



Alexander Sloan
Accountants and Business Advisers

Lochaber Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2019

Registered Housing Association No. HAL151

FCA Reference No. 2289R(S)

Scottish Charity No. SCO30951

LOCHABER HOUSING ASSOCIATION LIMITED

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LOCHABER HOUSING ASSOCIATION LIMITED

BOARD OF MANAGEMENT , EXECUTIVES AND ADVISERS YEAR ENDED 31 MARCH 2019

BOARD OF MANAGEMENT

Di Alexander	
Andrew Carr	Vice-chair
Hugh Donaldson	Chair
Alex Farquar	Secretary
Roger Gibbins	Resigned (June 2017)
Jenni Hodgson	Treasurer
Catrina Hunter	
Lyn Kilpatrick	
Jean Sinclair	Resigned (20 December 2018)
Stuart Reid	
Jacqui Wight	
Denis Rixson	Councillor - Appointed (20 August 2018)

EXECUTIVE OFFICERS

Blair Allan	Chief Executive
Margaret Moynihan	Acting Chief Executive
Sean Doherty	Head of Asset Management

REGISTERED OFFICE

101 High Street
Fort William
PH33 6DG

EXTERNAL AUDITORS

Alexander Sloan
Accountants & Business Advisers
180 St Vincent Street
Glasgow
G2 5SG

INTERNAL AUDITORS

Scott-Moncrieff
25 Bothwell Street
Glasgow
G2 6NL

FINANCE AGENTS

David Smith
Chartered Accountants
Keppoch
Croft Road
Oban
PA34 5JN

BANKERS

Clydesdale Bank
58 High Street
Fort William
PH33 6AH

SOLICITORS

MacIntyre & Company
38 High Street
Fort William
PH33 6AT

LOCHABER HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2019

The Board of Management presents its report and the Financial Statements for the year ended 31 March 2019.

Legal Status

The Association is a registered non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 No.2289R(S). The Association is governed under its Rule Book. The Association is a registered Scottish Charity with the charity number SCO30951.

Principal Activities

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

1. providing, constructing, improving and managing land, accommodation and associated facilities and providing care;
2. providing or arranging home maintenance, repair and improvement services and providing facilities and services for the benefit of such people either exclusively for them or together with other persons;
3. undertaking any activities which are charitable, allowed under section 58 of the Housing (Scotland) Act 2001, including any statutory amendment or re enactment of the provisions of this section from time to time being in force and;
4. carrying on any other charitable activities permitted to registered social landlords from time to time.

Review of Business and Future Developments

Through our development services partnership with the Highland Small Communities Housing Trust (HSCHT) we are currently on site with 29 new affordable homes for rent and shared equity at the former primary school site in Lochyside, Fort William. Reflecting our efforts in rural areas it is anticipated we will be on site at Spean Bridge and Mallaig later this year with a further 28 units with additional new build development which is in the pipeline in other rural areas within Lochaber. This activity also reflects well on the supportive strategic partnerships we have with the Scottish Government and Highland Council, and together with these partners we hope that our current and future development programme can assist in achieving the government's ambitious targets for 2016 – 2021.

In 2017 the Scottish Government funded us to acquire a substantial site at Upper Achintore in Fort William. Following an options appraisal the Association's Board agreed to enter into a partnership with the Link Group through which Link HA have plans to develop over 300 affordable units for affordable rent on the site. Lochaber HA will provide management and maintenance services for the tenants. These arrangements concluded in March and the transfer of land was made to the Link Group.

For a number of years the Scottish Housing Regulator (SHR) has set a low level of engagement with the Association. In March 2017 the SHR revised this to a medium level of engagement for 2018/19 because of the potential risk which our rate of development and growth may present. During 2018 we worked with the Regulator providing the appropriate assurances in connection with our business planning and risk management going forward and positive feedback was provided to the Association as an outcome.

We have recently completed our tri-annual tenant satisfaction survey and additional questions were asked regarding Information and Advice, Rural Access and ICT to help inform us with work we are currently undertaking to improve the services we provide.

LOCHABER HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2019

Review of Business and Future Developments (Continued)

The Future

We will continue to work on implementing our strategic principles, which underpin our business plan. These are: housing supply through partnership; improved financial strength; growth and diversification through our subsidiaries; continual improvement in our performance; excellence in governance; engagement with tenants; and making a social impact.

Going forward a continuing challenge and opportunity relates to our new build development activity. Our housing management activity remains focused on supporting tenants and managing the continuing transitions to universal credit under welfare reform agenda.

Using the results from our recently completed tenant survey TPAS will audit our tenant engagement and work with staff and tenants to develop an action plan.

We are also investing in our digital services which will allow us to enhance our communication options and services to tenants.

Following the amendments to the regulatory framework and the introduction of the new Annual Assurance Statement required by the SHR, the Board ensure that the Association continues to be compliant with each of the standards and strive for improvement where possible.

Board of Management and Executive Officers

The members of the Board of Management and the Executive Officers are listed on Page 1.

Each member of the Board of Management holds one fully paid share of £1 in the Association. The Executive Officers hold no interest in the Association's share capital and, although not having the legal status of Directors, they act as Executives within the authority delegated by the Board of Management

The members of the Board of Management are also Trustees of the Charity. Members of the Board of Management are appointed by the members at the Association's Annual General Meeting.

LOCHABER HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2019

Statement of Board of Management 's Responsibilities

The Co-operative and Community Benefit Act 2014 requires the Board of Management to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus or deficit of the Association for that period. In preparing those Financial Statements, the Board of Management is 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;
- prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business;
- prepare a statement on Internal Financial Control.

The Board of Management is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to: ensure that the Financial Statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2014 and the Determination of Accounting Requirements - 2019. They are also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

The Board of Management must in determining how amounts are presented within items in the income and expenditure account and balance sheet, have regard to the substance of the reported transaction or arrangement, in accordance with generally accepted accounting practices.

In so far as the Board of Management are aware:

- There is no relevant audit information (information needed by the Housing Association's auditors in connection with preparing their report) of which the Association's auditors are unaware, and
- The Board of Management have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the Housing Association's auditors are aware of that information.

LOCHABER HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2019

Statement on Internal Financial Control

The Board of Management acknowledges its ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate for the business environment in which it operates. These controls are designed to give reasonable assurance with respect to:

- the reliability of financial information used within the Association, or for publication;
- the maintenance of proper accounting records;
- the safeguarding of assets against unauthorised use or disposition.

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

- formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating to the delegation of authority, which allow the monitoring of controls and restrict the unauthorised use of Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared which allow the management team and the Board of Management to monitor key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term;
- Quarterly financial management reports are prepared promptly, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- Regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Board of Management ;
- the Board of Management receive reports from management and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Association is undertaken;
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Board of Management has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2019. No weaknesses were found in the 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.

Auditors

A resolution to re-appoint the Auditors, Alexander Sloan, Accountants and Business Advisers, will be proposed at the Annual General Meeting.

By order of the Board of Management

ALEX FARQUAR

Secretary

26 August 2019

LOCHABER HOUSING ASSOCIATION LIMITED

REPORT BY THE AUDITORS TO THE MEMBERS OF LOCHABER HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANCE MATTERS

In addition to our audit of the Financial Statements, we have reviewed your statement on page 5 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained in the publication 'Regulation of Social Housing in Scotland' and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion

We carried out our review having regard to the requirements relating to corporate governance matters within Bulletin 2006/5 issued by the Auditing Practices Board. The Bulletin does not require us to review the effectiveness of the Association's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reasons given for non-compliance.

Opinion

In our opinion the Statement on Internal Financial Control on page 5 has provided the disclosures required by the relevant Regulatory Standards within the publication 'Regulation of Social Housing in Scotland' and associated Regulatory Advice Notes by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

Through enquiry of certain members of the Board of Management , and Officers of the Association, and examination of relevant documents, we have satisfied ourselves that the Board of Management '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 within the publication 'Regulation of Social Housing in Scotland' and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

ALEXANDER SLOAN

Accountants and Business Advisers
Statutory Auditors
GLASGOW
26 August 2019



Alexander Sloan
Accountants and Business Advisers

LOCHABER HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LOCHABER HOUSING ASSOCIATION LIMITED

Opinion

We have audited the financial statements of Lochaber Housing Association Limited (the 'Association') for the year ended 31 March 2019 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows, Statement of Changes in Equity and related notes, 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).

This report is made solely to the Association's members, as a body, in accordance with the Co-operative and Community Benefit Society Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2019 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefits Societies Act 2014, the Housing (Scotland) Act 2014 and the Determination of Accounting Requirements 2019.

The Association has obtained exemption from preparing Group Accounts under the Financial Conduct Authority regulations.

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 UK, including the FRC's Ethical Standard, and we have fulfilled our other 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 opinion.

Conclusions relating to going concern

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

- the Board of Management 's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Board of Management 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 Board of Management 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.

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.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the Association and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Board of Management .

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

- proper books of account have not been kept by the Association in accordance with the requirements of the legislation;
- a satisfactory system of control over transactions has not been maintained by the Association in accordance with the requirements of the legislation;
- the Statement of Comprehensive Income and Statement of Financial Position are not in agreement with the books of account of the Association; or
- we have not received all the information and explanations we require for our audit.

LOCHABER HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LOCHABER HOUSING ASSOCIATION LIMITED (Continued)

Responsibilities of the Board of Management

As explained more fully in the Statement of Board of Management 's Responsibilities as set out on Page 4, the Board of Management are 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 Board of Management determines 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 Board of Management is 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 Board of Management either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Management .
- Conclude on the appropriateness of the Board of Management 's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Association to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the Association's audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

ALEXANDER SLOAN

Accountants and Business Advisers
Statutory Auditors
GLASGOW
26 August 2019



LOCHABER HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2019

	Notes	2019		2018	
		£	£	£	£
REVENUE	2		4,677,668		4,699,135
Operating Costs	2		(3,638,414)		(3,745,050)
OPERATING SURPLUS			1,039,254		954,085
Gain On Sale Of Housing Stock	7	181,433		227,948	
Interest Receivable and Other Income		66,750		34,922	
Interest Payable and Similar Charges	8	(363,651)		(333,327)	
Other Finance Income / (Charges)	11	(52,000)		(1,000)	
			(167,468)		(71,457)
Surplus on ordinary activities before taxation			871,786		882,628
Other comprehensive income					
Adjustment relating to Opening Pension Liability			(60,688)		
Actuarial Gains/ (Losses) on defined benefit Pension Plan			(78,000)		-
TOTAL COMPREHENSIVE INCOME			733,098		882,628

The notes on pages 13 to 32 form part of these financial statements.

LOCHABER HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2019

	Notes	2019		2018	
		£	£	£	£
NON-CURRENT ASSETS					
Housing Properties - Depreciated Cost	12 (a)		52,679,395		52,691,371
Other Non-current Assets	12 (b)		628,104		662,131
			<u>53,307,499</u>		<u>53,353,502</u>
INVESTMENTS					
Investment in subsidiaries	25	10,000		10,000	
			<u>10,000</u>		<u>10,000</u>
CURRENT ASSETS					
Receivables	15	1,014,100		625,472	
Development Cost of Housing Property	25	508,726		552	
Investments	25	1,575,000		1,575,000	
Cash at bank and in hand		1,996,459		2,345,186	
		<u>5,094,285</u>		<u>4,546,210</u>	
CREDITORS: Amounts falling due within one year	16	<u>(2,130,076)</u>		<u>(1,679,530)</u>	
NET CURRENT ASSETS			<u>2,964,209</u>		<u>2,866,680</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			56,281,708		56,230,182
CREDITORS: Amounts falling due after more than one year	17		<u>(13,591,717)</u>		<u>(14,294,236)</u>
PENSIONS AND OTHER PROVISIONS FOR LIABILITIES AND CHARGES					
Scottish Housing Association Pension Scheme	26	<u>(320,000)</u>		-	
			<u>(320,000)</u>		<u>-</u>
DEFERRED INCOME					
Social Housing Grants	19	<u>(33,402,313)</u>		<u>(33,823,565)</u>	
Other Grants	19	<u>(286,818)</u>		<u>(164,620)</u>	
			<u>(33,689,131)</u>		<u>(33,988,185)</u>
NET ASSETS			<u>8,680,860</u>		<u>7,947,761</u>
EQUITY					
Share Capital	20		68		67
Revenue Reserves			9,000,792		7,947,694
Pension Reserves			<u>(320,000)</u>		<u>-</u>
			<u>8,680,860</u>		<u>7,947,761</u>

The Financial Statements were approved by the Board of Management and authorised for issue and signed on their behalf on 26 August 2019.

Committee member

Committee member

Secretary

The notes on pages 13 to 32 form part of these financial statements.

LOCHABER HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2019

	Notes	2019	2018
		£	£
Net cash inflow from operating activities	18	1,228,814	1,675,031
Investing Activities			
Acquisition and Construction of Properties	(2,857,449)	(2,397,771)	
Purchase of Other Fixed Assets	(16,226)	(31,582)	
Social Housing Grant Received	1,847,496	828,324	
Social Housing Grant Repaid	(91,016)	-	
Other Grants Received	132,166	167,980	
Changes on short term deposits with banks	-	(375,000)	
Proceeds on Disposal of Properties	291,735	361,542	
Net cash outflow from investing activities		(693,294)	(1,446,507)
Financing Activities			
Loan Advances Received	-	401,008	
Interest Received on Cash and Cash Equivalents	66,750	34,922	
Interest Paid on Loans	(415,651)	(333,327)	
Loan Principal Repayments	(535,347)	(646,510)	
Share Capital Issued	1	-	
Net cash outflow from financing activities		(884,247)	(543,907)
Decrease in cash		(348,727)	(315,383)
Opening Cash & Cash Equivalents		2,345,186	2,660,569
Closing Cash & Cash Equivalents		<u>1,996,459</u>	<u>2,345,186</u>
Cash and Cash equivalents as at 31 March			
Cash		1,996,459	2,345,186
		<u>1,996,459</u>	<u>2,345,186</u>

The notes on pages 13 to 32 form part of these financial statements.

LOCHABER HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2019

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
Balance as at 31 March 2017	68	-	7,065,066	7,065,134
Cancellation of Shares	(1)		-	(1)
Surplus for the year	-		882,628	882,628
Balance as at 31 March 2018	<u>67</u>	<u>-</u>	<u>7,947,694</u>	<u>7,947,761</u>
Balance as at 1 April 2018	67	-	7,947,694	7,947,761
Issue of Shares	1		-	1
Cancellation of Shares	-		-	-
Other comprehensive income	-	(320,000)	181,312	(138,688)
Surplus for the year	-		871,786	871,786
Balance as at 31 March 2019	<u>68</u>	<u>(320,000)</u>	<u>9,000,792</u>	<u>8,680,860</u>

The notes on pages 13 to 32 form part of these financial statements.

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Statement of Recommended Practice for social housing providers 2014. The Association is a Public Benefit Entity in terms of its compliance with Financial Reporting Standard 102, applicable for accounting periods on or after 1 January 2015.

Basis of Accounting

The Financial Statements have been prepared in accordance with applicable Accounting Standards, the Statement of Recommended Practice - Accounting by Registered Social Landlords 2014, and on the historical cost basis. They also comply with the Determination of Accounting Requirements 2019. A summary of the more important accounting policies is set out below.

Basis of Consolidation

The Association has obtained exemption from the Financial Conduct Authority from producing Consolidated Financial Statements. The financial statements for Lochaber Housing Association Limited present information about it as an individual undertaking and not about the group.

Revenue

The Association recognises rent receivable net of losses from voids. Service Charge Income (net of voids) is recognised with expenditure as it is incurred as this is considered to be the point when the service has been performed and the revenue recognition criteria is met.

Government Grants are released to income over the expected useful life of the asset to which they relate.

Retirement Benefits

The Association participates in the Scottish Housing Association Defined Benefit Pension Scheme where retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the Scheme. Payments are made in accordance with periodic calculations by consulting Actuaries and are based on pension costs applicable across the various participating organisations taken as a whole. The Association accounts for this scheme as a defined benefit pension scheme in accordance with FRS 102. The Association moved to the Scottish Housing Associations Defined Contribution scheme on leaving the defined benefit scheme. Contributions to defined contribution plans are recognised as an employee benefit expense when they are due.

Valuation Of Housing Properties

Housing Properties are stated at cost less accumulated depreciation. Housing under construction and Land are not depreciated. The Association depreciates housing properties by major component on a straight line basis over the estimated useful economic lives of each identified component. All components are categorised as Housing Properties within note 12. Impairment reviews are carried out if events or circumstances indicate that the carrying value of the components listed below is higher than the recoverable amount.

Component	Useful Economic Life
Structure	Over 50 years
Roof	Over 50 years
Render	Over 40 years
Heating	Over 20 years
Hot water cylinder	Over 10 years
External doors	Over 25 years
Windows	Over 25 years
Bathrooms	Over 25 years
Kitchen	Over 15 years

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES (Continued.)

Depreciation and Impairment of Other Non-Current Assets

Non-current Assets are stated at cost less accumulated depreciation. Depreciation is charged over the expected economic useful lives of the assets at the following annual rates:

Asset Category	Depreciation Rate
Leasehold Improvements	Over the period of the lease
Furniture & Equipment	20% reducing balance
Commercial Property	2% straight line

The carrying value of non-current assets are reviewed for impairment at the end of each reporting period.

Social Housing Grant and Other Grants in Advance/Arrears

Social Housing Grants and Other Capital Grants are accounted for using the Accrual Method as outlined in Section 24 of Financial Reporting Standard 102. Grants are treated as deferred income and recognised in income on a systematic basis over the expected useful life of the property and assets to which they relate.

Social Housing Grant attributed to individual components is written off to the Statement of Comprehensive Income when these components are replaced.

Social Housing Grant received in respect of revenue expenditure is credited to the Statement of Comprehensive Income in the same period as the expenditure to which it relates.

Although Social Housing Grant is treated as a grant for accounting purposes, it may nevertheless become repayable in certain circumstances, such as the disposal of certain assets. The amount repayable would be restricted to the net proceeds of sale.

Sales Of Housing Properties

First tranche Shared Ownership disposals are credited to turnover on completion. The cost of construction of these sales is taken to operating cost. In accordance with the Statement of Recommended Practice, disposals of subsequent tranches are treated as non-current asset disposals with the gain or loss on disposal shown in the Statement of Comprehensive Income.

Disposals of housing property under the Right to Buy scheme are treated as non-current asset disposals and any gain or loss on disposal accounted for in the Statement of Comprehensive Income.

Disposals under shared equity schemes are accounted for in the Statement of Comprehensive Income. The remaining equity in the property is treated as a non-current asset investment, which is matched with the grant received.

Taxation

The Association is a Registered Scottish Charity and is not liable to taxation on its charitable activities.

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES

Leases/Leased Assets

Costs in respect of operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term. Assets held under finance leases and hire purchase contracts are capitalised in the Statement of Financial Position and are depreciated over their useful lives.

Works to Existing Properties

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

Development Interest

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

Property Development Cost

The proportion of the development cost of shared ownership properties expected to be disposed of as a first tranche sale is held in current assets until it is disposed of. The remaining part of the development cost is treated as a fixed asset. Surpluses made on the disposal of first tranche sales are taken to the Statement of Comprehensive Income in accordance with the Statement of Recommended Practice.

Property developments that are intended for resale are included in current assets until disposal.

VAT

The Association is VAT registered but a large proportion of its income is exempt for VAT purposes. As a result most of the VAT paid is not recovered and therefore expenditure is shown inclusive of VAT.

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES

Key Judgements made in the application of Accounting Policies

a) The Categorisation of Housing Properties

In the judgement of the Board of Management the entirety of the Association's housing stock is held for social benefit and is therefore classified as Property, Plant and Equipment in accordance with FRS 102.

b) Identification of cash generating units

The Association considers its cash-generating units to be the schemes in which it manages its housing property for asset management purposes.

c) Financial instrument break clauses

The Association has considered the break clauses attached to the financial instruments that it has in place for its loan funding. In the judgement of the Board of Management, these break clauses do not cause the financial instrument to be classified as a complex financial instrument and therefore they meet the definition of a basic financial instrument.

d) Pension Liability

The Association participates in a defined benefit pension scheme arrangement with the Scottish Housing Association Pension Scheme. The fund is administered by the Pensions Trust. This year the Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The Association has decided that this method is appropriate and provides a reasonable estimate of the pension assets and liabilities of the Association and has therefore adopted this valuation method.

Financial Instruments - Basic

The Association classes all of its loans as basic financial instruments including agreements with break clauses. The Association recognises basic financial instruments in accordance with Section 11 of Financial Reporting Standard 102.

The Association's debt instruments are measured at amortised cost using the effective interest rate method.

Estimation Uncertainty

The preparation of financial statements requires the use of certain accounting judgements and accounting estimates. It also requires the Board of Management to exercise judgement in applying the Association's accounting policies. The areas requiring a higher degree of judgement, or complexity, and areas where assumptions or estimates are most significant to the financial statements are disclosed below.

a) Rent Arrears - Bad Debt Provision

The Association assesses the recoverability of rent arrears through a detailed assessment process which considers tenant payment history, arrangements in place and court action.

b) Life Cycle of Components

The Association estimates the useful lives of major components of its housing property with reference to surveys carried out by external qualified surveyors.

c) Useful life of properties, plant and equipment

The Association assesses the useful life of its properties, plant and equipment and estimates the annual charge to be depreciated based on this assessment.

d) Costs of shared ownership

The Association allocates costs to shared ownership properties on an percentage basis split across the number of properties the Association owns.

e) Defined pension liability

In determining the value of the Association's share of defined benefit pension scheme assets and obligations, the valuation prepared by the Scheme actuary includes estimates of life expectancy, salary growth, inflation and the discount rate on corporate bonds.

f) Allocation of share of assets and liabilities for multi employer schemes

Judgements in respect of the assets and liabilities to be recognised are based upon source information provided by administrators of the multi employer pension schemes and estimations performed by the Pensions Trust.

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS (Continued)

2. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM AFFORDABLE LETTING AND OTHER ACTIVITIES

	Notes	2019			2018		
		Turnover £	Operating Costs £	Operating Surplus / (Deficit) £	Turnover £	Operating Costs £	Operating Surplus / (Deficit) £
Affordable letting activities	3	4,506,168	3,446,233	1,059,935	4,149,284	3,223,145	926,139
Other Activities	4	171,500	192,181	(20,681)	549,851	521,905	27,946
Total		4,677,668	3,638,414	1,039,254	4,699,135	3,745,050	954,085

3. PARTICULARS OF INCOME & EXPENDITURE FROM AFFORDABLE LETTING ACTIVITIES

	General Needs Housing £	Shared Ownership £	2019 Total £	2018 Total £
Revenue from Lettings				
Rent receivable net of service charges	3,082,115	130,032	3,212,147	3,065,592
Service charges receivable	102,462	4,604	107,066	129,000
Gross income from rent and service charges	3,184,577	134,636	3,319,213	3,194,592
Less: Rent losses from voids	6,283	-	6,283	12,644
Net Rents Receivable	3,178,294	134,636	3,312,930	3,181,948
Grants released from deferred income	963,060	15,271	978,331	950,631
Revenue grants from Scottish Ministers	28,821	-	28,821	16,705
Other revenue grants	186,086	-	186,086	-
Total turnover from affordable letting activities	4,356,261	149,907	4,506,168	4,149,284
Expenditure on affordable letting activities				
Management and maintenance administration costs	960,523	18,864	979,387	891,611
Service Costs	138,075	4,186	142,261	126,678
Planned and cyclical maintenance, including major repairs	401,625	-	401,625	336,520
Reactive maintenance costs	362,388	-	362,388	346,649
Bad Debts - rents and service charges	9,645	1,175	10,820	15,765
Depreciation of affordable let properties	1,508,689	41,063	1,549,752	1,505,922
Operating costs of affordable letting activities	3,380,945	65,288	3,446,233	3,223,145
Operating surplus on affordable letting activities	975,316	84,619	1,059,935	926,139
2018	850,063	76,076		

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS (Continued)

4. PARTICULARS OF REVENUE, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM OTHER ACTIVITIES

	Grants From Scottish Ministers	Other Income	Total Turnover	Operating Costs Other	Operating Surplus / (Deficit) 2019	Operating Surplus / (Deficit) 2018
	£	£	£	£	£	£
Commercial leases	-	72,748	72,748	19,920	52,828	52,110
Care and Repair	-	8,000	8,000	39,209	(31,209)	(25,352)
Contracted out services undertaken for other organisations	-	14,116	14,116	14,116	-	-
Development of property for sale to RSLs - other operating costs	-	-	-	-	-	52,577
Agency or management services	-	22,983	22,983	22,983	-	-
Development administration	-	-	-	42,860	(42,860)	(51,389)
Other activities	-	53,653	53,653	53,093	560	-
Total From Other Activities	-	171,500	171,500	192,181	(20,681)	27,946
2018	-	549,851	549,851	521,905	27,946	

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

5. OFFICERS' EMOLUMENTS

The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Board of Management , managers and employees of the Association.

Aggregate Emoluments payable to Officers with Emoluments greater than £60,000 (excluding Pension Contributions)

Pension contributions made on behalf on Officers with emoluments greater than £60,000

Emoluments payable to Chief Executive (excluding pension contributions)

Total Emoluments paid to key management personnel

2019	2018
£	£
61,766	63,738
6,782	6,935
61,766	63,738
180,824	179,771

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

	Number	Number
£60,001 to £70,000	1	1

6. EMPLOYEE INFORMATION

The average monthly number of full time equivalent persons employed during the year was:

The average total number of Employees employed during the year was:

Staff Costs were:

Wages and Salaries
Social Security Costs
Other Pension Costs

2019	2018
No.	No.
20	17
18	20
£	£
559,722	481,551
61,490	56,666
49,053	46,809
670,265	585,026

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

7. GAIN ON SALE OF HOUSING STOCK

	2019	2018
	£	£
Sales Proceeds	291,735	361,542
Cost of Sales	110,302	133,594
Gain On Sale Of Housing Stock	<u>181,433</u>	<u>227,948</u>

8. INTEREST PAYABLE & SIMILAR CHARGES

	2019	2018
	£	£
On Bank Loans & Overdrafts	<u>363,651</u>	<u>333,327</u>

9. SURPLUS FOR THE YEAR

	2019	2018
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - Tangible Owned Fixed Assets	1,585,427	1,495,132
Loss on component disposals	20,950	-
Auditors' Remuneration - Audit Services	8,981	8,719
Operating Lease Rentals - Land & Buildings	40,460	36,375
Operating Lease Rentals - Other	7,272	6,943
Gain on sale of fixed assets	<u>(181,433)</u>	<u>(227,948)</u>

10. TAX ON SURPLUS ON ORDINARY ACTIVITIES

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

11. OTHER FINANCE INCOME / CHARGES

	2019	2018
	£	£
Net interest on pension obligations	<u>52,000</u>	<u>1,000</u>

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS (Continued)

12. NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties Held for Letting £	Housing Properties In course of Construction £	Shared Ownership Completed £	Leased Property £	Total £
COST					
As at 1 April 2018	63,530,021	2,711,138	2,373,544	185,102	68,799,805
Additions	800,559	2,056,890	-	-	2,857,449
Disposals	(226,445)	(1,203,000)	(67,225)	(72,311)	(1,568,981)
Schemes Completed	-	-	-	-	-
As at 31 March 2019	<u>64,104,135</u>	<u>3,565,028</u>	<u>2,306,319</u>	<u>112,791</u>	<u>70,088,273</u>
DEPRECIATION					
As at 1 April 2018	15,122,972	-	865,147	120,316	16,108,435
Charge for Year	1,488,469	-	41,064	5,640	1,535,173
Transfers	-	-	-	-	-
Disposals	(175,188)	-	(21,632)	(37,910)	(234,730)
As at 31 March 2019	<u>16,436,253</u>	<u>-</u>	<u>884,579</u>	<u>88,046</u>	<u>17,408,878</u>
NET BOOK VALUE					
As at 31 March 2019	<u>47,667,882</u>	<u>3,565,028</u>	<u>1,421,740</u>	<u>24,745</u>	<u>52,679,395</u>
As at 31 March 2018	<u>48,407,049</u>	<u>2,711,138</u>	<u>1,508,397</u>	<u>64,786</u>	<u>52,691,370</u>

Additions to housing properties include capitalised development administration costs of £nil (2018 - £nil) and capitalised major repair costs to existing properties of £800,559 (2018 - £596,815).

All land and housing properties are heritable.

Total expenditure on existing properties in the year amounted to £1,564,572 (2018 - £3,080,940). The amount capitalised is £800,559 (2018 - £2,397,771) with the balance charged to the statement of comprehensive income. The amounts capitalised can be further split between component replacement of £800,559 (2018 - £596,815) and improvement of £nil (2018 - £nil).

The Association's Lenders have standard securities over Housing Property with a carrying value of £28,354,557 (2018 - £32,479,643).

The depreciation charge on housing properties as shown above differs from that per Note 3 due to accelerated depreciation on component replacements.

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
 NOTES TO THE FINANCIAL STATEMENTS (Continued)

12. NON CURRENT ASSETS (Continued)

(b) Other Tangible Assets	Office Premises £	Furniture & Equipment £	Commercial Property £	Total £
COST				
As at 1 April 2018	320,522	284,839	505,789	1,111,150
Additions	-	16,226	-	16,226
As at 31 March 2019	<u>320,522</u>	<u>301,065</u>	<u>505,789</u>	<u>1,127,376</u>
AGGREGATE DEPRECIATION				
As at 1 April 2018	204,682	224,231	20,105	449,018
Charge for year	22,243	15,367	12,644	50,254
As at 31 March 2019	<u>226,925</u>	<u>239,598</u>	<u>32,749</u>	<u>499,272</u>
NET BOOK VALUE				
As at 31 March 2019	<u>93,597</u>	<u>61,467</u>	<u>473,040</u>	<u>628,104</u>
As at 31 March 2018	<u>115,840</u>	<u>60,608</u>	<u>485,684</u>	<u>662,132</u>

13. CAPITAL COMMITMENTS

	2019 £	2018 £
Capital Expenditure that has been contracted for but has not been provided for in the Financial Statements	<u>274,757</u>	<u>2,763,949</u>

The above commitments will be financed by a mixture of public grant, private finance and the Association's own

14. COMMITMENTS UNDER OPERATING LEASES

	2019 £	2018 £
At the year end, the total future minimum lease payments under non-cancellable operating leases were as follows:-		
Land and Buildings		
Not later than one year	46,000	46,000
Later than one year and not later than five years	138,000	184,000
Other		
Not later than one year	7,809	6,942
Later than one year and not later than five years	<u>26,250</u>	<u>13,208</u>

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS (Continued)

15. RECEIVABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Arrears of Rent & Service Charges	133,827	125,123
Less: Provision for Doubtful Debts	(55,376)	(62,299)
	<u>78,451</u>	<u>62,824</u>
Social Housing Grant Receivable	24,481	18,246
Other Receivables	692,458	276,092
Amounts Due from Group Undertakings	218,710	268,310
	<u>1,014,100</u>	<u>625,472</u>

16. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Housing Loans	523,985	529,698
Trade Payables	55,846	7,554
Rent Received in Advance	68,079	65,617
Social Housing Grant Repayable	753,754	662,738
Other Taxation and Social Security	39,029	34,078
Other Payables	24,104	21,225
Liability for Past Service Contributions	-	57,427
Accruals and Deferred Income	665,279	301,193
	<u>2,130,076</u>	<u>1,679,530</u>

At the balance sheet date there were pension contributions outstanding of £12,069 (2018 - Nil).

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

17. PAYABLES: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2019 £	2018 £
Liability for Past Service Contributions	-	172,885
Housing Loans	13,591,717	14,121,351
	<u>13,591,717</u>	<u>14,294,236</u>
Housing Loans		
Amounts due within one year	523,985	529,698
Amounts due in one year or more but less than two years	535,952	539,826
Amounts due in two years or more but less than five years	1,683,665	1,683,606
Amounts due in more than five years	11,372,100	11,897,919
	<u>14,115,702</u>	<u>14,651,049</u>
Less: Amount shown in Current Liabilities	523,985	529,698
	<u>13,591,717</u>	<u>14,121,351</u>
Liability for Past Service Contributions		
Amounts due within one year	-	57,427
Amounts due in one year or more but less than two years	-	58,576
Amounts due in two years or more but less than five years	-	114,309
	<u>-</u>	<u>230,312</u>
Less: Amount shown in Current Liabilities	-	57,427
	<u>-</u>	<u>172,885</u>

The Association has a number of long-term housing loans the terms and conditions of which are as follows:

Lender	Number of Properties Secured	Effective Interest Rate	Maturity (Year)	Variable / Fixed
Royal Bank of Scotland	Standard security over 231 properties	1.3%	2036	Variable
Royal Bank of Scotland	No security over properties	1.3%	2038	Variable
Royal Bank of Scotland	No security over properties	5.0%	2040	Fixed
Royal Bank of Scotland	No security over properties	2.7%	2042	Variable
Nationwide	Standard security over 105 properties	1.3%	2033	Variable
Triodus Bank	No security over properties	3.8%	2041	Variable
Social Investment Scotl.	No security over properties	7.0%	2026	Fixed
Allia	No security over properties	2.5%	2026	Fixed
CAF Bank	Standard security over 31 properties	2.5%	2040	Variable

All of the Association's bank borrowings are repayable on a monthly basis with the principal being amortised over the term of the loans.

LOCHABER HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

18. STATEMENT OF CASH FLOWS

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

	2019 £	2018 £
Surplus for the year	871,786	882,628
Depreciation	1,606,377	1,555,962
Gain on disposal	(181,433)	(227,948)
Amortisation of Capital Grants	(947,916)	(950,632)
Change in properties developed for resale	(508,174)	220,818
Change in debtors	(380,397)	(19,816)
Change in creditors	422,670	(84,385)
Unwinding of Discount on Pension Liability	49,000	(1,000)
Net interest adjustment	296,901	299,405
Share Capital Written Off	-	(1)
Net cash inflow from operating activities	<u>1,228,814</u>	<u>1,675,031</u>

Reconciliation of net cash flow to movement in net debt

	2019		2018	
	£	£	£	£
Decrease in cash	(348,727)		(315,383)	
Cashflow from change in net debt	<u>535,347</u>		<u>543,907</u>	
Movement in net debt during the year		186,620		228,524
Net debt at 1st April 2018		(10,730,863)		(11,035,982)
Net debt at 31 March 2019		<u>(10,544,243)</u>		<u>(10,730,863)</u>

Analysis of changes in net debt

	<i>At</i> 01/04/2018	<i>Cashflows</i>	<i>Other</i> <i>Changes</i>	<i>At</i> 31/03/2019
Cash at bank and in hand	2,345,186	(348,727)		1,996,459
	2,345,186	(348,727)	-	1,996,459
Liquid resources	1,575,000	-		1,575,000
Debt: Due within one year	(529,698)	535,347	(529,634)	(523,985)
Due after more than one year	(14,121,351)	-	529,634	(13,591,717)
Net Debt	<u>(10,730,863)</u>	<u>186,620</u>	<u>-</u>	<u>(10,544,243)</u>

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS (Continued)

19. DEFERRED INCOME

	Housing Properties Held for Letting £	Housing Properties In course of Construction £	Shared Ownership Completed £	Commercial Leases £	Total £
Social Housing Grants					
As at 1 April 2018	41,665,539	2,352,716	2,007,752	122,948	46,148,955
Additions in the year	86,790	1,760,707	-	-	1,847,497
Eliminated on disposal of components and property	(174,142)	(1,203,000)	(54,869)	(64,948)	(1,496,959)
As at 31 March 2019	41,578,187	2,910,423	1,952,883	58,000	46,499,493
Amortisation					
As at 1 April 2018	11,423,040	-	822,435	79,915	12,325,390
Eliminated on disposal	(147,514)	-	(23,787)	(36,815)	(208,116)
Amortisation in year	937,948	-	39,058	2,900	979,906
As at 31 March 2019	12,213,474	-	837,706	46,000	13,097,180
Net book value					
As at 31 March 2019	29,364,713	2,910,423	1,115,177	12,000	33,402,313
As at 31 March 2018	30,242,499	2,352,716	1,185,317	43,033	33,823,565
Other Grants					
As at 1 April 2018	167,980	-	-	-	167,980
Additions in the year	132,166	-	-	-	132,166
As at 31 March 2019	300,146	-	-	-	300,146
Amortisation					
As at 1 April 2018	3,360	-	-	-	3,360
Amortisation in year	9,968	-	-	-	9,968
As at 31 March 2019	13,328	-	-	-	13,328
Net book value					
As at 31 March 2019	286,818	-	-	-	286,818
As at 31 March 2018	164,620	-	-	-	164,620
Total grants net book value as at 31 March 2019	29,651,531	2,910,423	1,115,177	12,000	33,689,131
Total grants net book value as at 31 March 2018	30,407,119	2,352,716	1,185,317	43,033	33,988,185

This is expected to be released to the Statement of Comprehensive Income in the following years:

	2019 £	2018 £
Amounts due within one year	989,874	981,554
Amounts due in one year or more	32,699,257	33,006,631
	33,689,131	33,988,185

20. SHARE CAPITAL

Shares of £1 each Issued and Fully Paid

	2019 £	2018 £
As at 1 April 2018	67	68
Issued in year	1	-
Cancelled in year	-	(1)
As at 31 March 2019	68	67

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.

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

21. HOUSING STOCK

The number of units of accommodation in management at the year end was:-

General Needs - Built by Association
Shared Ownership

	2019 No.	2018 No.
	671	672
	52	54
	<u>723</u>	<u>726</u>

22. RELATED PARTY TRANSACTIONS

Members of the Board of Management are related parties of the Association as defined by Financial Reporting Standard 102.

Those members who are tenants of the Association have tenancies that are on the Association's normal tenancy terms and they cannot use their position to their advantage

Any transactions between the Association and any entity with which a Board of Management member has a connection with is made at arm's length and is under normal commercial terms.

Transactions with Board of Management members (and their close family) were as follows:

	2019 £	2018 £
Rent received from tenants on the Board of Management and their close family members	<u>3,506</u>	<u>4,660</u>
Members of the Board of Management who are tenants	1	1
Members of the Board of Management who are local councillors	1	2

The Association is in partnership with the Highland Small Communities Housing Trust. This partnership provides housing development services and the charge to the Association for the year ended 31 March 2019 was £48,000 (2018 : £69,130).

23. DETAILS OF ASSOCIATION

The Association is a Registered Society registered with the Financial Conduct Authority and is domiciled in Scotland.

The Association's principal place of business is 101 High Street, Fort William, PH33 6DG.

The Association is a Registered Social Landlord and Scottish Charity that owns and manages social housing property in Lochaber.

24. BOARD OF MANAGEMENT MEMBER EMOLUMENTS

Board of Management members received £4,092 (2018 - £3,448) in the year by way of reimbursement of expenses. No remuneration is paid to members in respect of their duties to the Association.

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

25. INVESTMENTS

Short term deposits

	2019 £	2018 £
Short term deposits	1,575,000	1,575,000

The Association participates in a shared equity arrangement at 31 March 2019. At this date the Association has expended £508,726 on shared equity properties.

Investments in Subsidiaries

	2019 £	2018 £
Cost		
As at 1 April and 31 March	10,000	10,000
NBV		
As at 31 March	10,000	10,000
As at 1 April	10,000	10,000

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

The Association has a 100% owned subsidiary named Lochaber Housing Association Property Services CIC. The relationship between the Association and its subsidiary is set out in an independence agreement between both parties.

During the year, Lochaber Housing Association purchased repairs services from Lochaber Housing Association Property Services CIC amounting to £1,764,860 (2018: £ 1,434,560). Additionally Lochaber Housing Association defrayed and recharged costs of £840,062 (2018: £813,991) to Lochaber Housing Association Property Services CIC and received rent from Lochaber Housing Association Property Services CIC amounting to £28,000 (2018: £28,000). The amount due from Lochaber Housing Association Property Services CIC at the year end was £123,145 (2018: £168,056).

The aggregate amount of capital and reserves and the results of Lochaber Housing Association Property Services CIC for the year ended 31 March 2019 were as follows:

	2019 £	2018 £
Capital & Reserves	86,748	80,947
Surplus for the year	5,801	5,178

The Association has a 100% owned subsidiary named Lochaber Care and Repair. The relationship between the Association and its subsidiary is set out in an independence agreement between both parties.

During the year the Association paid a grant towards running costs of Lochaber Care and Repair of £25,000 (2018: £25,000). In addition, a significant amount of Lochaber Care and Repairs' expenditure is incurred by the Association and subsequently reimbursed. Expenditure recharged to Lochaber Care and Repair during the year amounted to £299,262 (2018: £287,822). Lochaber Care and Repair leases workshop premises from the Association on a commercial basis and the rent charged for the year was £24,000 (2018: £24,000). As at 31 March 2019 Lochaber Care and Repair owed £95,565 (2018: £100,254) to the Association.

The aggregate amount of capital and reserves and the results of Lochaber Care and Repair for the year ended 31 March 2019 were as follows:

	2019 £	2018 £
Capital & Reserves	66,628	69,689
Deficit for the year	(3,061)	(6,999)

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS (Continued)

26. SHAPS PENSION PROVISION

	2019 £	2018 £
As at 1 April 2018	-	-
Increase in Provision	(259,312)	-
Adjustment to opening pension liability	(60,688)	-
	<hr/>	<hr/>
Balance as at 31 March 2019	(320,000)	-
	<hr/> <hr/>	<hr/> <hr/>

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

26. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

Lochaber Housing Association Limited participates in the Scottish Housing Association Pension Scheme (the scheme). The scheme is a multi-employer defined benefit scheme. The Association is an admitted body under the Scottish Housing Association Pension Fund, the assets of which are held in a separate trustee administered fund.

The Scheme operates on a "last man standing" basis, meaning that in the event of an employer withdrawing from the Scheme and being unable to pay its share of the debt on withdrawal, then the liability of the withdrawing employer is re-apportioned amongst the remaining employers. Therefore in certain circumstances the Association may become liable for the obligations of a third party.

The last valuation of the Scheme was performed as at 30 September 2015 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £612m. The valuation revealed a shortfall of assets compared with the value of liabilities of £198m (equivalent to a past service funding level of 76%). All Scheme members have agreed to make contributions towards the past service deficit.

The administering authority has responsibility for the management of the Fund. As most of the Fund's investments are equity based, there is an inherent risk of volatility in the investment market having a significant effect on the value of the fund's assets. In order to mitigate this risk, the Fund holds a diverse investment portfolio with a range of investment managers.

Change in Accounting Estimate

The pension fund is administered by the Pensions Trust. Previously only the past service deficit was included as a liability in the financial statements as the Association's share of the pension assets and liabilities could not be determined. This year the Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The figures are available at 1 April 2018 and 31 March 2019. The Association has decided that this method is appropriate and provides a reasonable estimate of the pension assets and liabilities of the Association and has therefore adopted this valuation method.

In January 2019, the FRC issued FRED 71 (Draft amendments to FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland, Multiemployer defined benefit plans) which provides proposed changes to FRS 102 on how to treat the transition from defined contribution to defined benefit accounting. This method has been adopted by the Housing Association as the most appropriate treatment. As a result the change has been accounted for as change in accounting estimate.

Due to the change in accounting estimate the past service deficit liability has been removed as the liability is included in the pension liability now calculated by the actuary and shown under Pension and Other Provisions for Liabilities and Charges in the Statement of Financial Position. The change has been reflected in Other Comprehensive Income as follows:

	£
Opening pension liability per actuary at 1 April 2018	291,000
Opening past service deficit at 1 April 2018	230,312
Movement to other comprehensive income	60,688

As a result the unwinding of the past service deficit is no longer shown within finance charges. Instead the expenses, interest and other comprehensive income as detailed within this note are incorporated within the financial statements.

The following figures are prepared by the Actuaries in accordance with their understanding of FRS 102 and Guidance Note 36: Accounting for Retirement Benefits under FRS 102 issued by the Institute and Faculty of Actuaries.

Assumptions as at

Salary increases	2019 %p.a. 3.3%
Inflation RPI	3.3%
Inflation CPI	2.3%
Discount rate	2.3%

The members of the scheme comprise:

	2019 No.
Employee members	8
Deferred pensioners	4
Pensioners	2
	14

Mortality Rates

Life expectancy is based on the PFA92 and PMA92 tables, with mortality improvements projected based on members' individual year of birth. Based on these assumptions, the average future life expectancies at age 65 are summarised below:

	Males (Years)	Females (Years)
Current Pensioners	21.7	23.4
Future Pensioners	23.1	24.7

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

26. RETIREMENT BENEFIT OBLIGATIONS

Fair value of scheme assets by category

	2019	2018
	£000	£000
Growth assets	744	721
Matching plus	978	921
Liability driven investent	138	101
Net current assets	2	3
	<u>1,862</u>	<u>1,746</u>

None of the above assets includes any direct investment in the Association's assets.

Net Pension Liability

	2019	2018
	£000	£000
Fair value of employer's assets	1,862	1,746
Present value of scheme liabilities	(2,182)	2,037
	<u>(320)</u>	<u>3,783</u>

Reconciliation of fair value of employer assets

	2019
	£000
Opening fair value of employer assets	1,746
Interest income	45
Contributions by the Employer	58
Experience on plan assets	27
Benefits Paid and expenses	(14)
Closing fair value	<u>1,862</u>

Return on plan assets was £72,000.

Reconciliation of defined benefit obligations

	2019
	£000
Opening defined benefit obligation	2,037
Current Service Cost	2
Interest Cost	52
Actuarial losses (gains) due to scheme experience	(17)
Actuarial losses (gains) due to changes in demographic assumptions	6
Actuarial losses (gains) due to changes in financial assumptions	116
Benefits paid and expenses	(14)
Closing defined benefit obligation	<u>2,182</u>

LOCHABER HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS (Continued)

26. RETIREMENT BENEFIT OBLIGATIONS

Analysis of amount charged to the Statement of Comprehensive Income

	2019 £000
Charged to operating costs:	
Expenses	2
Net interest expense	7
	<u>9</u>
Charged to Other Finance Costs / (Income)	
Expected Return on employer assets	(45)
Interest on pension scheme liabilities	52
	<u>7</u>
Net Charge to the Statement of Comprehensive Income	<u>9</u>

Actuarial Gain / (Loss) recognised in Other Comprehensive Income

	2019 £000
Experience on plan assets	27
Experience gains and losses arising on plan liabilities - gain/(loss)	17
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain/(loss)	(6)
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain/(loss)	(116)
Actuarial gain/(loss) recognised in year	<u>(78)</u>