

RUCHAZIE HOUSING ASSOCIATION LIMITED
REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013

Financial Conduct Authority No. 2420R(S)

Registered Housing Association No. HCB 277

Registered Charity No. SC041911

FRENCH DUNCAN LLP

Chartered Accountants and Statutory Auditor
375 West George Street
Glasgow
G2 4LW

RUCHAZIE HOUSING ASSOCIATION LIMITED

**REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013**

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MEMBERS, EXECUTIVE AND ADVISERS

Management Committee

I Moor	Chairperson
B Tollett	Vice chairperson
A Macdonald	Secretary
P McNally	
J Rawlings	Resigned May 2012
F Caffolla	Resigned May 2012
A Galor	
M Ferguson	
P McTaggart	
D Vickers	

Registered Office

24 Avondale Street
Ruchazie
Glasgow
G33 3QS

Auditors

French Duncan LLP
Chartered Accountants
Statutory Auditor
375 West George Street
Glasgow
G2 4LW

Executive Officers

W Nicol	Director
G Shepherd	Finance Manager

Bankers

The Royal Bank of Scotland plc
92 Smithycroft Road
Glasgow
G33 2RQ

Solicitors

Brechin Tindal Oatts
48 St Vincent Street
Glasgow
G2 5HS

**REPORT OF THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31 MARCH 2013**

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

Legal status

The Association is registered as a non-profit making organisation under the Industrial and Provident Societies Act 1965 No. 2420R(S). The Association is constituted under its rule book. On 14 November 2010 the Association became a registered charity.

Principal Activities

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

Objectives

To provide for the relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage through the provision, construction, improvement and management of land and accommodation and the provision of care.

Changes in fixed assets

Details of fixed assets are set out in Notes 10 and 11.

Review of business and future developments

The Committee is satisfied with the Association's performance during the year. The surplus for the year after taxation was £116,600 (2012 - £195,436). The Association's net assets are now £572,967 (2012 - £456,366).

The Committee are satisfied with the level of designated reserves to meet its longer term planned and major repair work. Future rent setting will continue to take account of both short and longer term commitments.

The Management Committee and executive officers

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

Each member of the Management Committee holds one fully paid share of £1 in the Association. The executive officers of the Association hold no interest in the Association's share capital and although not having the legal status of directors they act as executives within the authority delegated by the Committee.

Statement of Committee's responsibilities

The Management Committee is responsible for preparing the financial statements in accordance with the applicable law and United Kingdom Generally Accepted Accounting Practice.

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 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 a going concern basis unless it is inappropriate to presume that the Association will continue in business; and
- prepare a statement on internal financial control.

**REPORT OF THE MANAGEMENT COMMITTEE (Continued)
FOR THE YEAR ENDED 31 MARCH 2013**

The Management Committee 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 accounts comply with the Industrial and Provident Societies Act 1965 to 2002, the Housing (Scotland) Act 2010 and the Scottish Housing Regulator's Determination of Accounting Requirements April 2012.

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.

The Management Committee confirms that the financial statements comply with the above requirements.

Internal Financial Controls

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

Any system can only provide reasonable and not absolute assurance against material misstatement or loss.

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

Related Party Transactions

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

Statement of disclosure to auditor

- (a) so far as the Committee are aware, there is no relevant audit information of which the company's auditors are unaware, and
- (b) they have taken all the steps that they ought to have taken as members of the Committee in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Auditors' review

In addition to their audit of the financial statements, our auditors have reviewed the Management Committee's statement concerning the Association's compliance with the disclosures required by the Scottish Federation of Housing Associations "Raising Standards" guidance on "Internal financial control and financial reporting". Their report is set out on page 6.

Auditors

A resolution proposing French Duncan LLP be re-appointed as auditors will be put to the members at the Annual General Meeting.

By order of the Committee

A Macdonald - Secretary

Dated: 10-9-13

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF RUCHAZIE HOUSING ASSOCIATION LIMITED

We have audited the Financial Statements on pages 7 to 25, which have been prepared under the accounting policies, set out on pages 11 to 13. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the Association's members, as a body, in accordance with Section 9 of the Friendly and Industrial Provident Societies Act 1968. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of Committee and auditors

As explained more fully in the Committee's Responsibilities Statement set out on pages 2 and 3, the Committee is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Association's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Committee; and the overall presentation of the financial statements. In addition, we read all the financial and non financial information in the report of the Management Committee to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

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

REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF RUCHAZIE HOUSING ASSOCIATION LIMITED

Matters arising on which we are required to report by exception

We have nothing to report in respect of the following matters where the Industrial and Provident Societies Acts 1965 to 2002 requires us to report to you if, in our opinion:

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

A handwritten signature in black ink, appearing to be 'French Duncan', written in a cursive style.

French Duncan LLP
Chartered Accountants
Statutory Auditor
375 West George Street
Glasgow
G2 4LW

Dated: 23/09/2017

**REPORT OF THE INDEPENDENT AUDITORS TO THE MANAGEMENT COMMITTEE OF
RUCHAZIE HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANCE MATTERS**

In addition to our audit of the Financial Statements, we have reviewed your statement on page 3 concerning the Association's compliance with the paragraphs of the Internal Financial Control section within the Scottish Federation of Housing Association's publication "Raising Standards in Housing".

Basis of Opinion

We carried out our review having regard to Bulletin 2006/5 issued by the Auditing Practices Board. The Bulletin does not require us to perform the additional work necessary to, and we do not, express any opinion on the effectiveness of either the Association's system of internal financial control or its corporate governance procedures.

Opinion

In our opinion, the statement on internal financial controls on page 3 has provided the disclosures required by the Internal Financial Control section within the Scottish Federation of Housing Association's publication "Raising Standards in Housing" and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.



French Duncan LLP
Chartered Accountants
Statutory Auditor
375 West George Street
Glasgow
G2 4LW

Dated: 23/09/2017.

**INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2013**

	Notes	2013	2012
		£	£
Turnover	2	700,743	736,993
Less: Operating costs	2	<u>(541,373)</u>	<u>(507,657)</u>
Operating surplus	2	159,370	229,336
Interest receivable and other income	4	1,726	3,137
Interest payable and similar charges	5	<u>(44,496)</u>	<u>(37,037)</u>
Surplus for the year		<u>116,600</u>	<u>195,436</u>

The results for the year relate wholly to continuing activities.

The notes on pages 11 to 25 form part of these financial statements

STATEMENT OF TOTAL RECOGNISED SURPLUSES AND DEFICITS
YEAR ENDED 31 MARCH 2013

	Notes	2013	2012
		£	£
Surplus for the year		116,600	195,436
Prior year adjustment	9	-	(150,217)
Total surpluses and deficits recognised since last annual report		<u>116,600</u>	<u>45,219</u>

The notes on pages 11 to 25 form part of these financial statements

RUCHAZIE HOUSING ASSOCIATION LIMITED

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BALANCE SHEET
AS AT 31 MARCH 2013

	Notes	2013 £	2012 £
Tangible Fixed Assets			
Housing properties – cost less depreciation		17,116,292	17,218,106
Less SHG and other grants	10	14,188,908	14,446,596
	10	<u>2,927,384</u>	<u>2,771,510</u>
NSSE Loan		553,855	553,855
NSSE Grant		<u>(553,855)</u>	<u>(553,855)</u>
		-	-
Other fixed assets	11	<u>28,619</u>	<u>6,102</u>
		<u>2,956,003</u>	<u>2,777,612</u>
Current Assets			
Debtors	12	45,459	115,258
Cash at bank and in hand		607,636	911,224
		<u>653,095</u>	<u>1,026,482</u>
Creditors: Amounts Falling Due within One Year	13	<u>(253,947)</u>	<u>(365,843)</u>
Net Current Assets		<u>399,148</u>	<u>660,639</u>
Total Assets less Current Liabilities		<u>3,355,151</u>	<u>3,438,251</u>
Creditors: Amounts Falling Due After More Than One Year	14	<u>(2,782,184)</u>	<u>(2,981,885)</u>
Net Assets		<u>572,967</u>	<u>456,366</u>
Capital and Reserves			
Share capital	15	104	103
Designated reserves	7	26,000	26,000
Revenue reserve	8	546,863	430,263
		<u>572,967</u>	<u>456,366</u>

The financial statements were approved by the Management Committee on 10/09/2013 and were signed on its behalf by:

I Moor Chairperson *I Moor*
 B Tollett Vice chairperson *B Tollett*
 A MacDonald Secretary *A MacDonald*

The notes on pages 11 to 25 form part of these financial statements

STATEMENT OF CASH FLOW
FOR THE YEAR TO 31 MARCH 2013

	Notes	2013 £	2012 £
NET CASH INFLOW FROM OPERATING ACTIVITIES	19	<u>164,555</u>	<u>292,211</u>
RETURNS ON INVESTMENTS AND SERVICING OF FINANCE			
Interest received		1,726	3,137
Interest paid		(44,496)	(37,037)
		<u>(42,770)</u>	<u>(33,900)</u>
NET CASH INFLOW FROM RETURNS ON INVESTMENTS AND SERVICING OF FINANCE		<u>121,785</u>	<u>258,311</u>
TAXATION			
Tax paid		<u>5,440</u>	<u>(35,940)</u>
CAPITAL EXPENDITURE			
Cash paid for development, construction and purchase of housing		(259,238)	(7,067)
Purchase of other fixed assets		(25,697)	
Social Housing Grant received and abated		6,074	5,720
		<u>(278,861)</u>	<u>(1,347)</u>
NET CASH OUTFLOW FROM INVESTING ACTIVITIES		<u>(278,861)</u>	<u>(1,347)</u>
NET CASH (OUTFLOW)/INFLOW BEFORE FINANCING		<u>(151,636)</u>	<u>221,024</u>
FINANCING			
HP repayments		(135)	(1,152)
Repayment of loans		(151,818)	(145,480)
Shares issued		1	1
		<u>(151,952)</u>	<u>(146,631)</u>
NET CASH OUTFLOW FROM FINANCING		<u>(151,952)</u>	<u>(146,631)</u>
(DECREASE)/INCREASE IN CASH	20	<u>(303,588)</u>	<u>74,393</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013****1. Accounting Policies****(a) Introduction and accounting basis**

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

These financial statements are prepared under the historical cost convention in accordance with applicable accounting standards and statements of recommended practice and comply with the requirements of the Scottish Housing Regulator's Determination of Accounting Requirements April 2012.

(b) Turnover

Turnover represents rental and service charge income, factoring service income and fees or revenue grants receivable from local authorities and from the Scottish Government, together with proceeds of NSSE sales.

(c) Loans

Mortgage loans are advanced by private lenders or the Scottish Housing Regulator under the terms of individual mortgage deeds in respect of each property or housing scheme. Advances are available only in respect of those developments which have been given approval by Glasgow City Council.

(d) Social Housing Grant (SHG)

SHG, at amounts approved by Glasgow City Council, is paid directly to the Association as required to meet its liabilities during the development process.

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

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

(e) Fixed assets – Housing Properties

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

1. Cost of acquiring land and buildings
2. Development expenditure including administration costs
3. Interest charged on the mortgage loans raised to finance the scheme

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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013**

1. Accounting Policies (continued)

(e) Fixed assets – Housing Properties (continued)

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

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

Interest is capitalised from first draw down of private finance according to the funding arrangements agreed by the Scottish Government. This will normally occur after SHG as been claimed up to the agreed limit.

All costs and grants relating to the share of property sold are accounted for in accordance with the Statement of Recommended Practice (2010) treating all proceeds from first tranche sales in the income and expenditure account as turnover with only the surplus or deficit being accounted for in the income and expenditure account for subsequent tranches.

(f) Depreciation

1. Housing properties

The association adopted component accounting during the previous financial year. Properties, other than the assessed land element, are depreciated in accordance with FRS15 at rates calculated to reduce the net book value of each component of the property to its estimated residual value, on a straight line basis, over the expected remaining life of the component. Heritable land is not depreciated. The estimated useful lives of the assets and components are as follows:

	Depreciation Period (Years)
Bathrooms	20
Central Heating	20
Kitchens	20
Structure	50
Windows	30

2. Other fixed assets

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

The following rates have been used:-

Furniture, Fittings & Equipment	- 33% straight line
Office Property	- 10% reducing balance

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

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013****1. Accounting Policies (continued)****(g) Designated Reserves (Note 7)****(i) Major Repairs**

The reserve is based on the Association's liability to maintain the properties in accordance with a planned programme of works, provided it will not be met from revenue in the year in which it is incurred, and to maintain housing properties in a state of repair which at least maintains their residual value in prices prevailing at the time of acquisition and construction. The reserve represents amounts set aside in respect of future costs and will be transferred to Revenue Reserve as appropriate.

(h) Apportionment of management expenses

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

(i) Pensions (Note 22)

The Association provides a pension scheme, through The Pensions Trust – Scottish Housing Associations' Pension Scheme, for the benefit of its employees. The funds of the scheme are administered by an independent trustee and are separate from the Association. Independent actuaries complete valuations at least every three years and, in accordance with their recommendations, annual contributions are paid to the scheme so as to secure the benefits set out in the rules. The costs of these are charged against surpluses on a systematic basis over the service lives of the employees.

(j) Financial Commitments

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

(k) Finance Leases

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible assets and depreciated over the shorter of the lease term and their useful lives. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the profit and loss account so as to produce a constant periodic rate of charge on the net obligation outstanding in each period

(l) VAT

The Association is not VAT registered. All expenditure as a result is shown inclusive of VAT.

RUCHAZIE HOUSING ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013

2. Particulars of Turnover, Operating Costs and Operating Surplus

	Note	Turnover	2013 Operating Costs	Operating Surplus / (Deficit)	2012 Operating Surplus / (Deficit)
		£	£	£	£
Social Lettings	3a	699,193	(537,755)	161,438	229,833
Other activities	3b	1,550	(3,618)	(2,068)	(497)
Total		<u>700,743</u>	<u>(541,373)</u>	<u>159,370</u>	<u>229,336</u>
Total for previous period of account		736,993	(507,657)	229,336	

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013

3a. Particulars of Turnover, Operating Costs and Operating Surplus or Deficit from Social Letting Activities

	2013 General Needs Housing	2012 General Needs Housing
	£	£
Income from social lettings		
Rent receivable net of service charges	700,634	713,375
Rent losses from voids	(1,441)	(609)
Net rents receivable	<u>699,193</u>	<u>712,766</u>
Grants from Scottish Ministers	-	-
Other revenue grants	-	-
Total income from social letting activities	<u>699,193</u>	<u>712,766</u>
Operating costs for social letting activities		
Management and maintenance administration costs	320,545	287,351
Service costs	-	-
Planned and cyclical maintenance including major repairs costs	66,021	76,372
Reactive maintenance	49,526	48,195
Bad debts – rents and service charges	1,193	821
Depreciation of social housing	100,470	70,194
Operating costs for social letting activities	<u>537,755</u>	<u>482,933</u>
Operating surplus on social lettings	<u>161,438</u>	<u>229,833</u>

There is no other accommodation except for General Needs.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013**

3b. 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	Operating surplus or deficit for previous period of account
	£	£	£	£	£	£	£	£	£
Wider role activities undertaken to support the community, other than the provision, construction, improvement and management of housing	-	1,550	-	-	1,550	-	(1,550)	-	-
Care and repair of property	-	-	-	-	-	-	-	-	-
Factoring	-	-	-	-	-	-	-	-	-
Development and construction of property activities	-	-	-	-	-	-	-	-	-
Support activities	-	-	-	-	-	-	-	-	-
Care activities	-	-	-	-	-	-	-	-	-
Agency/management services for registered social landlords	-	-	-	-	-	-	(2,068)	(2,068)	(500)
Other agency/management services	-	-	-	-	-	-	-	-	3
Developments for sale to registered social landlords	-	-	-	-	-	-	-	-	-
Developments and improvement for sale to non registered social landlords	-	-	-	-	-	-	-	-	-
Other activities	-	-	-	-	-	-	-	-	-
Total from other activities	-	1,550	-	-	1,550	-	(3,618)	(2,068)	(497)
Total from other activities for the previous period of account	-	24,224	-	3	24,227	-	(24,724)	(497)	

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013

	2013 £	2012 £	
4. Interest Receivable and Other Income			
Interest receivable on deposits	<u>1,726</u>	<u>3,137</u>	
5. Interest Payable and Similar Charges			
On private loans	<u>44,496</u>	<u>37,037</u>	
6. Taxation			
Corporation tax at 20% (2012 – 21%)	<u>-</u>	<u>-</u>	
7. Designated Reserves			
	Opening Balance £	Transfer £	Closing Balance £
Major repairs	<u>26,000</u>	<u>-</u>	<u>26,000</u>
8. Revenue Reserves			2013 £
At 1 April 2012			430,263
Surplus for the year			<u>116,600</u>
At 31 March 2013			<u>546,863</u>

9. Prior Year Adjustment

As described in Note 1(f) (Accounting Policies) the company adopted component accounting during the prior year. This resulted in a restatement of 2011 results to restate the depreciation charge for the shortened estimated useful lives of the components identified. The change in policy resulted in a decrease in the depreciation charge stated for 2011 of £1,806, however the housing assets have been depreciated by an additional £152,023 for the periods up to 31 March 2010. The total adjustment recorded in 2012 was £150,217.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013

10. Tangible Fixed Assets

	Housing Properties Held for Letting £	Housing Properties In Course of Construction £	Total £
Cost			
At 1 April 2012	17,756,030	222,683	17,978,713
Additions during year	256,838	2,400	259,238
Disposals during year	(46,910)	(222,683)	(269,593)
Transfers to completed schemes	-	-	-
At 31 March 2013	<u>17,965,958</u>	<u>2,400</u>	<u>17,968,358</u>
Depreciation			
At 1 April 2012	760,607	-	760,607
Charge for year	97,290	-	97,290
Disposals	(5,831)	-	(5,831)
At 31 March 2013	<u>852,066</u>	<u>-</u>	<u>852,066</u>
SHG and other Grants			
At 1 April 2012	14,223,913	222,683	14,446,596
Received during year	6,074	-	6,074
Grants repayable	-	-	-
Disposals	(41,079)	(222,683)	(263,762)
Transfers to completed schemes	-	-	-
At 31 March 2013	<u>14,188,908</u>	<u>-</u>	<u>14,188,908</u>
Net Book Value			
At 31 March 2013	<u>2,924,984</u>	<u>2,400</u>	<u>2,927,384</u>
At 31 March 2012	<u>2,771,510</u>	<u>-</u>	<u>2,771,510</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013

11. Tangible Fixed Assets – Other Assets

	Furniture, Fittings & Equipment £	Office Property £	Total £
Cost			
At 1 April 2012	44,545	20,000	64,545
Additions during year	-	25,697	25,697
	<u>44,545</u>	<u>45,697</u>	<u>90,242</u>
At 31 March 2013	<u>44,545</u>	<u>45,697</u>	<u>90,242</u>
Depreciation			
At 1 April 2012	44,545	13,898	58,443
Charge for year	-	3,180	3,180
	<u>44,545</u>	<u>17,078</u>	<u>61,623</u>
At 31 March 2013	<u>44,545</u>	<u>17,078</u>	<u>61,623</u>
Net Book Value			
At 31 March 2013	<u>-</u>	<u>28,619</u>	<u>28,619</u>
At 31 March 2012	<u>-</u>	<u>6,102</u>	<u>6,102</u>

12. Debtors

	2013 £	2012 £
Amounts falling due within one year:		
Rental debtors – housing benefit	48,179	51,667
Less: Provision for bad debts	(9,043)	(7,850)
	<u>39,136</u>	<u>43,817</u>
Corporation tax recoverable	-	5,440
Other debtors and prepayments	6,323	66,001
	<u>45,459</u>	<u>115,258</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013**

13. Creditors: Amounts Falling Due within One Year

	2013 £	2012 £
Bank loans and overdrafts	151,808	103,925
HP Creditor	288	423
Contract retentions	-	98,171
Trade Creditors	4,151	75,681
Corporation Tax	-	-
Other taxes and social security	5,628	4,539
Prepaid rent	5,833	4,994
Accruals and deferred income	86,239	78,110
	<u>253,947</u>	<u>365,843</u>

14. Creditors: Amounts Falling Due After More Than One Year

Housing Loans		
Due between one and two years	151,813	103,925
Due between two and five years	455,440	311,775
Due in five years or more	2,174,931	2,566,185
	<u>2,782,184</u>	<u>2,981,885</u>

Loans are secured by specific charges on the Association's properties and are repayable at varying rates of interest in instalments.

15. Share Capital

At 1 April 2012	103	105
Shares of £1 each fully paid and issued during the year	1	1
Shares forfeited in year	-	(3)
At 31 March 2013	<u>104</u>	<u>103</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013**

16. Directors' Emoluments

The directors are defined as the members of the Management Committee, the chief executive and any other person reporting directly to the chief executive or the Management Committee whose total emoluments exceed £60,000 per year. No emoluments were paid to any member of the Management Committee during the year.

	2013 £	2012 £
Aggregate emoluments payable to directors (including pension contributions and benefits in kind)	<u>51,275</u>	<u>51,142</u>
Emoluments payable to highest paid director who received emoluments (excluding pension contributions)	<u>46,729</u>	<u>46,663</u>
Total expenses reimbursed to directors in so far as not chargeable to United Kingdom income tax	<u>470</u>	<u>397</u>

17. Employee Information

	No.	No.
Administrative staff	<u>5</u>	<u>5</u>
	£	£
Staff costs (including director's emoluments):		
Wages and salaries	160,499	150,147
Social security costs	14,156	12,711
Pension costs (note 22)	27,571	26,418
	<u>202,226</u>	<u>189,276</u>

18. Operating Surplus

	£	£
Operating surplus is stated after charging:		
Depreciation	100,470	70,194
Auditor's remuneration		
- In their capacity as auditors	4,995	4,750
- In respect of other services	<u>3,508</u>	<u>1,610</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013**

**19. Reconciliation of Operating Surplus to Net Cash Inflow
from Operating Activities**

	2013	2012
	£	£
Operating surplus	159,370	229,336
Depreciation	100,470	70,194
Decrease in debtors	64,359	(57,304)
Decrease in creditors	(159,644)	49,988
Decrease in stock	-	-
Shares cancelled	-	(3)
	<u>164,555</u>	<u>292,211</u>

20. Reconciliation of Net Cashflow to Movement in Net Debt

	2013	2012
	£	£
Decrease in cash in year	(303,588)	74,393
Loans repaid	151,818	145,480
HP repayments	135	1,152
	<u>(151,635)</u>	<u>221,025</u>
Net debt at 1 April 2012	<u>(2,175,009)</u>	<u>(2,396,034)</u>
Net debt at 31 March 2013	<u>(2,326,644)</u>	<u>(2,175,009)</u>

21. Analysis of Changes in Debt

	As at 1 April 2012 £	Cash Flows £	Other Changes £	As at 31 March 2013 £
Cash at bank and in hand	911,224	(303,588)	-	607,636
HP finance	(423)	135	-	(288)
Debt due within 1 year	(103,925)	103,925	(151,808)	(151,808)
Debt due after 1 year	(2,981,885)	47,893	151,808	(2,782,184)
	<u>(2,175,009)</u>	<u>(151,635)</u>	<u>-</u>	<u>(2,326,644)</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013****22. Pensions**

Ruchazie Housing Association Limited (the "Association") 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 the assets are co-mingled for investment purposes, benefits are paid from the total Scheme assets, and the contribution rate for all employers is set by reference to the overall financial position of the Scheme rather than by reference to individual employer experience. Accordingly, due to the nature of the 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 as at 30 September 2009 by a professionally qualified Actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £295 million. The valuation revealed a shortfall of assets compared with the value of liabilities of £160 million, equivalent to a past service funding level of 64.8%.

The Scheme Actuary has prepared an Actuarial Report that provides an approximate update on the funding position of the Scheme as at 30 September 2011. 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 £341 million and indicated an increase in the shortfall of assets compared to liabilities to approximately £207 million, equivalent to a past service funding level of 62.2%.

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 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.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013**

22. Pensions (continued)

The Association has been notified by The Pensions Trust of the estimated employer debt on withdrawal from the Scottish Housing Associations' Pension Scheme based on the financial position of the scheme as at 30 September 2012. As at this date, the estimated employer debt for the Association was £1,116,426.

The Scheme offers five benefit structures to employers, namely:

- Final salary with a 1/60th accrual rate.
- Career average revalued earnings with a 1/60th accrual rate.
- Career average revalued earnings with a 1/70th accrual rate.
- Career average revalued earnings with a 1/80th accrual rate.
- Career average revalued earnings with a 1/120th accrual rate, contracted-in.

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. An employer can only operate one open benefit structure at any one time. An open benefit structure is one which new entrants are able to join.

The Association has elected to operate the final salary with a 1/60th accrual rate benefit structure for active members and new members.

During the accounting year, the Association paid contributions at the rate of 9.6% of pensionable salaries. Members' contributions were 9.6%.

As at the balance sheet date there were 4 active members of the Scheme employed by the Association. The annual pensionable payroll in respect of these members was £136,933. The Association continues to offer membership of the Scheme to its employees.

Financial Assumptions

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

2009 Valuation Assumptions	% p.a.
Investment return pre retirement	7.4
Investment return post retirement - Non-pensioners	4.6
Investment return post retirement - Pensioners	4.8
Rate of salary increases	4.5
Rate of pension increases	
- Pension accrued pre 6 April 2005 in excess of GMP	2.9
- Pension accrued post 6 April 2005 (for leavers before 1 October 1993 pension increases are 5.0%)	2.2
Rate of price inflation	3.0

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2013**

22. Pensions (continued)

Mortality Tables	
Non-pensioners	SAPS (S1PA) All Pensioners Year of Birth Long Cohort with 1% p.a. minimum improvement
Pensioners	SAPS (S1PA) All Pensioners Year of Birth Long Cohort with 1% p.a. minimum improvement

Contribution Rates for Future Service (payable from 1 April 2011)	%
Final salary 1/60ths	19.2
Career average revalued earnings 1/60ths	17.1
Career average revalued earnings 1/70ths	14.9
Career average revalued earnings 1/80ths	13.2
Career average revalued earnings 1/120ths	9.4
Additional rate for deficit contributions *	10.4

(* Expressed in nominal pound terms (for each employer) increasing each 1 April in line with the rate of salary increases assumption. Earnings as at 30 September 2009 are used as the reference point for calculating the additional contributions.)

23. Housing Stock

The number of units of accommodation in management was as follows:-

	Units in Management	
	2013 No	2012 No
General needs:		
New Build	190	190
Improved	24	24
Commercial	1	1
	<u>215</u>	<u>215</u>

24. Related Parties

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