

Company Number SP02382R
Scottish Charity Number SC031773

ORE VALLEY HOUSING ASSOCIATION LIMITED
CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 31 March 2014

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ORE VALLEY HOUSING ASSOCIATION LIMITED

CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 March 2014

	Page
Members, executives and advisers	1
Report of the management committee	2 - 4
Report of the auditors	5 - 6
Report of the auditors on corporate governance matters	7
Income and expenditure account and Statement of total recognised surpluses and deficits	8
Balance Sheet	9
Cash flow statement	10
Notes to the financial statements	11 - 26

ORE VALLEY HOUSING ASSOCIATION

MEMBERS, EXECUTIVES AND ADVISERS

Management Committee

A Davidson (Chair)
K Pattenden (Vice Chair and Interim Secretary)
M Donaldson (Secretary) (resigned 20 March 2014)
T Allan
T Dougan
R Eals
R Gaffney (appointed 3 December 2013)
A Gibb (appointed 3 December 2013)
S McDonald
M McLintock
T Nisbet (resigned 8 October 2013)
K Shand (resigned 8 October 2013)

Registered Office

114-116 Station Road
Cardenden
Fife
KY5 0BW

Finance Agents

Chiene + Tait
Chartered Accountants
61 Dublin Street
Edinburgh
EH3 6NL

Auditors

Bird Simpson & Company
144 Nethergate
Dundee
DD1 4EB

Bankers

Royal Bank of Scotland
197 Station Road
Cardenden
KY5 0BN

Solicitors

Clarkson Hamilton
2 Park Place
Kirkcaldy
KY1 1XL

Chief Executive

A Saunders

ORE VALLEY HOUSING ASSOCIATION LIMITED

REPORT of the MANAGEMENT COMMITTEE

For the year ended 31 March 2014

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

Principal activities

The principal activity of the Association is to provide affordable rented housing and related housing services.

Review of the business and future developments

The Association accepted handover of 18 new build houses during the year, at South Street in Lochgelly.

The Association continues to be an active participant in the Fife Housing Association Alliance along with the three other Fife based housing associations. There are currently no new housing development projects at an advanced stage of the development process, some initial feasibility work is being undertaken on projects which may be brought forward in future. The Association through its subsidiary Ore Valley Enterprises Ltd will continue to consider alternative approaches to building new houses that could allow us to continue to meet the housing needs and demands of local communities.

The Association completed its annual planned maintenance programme, involving the second phase of a planned kitchen replacement, external painterwork, electrical periodic testing and improvement works were also completed along with the replacement of a number of central heating systems and bathrooms. A major project to fit external cladding and roughcast to 83 of our solid wall properties was completed and work to a further 27 properties was commenced during the year. The programme of major maintenance and improvement will continue in coming years. Our updated stock condition survey continues to assist us in ensuring that we will meet the requirements of the Scottish Housing Quality Standard (SHQS) by 2015 and beyond.

One of the most significant challenges which the Association continues to face is in relation to Government proposals for welfare reform and we have spent considerable amounts of time contacting and assisting our tenants to prepare for the introduction of various changes to the way benefits are calculated and paid, with the objective of limiting the impacts as far as possible.

For a number of years, the Association has been involved in the development of various renewable energy projects. 'Cardenden Heat and Power' is a major project aimed at generating electricity and providing heat and hot water to all householders and public buildings in Cardenden. 'Fife Community Wind' is a project designed to develop a number of sites with medium to large scale wind turbines generating electricity and consequently an income to both Ore Valley Housing Association and to Local Communities. It is anticipated that both of these projects will make significant steps forward during the next financial year.

During the year the Association's trading subsidiary company, Ore Valley Enterprises Ltd continued to work on the development and delivery of wider regeneration projects for the benefit of the communities within which we work. Beyond our completed project at Rosewell in Lochore a number of further mid-market rental housing projects are being developed to feasibility stage for further detailed consideration.

Fife HARCA Ltd, a charitable subsidiary of the Association, continues to be involved in the consideration of non-housing related projects which will further develop a range of community and social benefit projects.

The subsidiary companies continue to develop new and existing projects on the basis of benefit to the Community, offering strong social return on investment.

Changes in fixed assets

Details of fixed assets are set out in notes 11 to 14 on pages 18 to 20.

ORE VALLEY HOUSING ASSOCIATION LIMITED

REPORT of the MANAGEMENT COMMITTEE

For the year ended 31 March 2014

The Management Committee and Executive Officer

The Management Committee and Executive Officers of the Association are listed on page 1.

Each member of the Management Committee holds one fully paid share of £1 in the Association. The Executive Officer of the Association holds no interest in the Association's share capital and acts as an executive within the authority delegated by the Committee.

Statement of Committee's responsibilities

Housing Association legislation requires the Committee to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Association and of the Income and Expenditure of the Association for the year ended on that date. In preparing those Financial Statements the Committee are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed subject to any material departures disclosed and explained in the Financial Statements;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association. The Committee is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of internal financial control

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

1. the reliability of financial information used within the Association or provided for external users;
2. the maintenance of proper accounting records; and
3. the safeguarding of assets against unauthorised use or disposition.

Such systems of internal financial control can only provide reasonable and not absolute assurance against material misstatement or loss.

Key procedures which the Committee has established and which are designed to provide effective financial control include the following:

1. Formal policies and procedures are in place for the appointment of suitably qualified and experienced senior staff members and consultants. These policies and procedures also detail duties and levels of authority for Committee Members, staff and agents.
2. A system of budgetary control is implemented with investigation of variances and reporting to the Committee on a quarterly basis.
3. A strategic plan and medium-term projections have been prepared and approved by the Committee. These will be reviewed annually.
4. The Committee reviews reports from Management Agents and from the auditors to provide reasonable assurance that control procedures are in place and are being followed.
5. All significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures at full Committee level.

The Committee has reviewed the effectiveness of the system of internal financial controls in existence for the year ended 31 March 2014. 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.

ORE VALLEY HOUSING ASSOCIATION LIMITED

REPORT of the MANAGEMENT COMMITTEE

For the year ended 31 March 2014

Disclosure of information to auditors

As far as each of the Governors, at the time the report is approved, are aware:

- there is no relevant information of which the auditors are unaware; and
- the Governors have taken all reasonable steps that they ought to have taken to make themselves aware of any relevant information and to establish that the auditors are aware of the information.

Auditors

Following a tender process for audit services, a resolution to re-appoint Bird Simpson & Co as auditors will be proposed at the annual general meeting.

BY ORDER OF THE COMMITTEE



K PATTENDEN
Interim Secretary

2 September 2014

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
ORE VALLEY HOUSING ASSOCIATION LIMITED**

We have audited the consolidated financial statements of Ore Valley Housing Association Limited for the year ended 31 March 2014 on pages 8 to 26. These financial statements have been prepared under the historical cost convention and the accounting policies set out therein.

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

Respective responsibilities of directors and auditors

As described on page 3 the Association's Management Committee are responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Industrial and Provident Societies Acts 1965 to 2002, the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2012 and Registered Social Landlords SORP 2010. We also report to you if, in our opinion, the committee of management report is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the management committee report and considered whether it is consistent with the audited financial statements. If we became aware of any apparent misstatements within the financial statements, we considered the implications for our report. Our responsibilities in this respect do not extend to a consideration of any other information.

Basis of audit opinion


We conducted our audit in accordance with United Kingdom Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
ORE VALLEY HOUSING ASSOCIATION LIMITED (Contd.)**

Opinion

In our opinion the financial statements give a true and fair view of the state of the association's and the group's affairs as at 31 March 2014 and of its deficit for the year then ended and have been properly prepared in accordance with the Industrial and Provident Societies Acts 1965 to 2002, the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2012 and Registered Social Landlords SORP 2010.


Murray Dalgety (Senior Statutory Auditor)
For and on behalf of
Bird Simpson & Co
Chartered Accountants and
Registered Auditors
144 Nethergate
Dundee DD1 4EB

2nd September 2014

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF

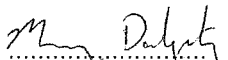
ORE VALLEY HOUSING ASSOCIATION LIMITED

In addition to our audit of the consolidated financial statements, we have reviewed the Committee's statement on internal financial controls set out on page 3. The object of our review is to draw attention to any non-compliance with Scottish Homes Guidance Note 2001/10.

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

With respect to the Committee's statements on internal control on page 3 in our opinion the Committee have provided the disclosures required under Scottish Homes Guidance Note 2001/10 referred to above and such statements are not inconsistent with the information of which we are aware from our audit work on the financial statements.

Based on enquiry of certain committee members and officers of the Association and examination of relevant documents, in our opinion, the Committee's statement on page 3 appropriately reflects the Association's compliance with the Scottish Homes Guidance Note 2001/10 specified for our review.



Murray Dalgety (Senior Statutory Auditor)

For and on behalf of

Bird Simpson & Co

Chartered Accountants and

Registered Auditors

144 Nethergate

Dundee DD1 4EB

2nd September 2014

ORE VALLEY HOUSING ASSOCIATION LIMITED

INCOME and EXPENDITURE ACCOUNT

For the year ended 31 March 2014

	Notes	2014 £	Group 2013 £	2014 £	Association 2013 £
Turnover	2	2,942,410	2,638,794	2,658,261	2,533,123
<u>Less: Operating costs</u>	2	2,219,265	2,108,903	1,919,059	1,948,831
Operating surplus		723,145	529,891	739,202	584,292
Surplus/(loss) on sale of properties	8	12,473	(285)	12,473	(285)
		735,618	529,606	751,675	584,007
Interest receivable		356	210	35,964	28,241
Interest payable	9	(786,132)	(582,650)	(749,884)	(546,157)
Surplus/(deficit) for year before tax		(50,158)	(52,834)	37,755	66,091
Tax on ordinary activities	10	-	-	-	-
Surplus/(deficit) for year		(50,158)	(52,834)	37,755	66,091

STATEMENT OF TOTAL RECOGNISED SURPLUSES AND DEFICITS

	2014 £	Group 2013 £	2014 £	Association 2013 £
Surplus/(deficit) for year	(50,158)	(52,834)	37,755	66,091
Unrealised surplus on revaluation of certain fixed assets	-	56,306	-	-
Total (deficit)/surplus recognised since last financial statements	(50,158)	3,472	37,755	66,091

The above results relate wholly to continuing activities.

The notes on pages 11 to 26 form part of these financial statements.


ORE VALLEY HOUSING ASSOCIATION LIMITED

BALANCE SHEET


As at 31 March 2014

	Notes	2014 £	Group 2013 £	2014 £	Association 2013 £
Fixed assets					
Housing properties	11	35,026,064	33,728,026	35,026,064	33,728,026
Less: Grants	12	(23,098,751)	(22,246,721)	(23,098,751)	(22,246,721)
		11,927,313	11,481,305	11,927,313	11,481,305
Other Investments	13 & 14 15	4,114,081 -	4,150,820 -	867,726 2	847,568 2
		16,041,394	15,632,125	12,795,041	12,328,875
Current assets					
Stock		108	-	-	-
Debtors (amounts falling due within one year)	16	482,377	841,298	650,208	923,591
Debtors (amounts falling due after one year)	16	36,966	42,692	776,866	788,210
Cash at bank and in hand		1,236,606	375,865	1,178,791	334,771
		1,756,057	1,259,855	2,605,865	2,046,572
Creditors: amounts falling due within one year	17	(686,565)	(682,894)	(602,982)	(580,687)
Net current assets		1,069,492	576,961	2,002,883	1,465,885
Total assets less current liabilities		17,110,886	16,209,086	14,797,924	13,794,760
Creditors: amounts owed after more than one year	18	(15,083,814)	(14,131,858)	(14,377,437)	(13,412,030)
		2,027,072	2,077,228	420,487	382,730
Capital and reserves					
Share capital (non-equity)	19	75	73	75	73
Designated reserves	20	-	-	-	-
Restricted reserves	20	1,892,959	1,924,900	-	-
Revenue reserves	21	77,732	95,949	420,412	382,657
Revaluation reserves	22	56,306	56,306	-	-
		2,027,072	2,077,228	420,487	382,730

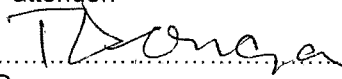
Approved by the Management Committee and signed on its behalf by:



 A Davidson Chair



 K Pattenden Vice Chair & Interim Secretary



 T Dougan Management Committee Member

2 September 2014

The notes on pages 11 to 26 form part of these financial statements.

ORE VALLEY HOUSING ASSOCIATION LIMITED

CONSOLIDATED CASHFLOW STATEMENT

For the year ended 31 March 2014

	2014	2013
	£	£
Net cash inflow from operating activities	1,531,781	857,059
Returns from investments and servicing of finance:		
Interest received	356	210
Interest paid	(786,132)	(582,650)
Net cash outflow from returns from investments and servicing of finance	(785,776)	(582,440)
Capital expenditure		
Payments to acquire and develop housing properties	(1,736,077)	(1,554,173)
Social Housing Grant and other grants received	864,040	774,956
Payments to acquire other fixed assets	(48,132)	(120,369)
Proceeds from sale of properties	29,000	(285)
Proceeds from sale of other fixed assets	500	-
	(890,669)	(899,871)
Net cash outflow before financing	(144,664)	(625,252)
Financing		
Net proceeds from shares issued	3	3
Shares cancelled	(1)	(3)
Loans repaid	(294,597)	(235,823)
New loans received	1,300,000	1,000,000
Net cash inflow from financing	1,005,405	764,177
Increase/(decrease) in cash	860,741	138,925

The notes on pages 11 to 26 form part of these financial statements.

ORE VALLEY HOUSING ASSOCIATION LIMITED

NOTES TO THE CONSOLIDATED CASHFLOW STATEMENT

For the year ended 31 March 2014

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

	2014	2013
	£	£
Operating (deficit) for the year	(50,158)	(52,834)
Depreciation	495,453	484,856
Grant amortised	-	(1,667)
Interest received	(356)	(210)
Interest paid	786,132	582,650
(Gain)/loss on sale of properties	(13,553)	285
(Gain)/loss on disposal of fixed assets	(500)	-
Increase in stock	(108)	-
Decrease/(increase) in debtors	344,540	(221,375)
(Decrease)/increase in creditors	(49,776)	59,648
Increase in provision for bad debts	20,107	5,706
	-----	-----
Net cash inflow from operating activities	1,531,781	857,059
	=====	=====

	At			At
	1 April	Cash	Non Cash	31 March
	2013	Flows	Flows	2014
	£	£	£	£
Cash at bank and in hand	375,865	860,741	-	1,236,606
Debt due within one year	(306,335)	306,335	(359,782)	(359,782)
Debt due after one year	(14,131,858)	(1,311,738)	359,782	(15,083,814)
	-----	-----	-----	-----
	(14,062,328)	(144,662)	-	(14,206,990)
	=====	=====	=====	=====

Reconciliation of net cash to movement in net debt

	2014	2013
	£	£
Increase in cash	860,741	138,925
Loans repaid	294,597	235,823
Loan received	(1,300,000)	(1,000,000)
	-----	-----
Change in net debt	(144,662)	(625,252)
Net debt at 1 April 2013	(14,062,328)	(13,437,076)
	-----	-----
Net debt at 31 March 2014	(14,206,990)	(14,062,328)
	=====	=====

ORE VALLEY HOUSING ASSOCIATION

NOTES to the FINANCIAL STATEMENTS

For the year ended 31 March 2014

The Association is incorporated under the Industrial and Provident Societies Acts and registered with the Financial Services Authority. The Financial Statements have been prepared in compliance with the Registered Social Landlords Accounting Requirements (Scotland) Order 2007 and the Statement of Recommended Practice (SORP) Accounting by Registered Social Landlords 2008.

1. Principal Accounting Policies

The Financial Statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom. A summary of the more important Accounting Policies which have been applied consistently is set out below.

Basis of Accounting

The Financial Statements are prepared on the historical cost basis of accounting.

Consolidation

The group financial statements consolidate the financial statements of Ore Valley Housing Association Limited and its subsidiaries, Ore Valley Enterprises Limited and Fife HARCA Limited, made up to 31 March 2014.

Turnover

The Association's turnover represents rental income (net of voids) and revenue based grants. Group turnover represents rental income, revenue based grants and income generated from furniture recycling and redistribution.

Tangible Fixed Assets – Housing Properties

Housing properties including developments in progress are stated at cost less aggregate depreciation.

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.

Social Housing Grant

Social Housing Grant (SHG) is receivable in respect of qualifying development costs as determined by Communities Scotland from time to time. The Grant is paid direct to the Association and is shown as a deduction from housing property cost in the period in which it is receivable. Costs not funded by SHG are financed by long-term loans or internal funding.

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

Other social housing grants received in respect of revenue expenditure are credited to the Income and Expenditure Account in the same period as the expenditure to which it relates.

Depreciation and impairment of fixed assets

a. Housing properties

Depreciation was previously provided on a straight line basis over the expected economic lives of the properties, excluding land, which had been calculated as between 60 and 75 years.

Following a reassessment of the property lives and components, freehold housing properties are now depreciated by component on a straight line basis over the estimated useful economic lives of component categories after accounting for grants received.

ORE VALLEY HOUSING ASSOCIATION

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

1. Principal Accounting Policies (Contd.)

Depreciation and impairment of fixed assets (Contd.)

Useful economic lives for identified components are as follows:

Component	Useful economic life
Structure	- 75 years
Roof	- 50 years
Windows and doors	- 25 years
Bathrooms	- 30 years
Kitchens	- 20 years
Boilers	- 15 years
Pipework and radiators	- 15 years
Electrical systems	- 30 years
External wall insulation	- 30 years

- b. In the case of properties with an expected useful economic life of more than 50 years, impairment reviews are carried out on an annual basis in accordance with FRS11. Where impairment reduces the economic value of a group of properties to an amount less than the net book value, the impairment is charged to the Income and Expenditure Account. Depreciation is provided on all other tangible fixed assets at rates calculated to write off the cost less residual value of such assets over their expected useful life as follows:

Land	- nil
Properties	- 2% per annum - straight line
Office equipment	- 20% per annum - straight line
Computer equipment	- 20% per annum - straight line
Fixtures & fittings	- 20% per annum - straight line
Motor vehicles	- 20% per annum - straight line

Assets in the course of construction are not depreciated.

Works to existing housing properties

Where works to existing housing properties enhance the economic benefit of owning the properties, the cost of such works is capitalised. An enhancement of economic benefits will be recognised where the works will result in increased rental income, a reduction in maintenance costs or an extension of the expected useful life of the properties.

The cost of all other works to existing housing properties is written off to the Income and Expenditure Account in the year in which it is incurred.

Capitalisation of development overheads

Costs which are directly attributable to bringing housing properties into working condition are included in housing properties cost. Directly attributable costs include direct labour costs of the Association and the incremental costs which would have been avoided only if the property had not been constructed or acquired. All other development overheads are written off to the Income and Expenditure Account.

Development interest

Interest on borrowings specifically financing a development programme is capitalised to the extent that it accrues in respect of the period during which development activities are in progress. All other interest is written off to the Income and Expenditure Account in the period in which it accrues.

ORE VALLEY HOUSING ASSOCIATION

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

Sale of Housing Properties

The surplus or deficit on the disposal of housing properties is shown as the difference between net proceeds and net book value. The net book value is reduced by the amount of any Housing Association Grant which does not require to be repaid.

Grants

Grants are recognised in the period in which they are received. Any grants received for the purchase of specific fixed assets are recognised over the estimated useful economic life of the asset.

Designated Reserves

This comprises the following reserves:

a) Future cyclical repairs and maintenance

The objective of this reserve is to ensure that the Association has adequate funds to maintain its properties in accordance with a planned programme of works. Following the introduction of component accounting, the Association has taken the decision that the reserve is no longer required and the balance has been transferred to the revenue reserves.

b) Major Repairs

This reserve is maintained in order to ensure that the Association will have adequate funds for the replacement of major component parts when they reach the end of their expected useful life. Following the introduction of component accounting, the Association has taken the decision that the reserve is no longer required and transferred the balance to the revenue reserves

Pensions

The Association operates a defined benefits Pension Scheme, the costs of which are expressed on an accruals basis. The assets of the Scheme are held separately from those of the Association in an independently administered Fund.

Taxation

The Association has obtained charitable status and no liability to tax has accrued to date. Ore Valley Enterprises Limited, a subsidiary, is liable to tax.

Going concern

The financial statements have been prepared on the going concern basis. The Board have assessed the Association's ability to continue as a going concern and have reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing these financial statements.

ORE VALLEY HOUSING ASSOCIATION

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

2. Particulars Turnover, operating costs and operating surplus - Association

			2014	2013
	Turnover	Operating	Operating	Operating
	£	Costs	Surplus	Surplus
		£	£	£
Social lettings	2,398,224	1,735,917	662,307	573,632
Other activities	260,037	183,142	76,895	10,660
Total 2014	2,658,261	1,919,059	739,202	584,292
Total 2013	2,533,123	1,948,831	584,292	

3. Particulars of turnover, operating costs and operating surplus or deficit from social letting activities - Association

	General Needs Housing and Total	
	2014	2013
	£	£
Income from lettings		
Rent receivable net of service charges	2,357,580	2,218,722
Service charges receivable	-	7,543
Gross income from rents and service charges	2,357,580	2,226,265
Less: Voids	(12,914)	(16,380)
Net income from rents and service charges	2,344,666	2,209,885
Grants from Scottish Ministers	53,558	38,694
Total turnover from social letting activities	2,398,224	2,248,579
Expenditure on letting activities		
Management and maintenance admin costs	774,866	759,042
Service costs	4,113	10,834
Planned and cyclical maintenance including major repairs costs	336,639	278,474
Reactive maintenance costs	183,746	214,549
Bad debts – rents and service charges	25,971	13,567
Depreciation of social housing	410,582	398,481
Operating costs for social letting activities	1,735,917	1,674,947
Operating surplus for social lettings	662,307	573,632
Operating surplus for social lettings for previous year	573,632	
There is no other accommodation except for General Needs Housing.		
	2014	2013
	No.	No.
Number of homes in management	659	642

ORE VALLEY HOUSING ASSOCIATION

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

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

	Grants from Scottish Ministers £	Other revenue grants £	Supporting people income £	Other income £	Total turnover £	Operating costs - bad debts £	Other operating costs £	Operating surplus or deficit 2014 £	Operating surplus or deficit 2013 £
Wider role activities undertaken to support the community, other than the provision, construction improvements and management of housing Other activities	-	153,043	-	-	153,043	-	164,344	(11,301)	(46,126)
	-	-	-	106,994	106,994	-	18,798	88,196	56,797
Total from other activities 2014	-	153,043	-	106,994	260,037	-	183,142	76,895	10,660
Total from other activities 2013	-	209,989	-	74,555	284,544	-	273,884	10,660	

There were no other activities other than the activities shown above.

ORE VALLEY HOUSING ASSOCIATION

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

5. Officers' emoluments

An officer of an Association is defined by the Registered Housing Association (Accounting Requirements) (Scotland) Order 2007 as the Chief Executive and any other person reporting directly to the Chief Executive or directly to the Board and whose total emoluments exceed £60,000 per year.

No emoluments were paid to any Member of the Committee of Management and the emoluments of the Chief Executive were:

	2014	2013
	£	£
Total emoluments (including pension contributions of £2,598 (2013: £2,522))	59,103	57,381
	=====	=====
Total expenses reimbursed to Committee Members and the Chief Executive	1,028	863
	=====	=====

The Chief Executive is an ordinary member of the Association's pension scheme described in note 23. No enhanced or special terms apply and he has no other pension arrangements to which the Association contributes.

There are no staff costs within the subsidiary companies.

6. Employee information

	2014	2013
	£	£
The average number of persons employed during the year (excluding Committee Members)	17	17
	=====	=====
Staff costs (including Chief Executive)		
Wages and salaries	426,685	428,987
Social security costs	32,470	34,775
Pension costs	41,160	37,152
	-----	-----
	500,315	500,914
	=====	=====

7. Operating surplus

	Group		Association	
	2014	2013	2014	2013
	£	£	£	£
Operating surplus is stated after charging:				
Depreciation	495,453	484,856	420,580	401,466
Auditors remuneration – Audit	6,191	5,884	3,936	3,684
	=====	=====	=====	=====

ORE VALLEY HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

8. Gain on sale of properties	2014	Group	Association	
	£	2013	2014	2013
		£	£	£
Proceeds of sale	29,000	-	29,000	-
<u>Less: Expenses</u>	<u>1,080</u>	<u>285</u>	<u>1,080</u>	<u>285</u>
Net proceeds	27,920	(285)	27,920	(285)
Cost of sales	15,447	-	15,447	-
Surplus/(loss) on sale	<u>12,473</u>	<u>(285)</u>	<u>12,473</u>	<u>(285)</u>

9. Interest payable and similar charges	2014	Group	Association	
	£	2013	2014	2013
		£	£	£
Interest payable on loans	<u>786,132</u>	<u>582,650</u>	<u>749,884</u>	<u>546,157</u>

10. Taxation on ordinary Activities	2014	Group	Association	
	£	2013	2014	2013
		£	£	£
Current year corporation tax	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

11. Tangible fixed assets – Association and Group	Held for		Under	Total
	Letting		Construction	
	£		£	£
Housing properties				
Cost				
As at 1 April 2013	36,019,851	83,365	36,103,216	
Additions	1,736,077	-	1,736,077	
Disposals	(65,617)	-	(65,617)	
At 31 March 2014	<u>37,690,311</u>	<u>83,365</u>	<u>37,773,676</u>	
Depreciation				
As at 1 April 2013	2,375,190	-	2,375,190	
Charge for year	393,980	-	393,980	
On disposals	(21,558)	-	(21,558)	
At 31 March 2014	<u>2,747,612</u>	<u>-</u>	<u>2,747,612</u>	
Net book value				
At 31 March 2014	<u>34,942,699</u>	<u>83,365</u>	<u>35,026,064</u>	
At 31 March 2013	<u>33,644,661</u>	<u>83,365</u>	<u>33,728,026</u>	

ORE VALLEY HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

12. Tangible Fixed Assets – Association and Group	Housing Association Grant £	Other £	Total £
Grants			
As at 1 April 2013	14,490,769	7,755,952	22,246,721
Additions during year	648,040	216,000	864,040
On disposals	(12,010)	-	(12,010)
	-----	-----	-----
At 31 March 2014	15,126,799	7,971,952	23,098,751
	=====	=====	=====

13. Tangible fixed assets – Group

Other fixed assets

	Land & Buildings £	Computer Equipment £	Office Equipment £	Fixtures & fittings £	Motor Vehicles £	Total £
Cost or valuation:						
As at 1 April 2013	4,336,881	69,689	29,607	3,658	26,905	4,466,740
Additions during year	40,000	8,132	-	-	-	48,132
Revaluation	-	-	-	-	-	-
Disposals	-	-	(14,578)	-	-	(14,578)
	-----	-----	-----	-----	-----	-----
At 31 March 2014	4,376,881	77,821	15,029	3,658	26,905	4,500,295
	-----	-----	-----	-----	-----	-----
Depreciation						
As at 1 April 2013	210,881	51,993	25,057	1,084	26,905	315,920
Charge for year	72,180	9,331	2,628	732	-	84,871
Disposals	-	-	(14,578)	-	-	(14,578)
	-----	-----	-----	-----	-----	-----
At 31 March 2014	283,061	61,324	13,107	1,816	26,905	386,214
	-----	-----	-----	-----	-----	-----
Net book value						
At 31 March 2014	4,093,820	16,497	1,922	1,842	-	4,114,081
	=====	=====	=====	=====	=====	=====
At 31 March 2013	4,126,000	17,696	4,550	2,574	-	4,150,820
	=====	=====	=====	=====	=====	=====

ORE VALLEY HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

14. Tangible fixed assets – Association

Other fixed assets

	Land & Buildings	Computer Equipment	Office Equipment	Motor Vehicles	Total
	£	£	£	£	£
Cost or valuation:					
As at 1 April 2013	909,299	64,142	29,607	26,905	1,029,953
Additions during year	40,000	6,758	-	-	46,758
Disposals	-	-	(14,578)	-	(14,578)
At 31 March 2014	949,299	70,900	15,029	26,905	1,062,133
Depreciation					
As at 1 April 2013	81,386	49,037	25,057	26,905	182,385
Charge for year	16,228	7,744	2,628	-	26,600
Disposals	-	-	(14,578)	-	(14,578)
At 31 March 2014	97,614	56,781	13,107	26,905	194,407
Net book value					
At 31 March 2014	851,685	14,119	1,922	-	867,726
At 31 March 2013	827,913	15,105	4,550	-	847,568

15. Investments

Cost

	2014	2013
	£	£
As at 1 April 2013	2	1
Additions during year	-	1
At 31 March 2014	2	2

Ore Valley Housing Association Limited owns one share which is 100% of the share capital of Ore Valley Enterprises Limited and one share which is 100% of the share capital of Cardenden Heat and Power Limited. The Association also owns 100% of Fife HARCA Limited, a company limited by guarantee and therefore the investment is shown at nil cost.

	2014	2013
	£	£
Aggregate capital and reserves		
Ore Valley Enterprises Limited	(71,028)	(38,502)
Fife HARCA Limited	1,703,372	1,759,309
Cardenden Heat and Power Limited	1	1
Profit/(loss) for the year		
Ore Valley Enterprises Limited	(32,526)	(28,630)
Fife HARCA Limited	(55,937)	(90,845)
Cardenden Heat and Power Limited	-	-

ORE VALLEY HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

16. Debtors	2014	Group	Association	
	2014	2013	2014	2013
	£	£	£	£
Due within one year				
Trade debtors	22,984	15,307	-	-
Amounts owed by group undertakings	-	-	210,474	126,923
Other debtors and prepayments	394,069	751,979	374,410	722,656
Rental debtors	108,467	97,048	108,467	97,048
Provision for doubtful debts	(43,143)	(23,036)	(43,143)	(23,036)
	=====	=====	=====	=====
	482,377	841,298	650,208	923,591
Due after one year				
Amounts owed by group undertakings	-	-	739,900	745,518
Other debtors	36,966	42,692	36,966	42,692
	=====	=====	=====	=====
	36,966	42,692	776,866	788,210

Included in other debtors of the Association is the inter-company loan of £290,967 due from Fife HARCA Limited of which £284,900 is due after one year.

Included within other debtors are amounts totalling £310,379 in respect of costs incurred on projects which will be recovered on completion of these projects. These may not be received within one year.

17. Creditors: Amounts falling due within one year	2014	Group	Association	
	2014	2013	2014	2013
	£	£	£	£
Other creditors	261,822	314,102	207,618	236,057
Taxation and social security	11,328	11,247	10,565	11,247
Prepayment of rent	53,633	51,210	50,413	51,210
Bank loans	359,782	306,335	334,386	282,173
	=====	=====	=====	=====
	686,565	682,894	602,982	580,687

18. Creditors: Amounts falling due after one year	2014	Group	Association	
	2014	2013	2014	2013
	£	£	£	£
Bank loans	15,083,814	14,131,858	14,377,437	13,412,030
	=====	=====	=====	=====
	15,083,814	14,131,858	14,377,437	13,412,030

The property loans are repayable in instalments over a period ranging up to 30 years. A small office loan is repayable over 15 years.

Loans totalling £11,326,358 at 31 March 2014 carry interest at rates fixed for periods of up to 30 years. All other loans carry interest at a variable rate. At the balance sheet date the loans were at rates between 0.95% and 3.02%.

All loans are secured over the housing properties owned by the Association.

ORE VALLEY HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

18. Creditors: Amounts falling due after one year (Contd.)

Instalments are due as follows:	2014	Group	Association	
	2014	2013	2014	2013
	£	£	£	£
Within one year	359,781	306,335	334,385	282,173
Between one and two years	418,577	335,529	391,878	310,133
Between two and five years	1,468,072	1,272,948	1,350,913	1,002,808
After more than five years	13,197,166	12,523,381	12,634,647	12,099,089
	-----	-----	-----	-----
	15,443,596	14,438,193	14,711,823	13,694,203
	=====	=====	=====	=====

19. Share capital (non equity)

	2014	Group	Association	
	2014	2013	2014	2013
	£	£	£	£
Allotted, issued and fully paid				
At 1 April 2013	73	73	73	73
Issued in year	3	3	3	3
	-----	-----	-----	-----
	76	76	76	76
Cancelled in the year	1	3	1	3
	-----	-----	-----	-----
At 31 March 2014	75	73	75	73
	=====	=====	=====	=====

Each member of the Association holds one share and all shares carry equal voting rights. Under the rules of the Association, members are not entitled to dividends nor can they participate in any distribution on the winding up of the Association.

20. Restricted reserves	2014	Group	Association	
	2014	2013	2014	2013
	£	£	£	£
At 1 April 2013	1,924,900	1,964,900	-	-
Receivable in year	21,523	29,579	-	-
Expended in year including transfers	(53,464)	(69,579)	-	-
	-----	-----	-----	-----
At 31 March 2014	1,892,959	1,924,900	-	-
	=====	=====	=====	=====

ORE VALLEY HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

21. Revenue reserves	2014	Group	2014	Association
	£	2013	£	2013
		£		£
At 1 April 2013	95,949	108,783	382,657	316,566
Surplus/(deficit) for year	(18,217)	(12,834)	37,755	66,091
Transfer from Major Repairs Reserve	-	-	-	-
	-----	-----	-----	-----
At 31 March 2014	77,732	95,949	420,412	382,657
	=====	=====	=====	=====

22. Revaluation reserves	2014	Group	2014	Association
	£	2013	£	2013
		£		£
At 1 April 2013	56,306	-	-	-
Revaluation of fixed assets	-	56,306	-	-
	-----	-----	-----	-----
At 31 March 2014	56,306	56,306	-	-
	=====	=====	=====	=====

23. Pensions

Ore Valley Housing Association Limited participates in the Scottish Housing Associations' Pension Scheme ('the Scheme'). The Scheme is funded and is contracted-out of the State Pension Scheme.

It is not possible in the normal course of events to identify the share of underlying assets and liabilities belonging to an individual participating employer as the Scheme is a multi-employer arrangement where assets are co-mingled for investment purposes, benefits are paid from total scheme assets, and the contribution rate for all employers is set by reference to the overall financial position of the scheme rather than by reference to individual employer experience. Accordingly due to the nature of the Scheme, the accounting charge for the period under FRS17 represents the employer contribution payable.

The Trustee commissions an actuarial valuation of the Scheme every three years. The main purpose of the valuation is to determine the financial position of the Scheme in order to determine the level of future contributions required so that the Scheme can meet its pension obligations as they fall due.

The last formal valuation of the Scheme was performed at 30 September 2012 by a professionally qualified Actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £394 million. The valuation revealed a shortfall of assets compared with the valuation of liabilities of £304 million, equivalent to a past service funding level of 56.4%.

The Scheme Actuary has prepared an Actuarial Report that provides an approximate update on the funding position of the Scheme as at 30 September 2013. Such a report is required by legislation for years in which a full actuarial valuation is not carried out. The funding update revealed an increase in the assets of the Scheme to £470 million and indicated a decrease in the shortfall of assets compared to liabilities to approximately £272 million, equivalent to a past service funding level of 63%.

The Scheme offers six benefit structures to employees, namely:

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

ORE VALLEY HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

23. Pensions (Contd.)

An employer can elect to operate different benefit structures for their active members (as at the first day of April in any given year) and their new entrants. The DC option can be introduced by the employer on the first day of any month after giving a minimum of three months' prior notice. Ore Valley Housing Association Limited has elected to continue to operate the career average revalued earnings with a 1/120th accrual rate benefit structure, contracted in, for all members.

During the accounting period Ore Valley Housing Association Limited paid contributions at the rate of 4.7% of pensionable salaries and past year deficit contributions of £27,398. Member contributions were 4.7%.

As at the balance sheet date there were seven active members of the Scheme employed by Ore Valley Housing Association Limited. Ore Valley Housing Association Limited continues to offer membership of the Scheme to its employees.

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

The key valuation assumptions used to determine the assets and liabilities of the Scottish Housing Associations' Pension Scheme are:

2012 Valuation Assumptions	% p.a.
Investment return pre retirement	5.3
Investment return post retirement – Non-pensioners	3.4
Investment return post retirement – Pensioners	3.4
Rate of salary increases	4.1
Rate of pension increases	
- Pension accrued pre 6 April 2005 in excess of GMP	2.0
- Pension accrued post 6 April 2005 (for leavers before 1 October 1993 pension increases are 5.0%)	1.7
Rate of price inflation	2.6

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

Contribution Rates for Future Service (payable from 1 April 2014)	%
Final salary 1/60ths	24.6
Career average revalued earnings 1/60ths	22.4
Career average revalued earnings 1/70ths	19.2
Career average revalued earnings 1/80ths	16.9
Career average revalued earnings 1/120ths	11.4

Additional deficit contributions are payable from 1 April 2014 and will be increasing by 3% per annum each 1 April thereafter. Technical Provisions liabilities as at 30 September 2012 will be used as the reference point for calculating the additional contributions.

ORE VALLEY HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

23. Pensions (Contd.)

Employer debt regulations

Following a change in legislation in September 2005 there is a potential debt on the employer that could be levied by the Trustee of the Scheme. The debt is due in the event of the employer ceasing to participate in the Scheme or the Scheme winding up.

The debt for the Scheme as a whole is calculated by comparing the liabilities for the Scheme (calculated on a buy-out basis i.e. the cost of securing benefits by purchasing annuity policies from an insurer, plus an allowance for expenses) with the assets of the Scheme. If the liabilities exceed assets there is a buy-out debt.

The leaving employer's share of the buy-out debt is the proportion of the Scheme's liability attributable to employment with the leaving employer compared to the total amount of the Scheme's liabilities (relating to employment with all the currently participating employers). The leaving employer's debt therefore includes a share of any 'orphan' liabilities in respect of previously participating employers. The amount of the debt therefore depends on many factors including total Scheme liabilities, Scheme investment performance, the liabilities in respect of current and former employees of the employer, financial conditions at the time of the cessation event and the insurance buy-out market. The amounts of debt can therefore be volatile over time.

Ore Valley Housing Association Limited has been notified by The Pensions Trust of the estimated employer debt on withdrawal from the SFHA Pension Scheme based on the financial position of the Scheme as at 30 September 2013. As of this date the estimated employer debt for Ore Valley Housing Association Limited was £1,266,774.

As the Association continues to offer membership of The Scheme to its employees, it regards crystallisation of the buy-out debt as being remote and therefore no provision is required.

24. Capital commitments – Group and Association	Group		Association	
	2014	2013	2014	2013
	£	£	£	£
Capital expenditure that has been contracted for but not provided for in the financial statements	-	1,430,630	-	1,430,630
Capital expenditure authorised but not contracted for	-	-	-	-

25. Commitments under operating leases

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

	Group		Association	
	2014	2013	2014	2013
	£	£	£	£
Land and buildings				
Operating lease which expires:				
Within 1 year	2,156	3,350	-	3,350
Other items				
Operating lease which expires:				
Within 2 - 5 years	1,023	2,156	1,023	-
After more than 5 years	111,692	111,692	-	-
	114,871	117,198	1,023	3,350

ORE VALLEY HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 31 March 2014

26. Related party transactions

Some members of the Management Committee are also tenants of the Association. Their tenancies are all on the same terms as for other tenants and no advantage can be gained from their position.

During the year Ore Valley Enterprises Limited provided services to the Association of £nil (2013: £2,120) on an arm's length basis.

At 31 March 2014, there was an amount due from Ore Valley Enterprises Limited of £81,333 (2013: £465,549), and £2,218 of interest was charged on the inter-company loan account during the year at a commercial rate.

On 1 April 2013 £455,000 of the inter-company current account was converted into an inter-company loan. At the year end the balance was £455,000, and £14,879 of interest was charged during the year at a commercial rate. The inter-company loan account is secured over the investment properties held at Rosewell Drive and Loanhead Avenue.

At 31 March 2014, £123,074 (2013: £110,149) was due from Fife HARCA Limited, and £3,927 of interest was charged on the inter-company balance during the year at a commercial rate.

Also, at 31 March 2014 there was a loan of £290,967 (2013: £296,743) due from Fife HARCA Limited. The loan is to be repaid by 31 March 2039 at a fixed interest rate of 4.95% per annum and is secured over the Miners Institute.

The Association provided management services to Fife HARCA Limited during the year totalling £12,217 (2013: £5,000).

Fife HARCA Limited rented a room in the business centre to the Association at a cost of £3,532 (2013: £3,532) and provided other services of £846 (2013: £421) on arm's length basis.

Chief Executive, A W W Saunders is also a director of Ore Valley Enterprises Limited and Fife HARCA Limited.

Member of the management committee, T Nisbet (retired 8 October 2013) was also a director of Ore Valley Enterprises Limited (retired 17 March 2014) and Fife HARCA Limited (retired 17 March 2014).

27. Contingent liability

The Association's balance sheet shows £23,098,751 (2013: £22,246,721) of capital grants received from the Scottish Government. During the year a further £12,010 (2013: £846) of HAG has been disposed as components have been disposed. A total of £23,127,932 (2013: £22,263,892) of capital grants have been received from the Scottish Government to date. This amount is potentially repayable to the Scottish Government on cessation or when properties are sold.