
Due in five years or more	6,123,029	6,796,618
	<u>8,506,600</u>	<u>8,818,783</u>

The loans together with any bank overdraft from the Bank of Scotland plc, Clydesdale and Yorkshire Banking Group and The Royal Bank of Scotland plc are secured by standard securities over the properties on which the loans were granted.

Loans from the Bank of Scotland are repayable on a monthly basis over 15, 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.

Loans from Clydesdale Bank are repayable on a quarterly basis over 15 years inclusive of interest. The current terms are on a 10 year fixed rate arrangement at 2.6% thereafter moving to another fixed or variable rate option in August 2029

The loans from The Royal Bank of Scotland plc are repayable on a monthly basis over 30 years inclusive of interest. The rate of interest charged is either fixed at 2.775% or variable between 0.45% and 1.5% above bank base rate per annum.

21. Deferred capital grants

	2020 £	2019 £
Balance at 1 April 2019	359,676	335,391
Additional capital grant received	59,092	35,763
Released to Statement of Comprehensive Income	(14,433)	(11,478)
Balance at 31 March 2020	<u>404,335</u>	<u>359,676</u>
Due:		
< 1 year	14,433	11,478
1-2 years	14,433	11,478
2-5 years	43,299	34,434
>5 years	332,170	302,286
	<u>404,335</u>	<u>359,676</u>

LANARKSHIRE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

22. Share capital and reserves	2020	2019
	£	£
At start of year	90	96
Issued in year	7	6
Redeemed in year	-	(12)
At end of year	<u>97</u>	<u>90</u>

Each member of the Association holds one share of £1 in the Association. These shares carry no rights to dividend or distributions on a winding up. When a shareholder ceases to be a member, that person's share is cancelled and the amount paid thereon becomes the property of the Association. Each member has a right to vote at members' meetings. Called up share capital on the Statement of Financial Position has been adjusted to reflect the number of shares held by active members.

The revenue reserve includes all current and prior year retained surpluses or deficits.

23. 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.

From 1 April 2015, the Scheme changed from a final salary 1/60th accrual scheme to a CARE 1/45th accrual scheme. The defined benefit scheme closed to new members on 1 April 2019, but remains open to existing members. During the year, the Association paid employer contributions at a gross rate of 29.9% less 3.41% for ill health liability. From 1 April 2020, the Association will continue to pay contributions at the aforementioned rates plus service deficit payments of £7,000 per month.

An updated accounting valuation of the Strathclyde Pension Fund was performed as at 31 March 2020.

The main financial assumptions used by the Council's Actuary, Hymans Robertson, (these are assumptions specific to the Association which were derived with assistance from Spence and Partners) in their calculations are as follows:

Assumptions as at	31 March 2020	31 March 2019
Pension increases	1.90%	2.35%
Salary increases	1.70%	2.35%
Discount rate	2.45%	2.60%

The average future life expectancies at age 65 are summarised below:

Mortality	Males	Females
Current pensioners	20.7 years	22.9 years
Future pensioners	22.4 years	24.6 years

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2020**23. Pensions (continued)**

The sensitivities regarding the principal assumptions used to measure the scheme liabilities are set out below:

Sensitivity Analysis	Approximate % increase to Employer Liability	Approximate Monetary amount (£000)
0.5% decrease in Real Discount Rate	12%	932
0.5% increase in the Salary Increase Rate	3%	226
0.5% increase in the Pension Increase Rate	9%	690

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

	31 March 2020 £000	31 March 2019 £000
Net Pension Liability as at		
Estimated Employer Assets (A)	7,306	7,468
Present Value of Scheme Liabilities	8,026	8,582
Present Value of Unfunded Liabilities	-	-
Total Value of Liabilities (B)	8,026	8,582
Net Pension Liability (A) – (B)	(720)	(1,114)

Analysis of the amount charged to operating profit:

	Year to 31 March 2020 £'000	Year to 31 March 2019 £'000
Service cost	322	299
Contributions	(241)	(210)
Past service cost	-	-
Curtailment and Settlements	-	-
Decrease in irrecoverable surplus	-	-
Total operating charge	81	89
Net Interest cost	30	29

Analysis of the amount recognised in the Statement of Other Comprehensive Income:

	Year to 31 March 2020 £ 000	Year to 31 March 2019 £ 000
Actuarial gain recognised as other comprehensive income	505	12

LANARKSHIRE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

23. Pensions (continued)

	Year to 31 March 2020 £ 000	Year to 31 March 2019 £ 000
Deficit in scheme at beginning of year	(1,114)	(1,008)
Current service cost	(322)	(299)
Employer contributions	241	210
Other income	-	-
Other outgoings (e.g. expenses, etc.)	-	-
Past service costs	-	-
Impact of settlements and curtailments	-	-
Net interest cost	(30)	(29)
Actuarial gain/(loss)	505	12
Deficit at end of year	<u>(720)</u>	<u>(1,114)</u>

24. Establishment of Association

The Association is established under the Co-operative and Community Benefit Societies Act 2014 and was incorporated in the United Kingdom and is registered in Scotland.

25. Commitments – capital and repairs

As at 31 March 2020, the Association had commitments in respect of capital and repairs work of:

	2020 £	2019 £
Commitment	<u>1,108,692</u>	<u>681,388</u>
To be funded by: The Association's reserves	<u>1,108,692</u>	<u>681,388</u>
Approved but not contracted for	<u>-</u>	<u>Nil</u>

LANARKSHIRE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2020

26. Commitments under operating leases

As at 31 March 2020 the Association had total commitments under non-cancellable operating leases as set out below:-

	2020 £	2019 £
Operating leases which expire:		
Within one year	21,556	30,562
Between one and two years	13,763	15,081
In two to five years	4,601	7,288
	39,920	52,931

27. Net cash flow generated from operating activities

	2020 £	2019 £
Surplus for the year	226,198	666,670
<u>Adjustments for non cash items:</u>		
Depreciation of tangible fixed assets		
(including loss on disposal of components)	693,874	722,442
(Increase)/decrease in stocks	-	(200)
(Increase)/decrease in debtors	9,342	(269,803)
Increase/(decrease) in creditors	(185,928)	245,759
Gain from sale of tangible fixed assets	(8,336)	-
Release of deferred Government Capital Grant	(14,433)	(11,478)
Non cash movement relating to pension liability	111,000	118,000
(Increase) in valuation of investment properties	(155,000)	-
Issued / (Forfeited) share capital	-	(12)
<u>Adjustments for investing and financing activities:</u>		
Interest received	(10,336)	(10,389)
Interest payable	610,636	254,505
Net cash generated from operating activities	1,277,017	1,715,494

28. 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 £205 (2019: £208) of VAT on behalf of Lanarkshire Initiatives Limited in the year.

Lanarkshire Housing Association Limited incurred expenditure of £1,238 (2019: £1,313) 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 2020 was £3,091 (2019: £4,124) and is included in creditors.

The Association has no Management Committee members that are tenants therefore the rent received in the year is £nil (2019: £4,317). The total rent arrears relating to tenant Management Committee members included within debtors at the year-end is £nil (2019: £nil).

29. Watling Street

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 a presence of toxic compounds in the indoor air due to inadequate remediation of the site prior to development. It was decided that one of the residents claims would pursue through the court system as a test case whilst the remaining residents' cases would be sisted until the outcome of the test case was determined.

The Management Committee has noted the extensive site investigations conducted by North Lanarkshire Council in previous years over such claims of contaminated land at Watling Street, which concluded that the open space and garden soils were safe. During the course of 2015/16, one of the defendants, North Lanarkshire Council was released from the action by the pursuers and North Lanarkshire Council has no further plans to revisit the conclusions from the site investigation reports.

A Procedural Roll hearing in front of Lord Jones at the Outer House of the Court of Session took place in March 2015. Lord Jones issued his Opinion in December 2015, where he found that the case against Lanarkshire Housing Association Limited should be dismissed along with another defendant in the case, City Link Development Company Ltd. The case against the final defendant in the case, Scott Wilson Scotland Ltd, was allowed to proceed to a Proof before Answer hearing by Lord Jones.

The pursuers appealed the decision of Lord Jones to dismiss Lanarkshire Housing Association Limited from the action to the Inner House of the Court of Session. This appeal was dismissed by the Inner House of the Court of Session in February 2017 and leave to appeal to the Supreme Court was also denied by the Inner House. The pursuers submitted an application to appeal directly to the Supreme Court and this application was refused by the Supreme Court in January 2019.

In the previous financial year, the Association was awarded £289,000 of costs against the pursuers of which £194,000 is outstanding at this year-end and is included within other debtors (2019: £236,000).

In relation to the outstanding cases which had previously been sisted, the pursuers enrolled a Motion to the Court of Session seeking to amend their pleadings in light of the findings of the test case. Lanarkshire Housing Association Limited opposed this Motion, which was heard by Lord Clark in May 2019, who subsequently ruled in the Association's favour and found that the outstanding cases should be dismissed. Lord Clark's ruling was appealed by the pursuers and the Inner House of the Court of Session heard this Reclaiming Motion in April 2020, which found in the pursuer favour. This Court ruling allows the pursuers to lodge their Minute of Amendment however, the Association's position remains unchanged and senior counsel has been instructed to lodge defences against the action. The Association has incurred exceptional legal costs of £114,798 (2019 £93,765) in respect of these outstanding cases as noted in note 5.