



Williamsburgh
HOUSING ASSOCIATION
• Limited •

WILLIAMSBURGH HOUSING ASSOCIATION LIMITED

Report and Financial Statements

For the year ended 31 March 2011

WILLIAMSBURGH HOUSING ASSOCIATION LIMITED

Report and Financial Statements For the year ended 31 March 2011

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Registration information

Financial Services Authority

Industrial and Provident Societies 1965
Registered number 1991RS

The Scottish Housing Regulator

Housing (Scotland) Act 2001
Registered number HAL207

Registered Scottish Charity No: SC035350

Management Committee, Executives and Advisers

Committee of Management

S Weir	Chairperson
M Symons	
D Smith	
C Keane	
J Brown	
S McDonald (Renfrewshire Council)	
J Leadbetter	
W Crew	Appointed 08/09/10
N McPake	Appointed 01/06/11
A Morrison	Appointed 01/06/11
D James	Appointed 01/06/11
E Graham	Deceased 21/01/11
A M Fargher	Resigned 01/06/11
P Daws	Resigned 03/12/10
J McCotter	Resigned 14/07/10

Executives

G Williamson	Director/Secretary
J. McBride	Finance Manager
L Ferrie	Housing Manager
O McMillan	Maintenance Manager
J Livingstone	Development Manager
S. Gordon	Administration Officer

Registered Office:

Ralston House
Cyril Street
Paisley
PA1 1RW

Auditors

Scott-Moncrieff
25 Bothwell Street
Glasgow
G2 6NL

Bankers

The Royal Bank of Scotland plc
Paisley Chief Office
1 Moncrieff Street
Paisley PA3 2AW

Solicitor

Cochran Dickie Mackenzie
21 Moss Street
Paisley PA1 1BX

**Report of the Management Committee
For the year ended 31 March 2011**

The Committee of Management presents its report and the audited financial statements for the year ended 31st March 2011.

Principal activities

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

Review of business and future developments

The members of the Management Committee and the Association's Executive Officers are satisfied with the Association's performance during the year. The surplus for the year was £1,455,444 (2010: £1,334,506). Net assets stand at £16,498,784 (2010: £15,043,350).

The Association is recognised by the Inland Revenue as a charity for the purposes of Section 505 Income & Corporation Taxes Act 2010..

The committee of management and executive officers

The committee of management and executive officers of the Association are listed on page 1.

Each member of the Management Committee holds one fully paid share of £1 each 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

Housing association legislation requires the committee to prepare financial statements for each financial period 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 period ended on that date. In preparing those financial statements the committee are required to:-

- * Select suitable accounting policies and then apply them consistently;
- * Make judgements and estimates that are reasonable and prudent;
- * State whether applicable accounting standards have been followed subject to any material departures disclosed and explained in the financial statements;
- * Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the association will continue in business.

The Management Committee is responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time, the financial position of the Association and enable it to ensure that the financial statements comply with the Industrial and Provident Societies Acts 1965 to 2002, the Housing (Scotland) Act 2001 and the Registered Social Landlords Accounting Requirements (Scotland) Order 2007. 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.

**Report of the Management Committee
For the year ended 31 March 2011**

Corporate Governance

The Association has complied throughout the accounting period with the Code of Best Practice published by the Cadbury Committee on the Financial Aspects of Corporate Governance in 1992.

Charitable Donations

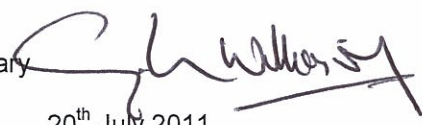
During the year, the Association made charitable donations amounting to £699 (2010: £818).

Auditors

The auditors, Scott-Moncrieff, Chartered Accountants, at the forthcoming Annual General Meeting offer themselves for re-appointment.

By order of the Management Committee

Secretary

A handwritten signature in dark ink, appearing to read 'S. Walker', is written over the word 'Secretary'.

Dated: 20th July 2011

Report of the Independent Auditors to the Members of Williamsburgh Housing Association Limited

We have audited the financial statements of Williamsburgh Housing Association Limited for the year ended 31 March 2011 which comprise the income and expenditure account, balance sheet, cash flow statement and related notes. The financial reporting framework that has been applied is applicable law, United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and the Statement of Recommended Practice - Accounting by Registered Social Landlords issued in 2008.

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

Respective responsibilities of the directors and auditors

As explained more fully in the Management Committee Responsibilities statement set out on page 2, the committee members are 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 Management Committee; and 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 2011 and of its surplus for the year ended;
- have been properly prepared in accordance with the United Kingdom Generally Accepted Accounting Practice and the Statement of Recommended Practice – Accounting by Registered Social Landlords issued in 2008;
- have been prepared in accordance with the requirements of the Industrial and Provident Societies Acts 1965 to 2002, Schedule 7 the Housing (Scotland) Act 2001 and the Registered Social Landlords Accounting Requirements (Scotland) Order 2007.

Report of the Auditors to the Members of Williamsburgh Housing Association Limited

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

We agree with the opinion of the Committee of Management of the Association that it would be of no real value to the members of the Association to consolidate or include the accounts of the Association's subsidiary in group accounts required to be prepared under Section 13 of the Friendly and Industrial and Provident Societies Act 1968 for the year ended 31 March 2011, because of the immaterial nature of the subsidiary transactions in the year.

In our opinion the information given in the Report of the Management Committee for the financial year for which the financial statements are prepared is consistent with the financial statements.



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

Dated: 20th July 2011

**Committee of Management's Statement of Internal Financial Controls
For the year ended 31 March 2011**

The Committee of Management acknowledges its ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate for the various business environments in which it operates.

These controls are designed to give reasonable assurance with respect to:

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

It is the Committee 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 misstatement or loss. Key elements include ensuring that:

Formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Association's assets;

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 regularly, which allow the Committee of Management and staff to monitor the key business risks and progress towards financial plans set for the year and medium term; regular management accounts are prepared timeously, providing relevant, reliable and up to date financial and other information and significant variances from budget are investigated where appropriate.

All significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures.

The Committee of Management reviews reports from the Director, staff and the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed.

Formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.

The Committee of Management has confirmed the existence of the system of internal financial control in the Association for the year ended 31st March 2011 and until 20th July 2011.

By order of the Committee of Management


Committee Member

Dated: 20th July 2011

**Report of the Auditors to the Management Committee of
Williamsburgh Housing Association Limited on Corporate Governance Matters**

In addition to our audit of the Financial Statements, we have reviewed your Statement on page 6 concerning the Association's compliance with the paragraphs of the Internal Financial Control section within the SFHA's publication "Raising Standards in Housing". The objective of our review is to draw attention to non-compliance with those paragraphs of the Code, if not otherwise disclosed.

Basis of Opinion

We carried out our review having regard to Bulletin 2009/4 issued by the Auditing Practices Board. The Bulletin does not require us to perform the additional work necessary to, and we do not, express any opinion on the effectiveness of either the Association's system of internal financial control or its corporate governance procedures.

Opinion

In our opinion, your statement on internal financial control on page 6 has provided the disclosures required by the Internal Financial Control section within the SFHA's publication "Raising Standards in Housing" and is not inconsistent with the information which came to our attention as a result of our audit work on the Financial Statements.



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

Dated: 20th July 2011

Income and Expenditure Account
For the year ended 31 March 2011

	Notes	2011 £	2010 £
Turnover	2,3 & 4	5,069,584	4,600,304
Less: Operating costs	2,3 & 4	3,345,724	3,013,295
Operating surplus		<u>1,723,860</u>	<u>1,587,009</u>
Net gain on disposal of fixed assets	5	-	47,953
Interest receivable and other income	6	13,718	11,568
Interest payable and similar charges	7	(282,134)	(312,024)
Surplus for the year		<u><u>1,455,444</u></u>	<u><u>1,334,506</u></u>

The results for the year relate wholly to continuing activities.

The Association has no recognised gains and losses other than those included in the surplus above, and therefore no separate statement of total recognised gains and losses has been presented.

There is no material difference between the surplus on ordinary activities for the year and its historical cost equivalent.

Balance Sheet
As at 31 March 2011

	Notes	2011 £	2010 £
Tangible fixed assets			
Housing properties – gross cost	11	113,237,196	113,003,533
Less: grants	11	(89,513,577)	(88,046,351)
		<u>23,723,619</u>	<u>24,957,182</u>
Less: provision for depreciation	11	(3,187,464)	(2,712,992)
		<u>20,536,155</u>	<u>22,244,190</u>
Other fixed assets	12	<u>76,978</u>	<u>92,984</u>
Investments	13	<u>2</u>	<u>2</u>
		<u>20,613,135</u>	<u>22,337,176</u>
Current assets			
Debtors	14	294,272	285,031
Cash at bank and in hand	15	3,193,665	2,412,292
		<u>3,487,937</u>	<u>2,697,323</u>
Creditors: amounts falling due within one year	16	(1,337,014)	(1,432,593)
Net current assets		<u>2,150,923</u>	<u>1,264,730</u>
Total assets less current liabilities		<u>22,764,058</u>	<u>23,601,906</u>
Creditors: amounts falling due after more than one year	17	(6,265,274)	(8,558,556)
Net assets		<u>16,498,784</u>	<u>15,043,350</u>
Capital and reserves			
Share capital	18	149	159
Designated reserves	19	8,249,317	7,445,166
Revenue Reserve	20	8,249,318	7,598,025
		<u>16,498,784</u>	<u>15,043,350</u>

The financial statements on pages 8 to 27 were authorised for issue by the Committee of Management on 20th July 2011 and were signed on its behalf by:

Committee Member

Committee Member

Committee Member

M. Symons
David Smith
[Signature]

The notes on pages 12 to 28 form part of these financial statements

Cash Flow Statement
For the year ended 31 March 2011

	2011		2010	
	£	£	£	£
Net cash flow from Operating Activities		2,135,939		2,202,855
Returns on investments and servicing of finance				
Interest received	13,718		11,568	
Interest paid	(282,134)		(312,024)	
Net cash outflow from returns on investment and servicing of finance		(268,416)		(300,456)
Capital expenditure and financial Investment				
Acquisition and construction of Properties	(233,663)		(9,837,295)	
Purchase of other fixed assets	(26,421)		(30,109)	
Capital grants received	1,467,226		5,282,882	
Grants repaid	-		(52,662)	
Sales of properties	-		100,615	
Net cash inflow/(outflow) from capital expenditure		1,207,142		(4,536,569)
Net cash flow before use of liquid resources and financing	3,074,665			(2,634,170)
Financing				
Net Issue of share capital	(10)		-	
Loan advances received	-		2,250,000	
Loan principal repayments	(2,293,282)		(410,408)	
Net cash flow from financing		(2,293,292)		1,839,592
Increase/(decrease) in cash in the period		781,373		(794,578)

Cash Flow Statement
For the year ended 31 March 2011

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

	2011	2010
	£	£
Operating surplus	1,723,860	1,587,009
Depreciation	516,900	523,796
Decrease/(Increase) in debtors	(9,242)	94,862
(Decrease)/Increase in creditors	(95,579)	(2,812)
Net cash inflow from operating surplus	<u>2,135,939</u>	<u>2,202,855</u>

(ii) Analysis of changes in net liquid funds

	As at 31 March 2010	Movement in year	As at 31 March 2011
	£	£	£
Cash and bank balances	<u>2,412,292</u>	<u>781,373</u>	<u>3,193,665</u>

(iii) Analysis of Changes in Net Debt

	At 31 March 2010	Cash Flow	At 31 March 2011
	£	£	£
Cash in hand, at bank	2,412,292	781,373	3,193,665
Overdraft	-	-	-
	<u>2,412,292</u>	<u>781,373</u>	<u>3,193,665</u>
Debt due within 1 year	(361,438)	-	(361,438)
Debt due after 1 year	(8,558,556)	2,293,282	(6,265,274)
	<u>(6,507,702)</u>	<u>3,074,655</u>	<u>(3,433,047)</u>

(iv) Reconciliation of Net Cash Flow to Movement in Net Debt

	2011	2010
	£	£
Increase/(Decrease) for the year	781,373	(794,578)
Net Loan repaid/(received)	2,293,282	(1,839,592)
Change in net debt	<u>3,074,655</u>	<u>(2,634,170)</u>
Net debt at 1 April 2010	<u>(6,507,702)</u>	<u>(3,873,532)</u>
Net debt at 31 March 2011	<u>(3,433,047)</u>	<u>(6,507,702)</u>

**Notes to the Financial Statements
For the year ended 31 March 2011**

1. Principal Accounting Policies

(a) Introduction and accounting basis

These financial statements are prepared in accordance with applicable accounting standards and statements of recommended practice, and comply with the requirements of the Registered Social Landlords Accounting Requirements (Scotland) Order 2007 and the Statement of Recommended Practice (SORP) Accounting by Registered Social Landlords 2008.

(b) Basis of Accounting

The principal accounting policies of the Association are set out in paragraphs (c) to (m) below. The effect of events relating to the year ended 31 March 2011, which occurred before the date of approval of the financial statements by the Management Committee have been included in the statements to the extent required to show a true and fair view of the state of affairs as at 31 March 2011 and of the results for the year ended on that date.

(c) Turnover

Turnover represents rental and service charge income and fees or revenue grants receivable from local authorities and/or The Scottish Government.

(d) Finance

The financial statements have been prepared on the basis that the capital expenditure referred to in notes 11 and 12 will be grant aided, funded by loan or met out of reserves.

(e) Mortgages

Mortgage loans are advanced by The Scottish Government and financial institutions 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 for Social Housing Grant by the Scottish Government.

(f) Social housing grant (SHG)

Social Housing Grant, at amounts approved by The Scottish Government, is paid directly to the Association as required to meet its liabilities during the development process.

SHG is repayable under certain circumstances primarily following 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.

Notes to the Financial Statements
For the year ended 31 March 2011

1) Accounting policies (continued)

(g) Fixed assets - Housing properties

Housing land and buildings are stated at cost. The development costs of housing properties funded with SHG include the following:-

1. Cost of acquiring land and buildings
2. Development expenditure
3. Interest charged on the mortgage loans raised to finance the scheme up to the date of completion of the scheme

(h) Depreciation

1. Housing land and buildings

Housing properties are stated at cost, less social housing and other public grants and less accumulated depreciation. Depreciation is charged on a straight line basis over the expected economic useful lives of the properties at an annual rate of 2%.

2. Other fixed assets

Depreciation is charged by equal annual instalments at rates estimated to write off costs less any residual value over their expected useful lives.

The following rates have been used:

Fixtures & Fittings	- 15-20% per annum on cost
Office vehicle	- 33% per annum on cost
Office premises	- 4-14% per annum on cost

(i) Development Administration Costs

Development administration costs relating to development activities are capitalised based on an apportionment of the staff time spent on this activity.

(j) Designated reserves

Cyclical repairs and maintenance reserve

The Association has a costed programme of cyclical maintenance. The reserve represents amounts set aside in respect of future costs and will be released to the income and expenditure account as required.

Major Repairs Reserve

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

Notes to the financial statements
For the year ended 31 March 2011

1. Accounting policies (continued)

(k) 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.

(l) Pensions (Note 25)

The Association contributes to a defined benefit scheme, the cost of which is written off to the income and expenditure account on an accruals basis. The assets of the scheme are held separately from those of the Association in an independently administered fund.

(m) Financial Commitments

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

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

Notes to the financial statements
For the year ended 31 March 2011

2. Particulars of Turnover, Operating Costs and Operating Surplus/(Deficit)

	2011			2010	
	Turnover	Operating Costs	Operating Surplus	Turnover	Operating Costs
	£	£	£	£	£
Income and Expenditure From lettings					
Social Lettings	4,922,457	3,038,037	1,884,421	4,569,546	2,913,377
Other activities	147,127	307,688	(160,561)	30,758	99,918
	<u>5,069,584</u>	<u>3,345,724</u>	<u>1,723,860</u>	<u>4,600,304</u>	<u>3,013,295</u>
					<u>1,587,009</u>

The Association does not have any Shared Ownership accommodation. There are no other accommodation types other than General Needs and Supported Housing.

Notes to the financial statements
For the year ended 31 March 2011

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

	General Needs Housing £	Supported Housing £	2011 Total £	2010 Total £
Income from rent and service charges				
Rent receivable net of service charges	4,766,644	45,659	4,812,303	4,438,138
Service Charges	115,520	2,278	117,798	137,153
Gross income from rents and service charges	4,882,164	47,937	4,930,101	4,575,291
Less voids	33,050	-	33,050	44,785
Net income from rents and service charges	4,849,114	47,937	4,897,051	4,530,506
Grants from the Scottish Ministers	25,406	-	25,406	39,040
Other revenue grants				
Total turnover from social letting activities	4,874,520	47,937	4,922,457	4,569,546
Expenditure				
Management and maintenance administration costs	1,304,051	12,824	1,316,875	1,305,056
Service charges	116,026	2,160	118,186	119,222
Planned cyclical maintenance including major repairs	482,837	483	483,320	464,140
Reactive maintenance costs	552,879	7,419	560,298	541,980
Bad Debt Provision Rent & Service Charges	84,057	827	84,884	-
Depreciation of social housing	469,852	4,621	474,473	482,979
Operating costs for social letting activities	3,009,702	28,333	3,038,036	2,913,377
Operating Surplus on letting activities, 2011	1,864,818	19,603	1,884,421	-
Operating Surplus on letting activities, 2010	1,643,852	12,317	-	1,656,169

Notes to the financial statements for the year ended 31 March 2011

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

Grants from Scottish Ministers	Other revenue grants	Supporting people income	Other income	Total Turnover		Other operating costs	Operating surplus or (deficit)	
	£	£	£	2011 £	2010 £	£	2011 £	2010 £
Wider role activities *	8,728	18,790	-	27,518	8,898	76,548	(49,030)	(37,788)
Care and repair of property	-	-	-	-	-	-	-	-
Factoring	-	-	-	-	-	-	-	-
Development and construction of property activities	-	-	-	-	-	132,828	(132,828)	(37,489)
Support activities	-	-	-	-	-	-	-	-
Care activities	-	-	-	-	-	-	-	-
Agency/management services for RSLs	-	-	116,562	116,562	21,565	98,312	18,250	5,822
Other agency / management services	-	-	-	-	-	-	-	-
Developments for sale to RSLs	-	-	-	-	-	-	-	-
Development and improvements for sale to non RSLs	-	-	-	-	-	-	-	-
Other activities	-	-	3,047	3,047	295	-	3,047	295
Total from other activities, 2011	8,728	18,790	-	147,127	-	307,688	(160,561)	-
Total from other activities, 2010	8,898	-	-	30,758	99,918	(69,160)		

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

Notes to the Financial Statements
For the year ended 31 March 2011

5. Disposal of fixed assets	2011	2010
	£	£
Right to buy sales	-	-
Vehicle	-	-
Other property disposals	-	47,953
	<u>-</u>	<u>47,953</u>
	<u>-</u>	<u>47,953</u>
6. Interest receivable and similar income		
Bank interest receivable	13,718	11,568
	<u>13,718</u>	<u>11,568</u>
7. Interest payable and similar charges		
On bank loans and overdrafts	282,134	312,024
	<u>282,134</u>	<u>312,024</u>
8. Surplus on ordinary activities before taxation		
Surplus on ordinary activities before taxation is stated after charging:		
Depreciation	516,900	523,796
Auditors remuneration – audit fees	9,180	8,962
Surplus on disposal of fixed assets	-	47,953
	<u>526,080</u>	<u>580,711</u>

Notes to the Financial Statements
For the year ended 31 March 2011

9. 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.

	2011 £	2010 £
Aggregate emoluments payable to directors (including pension contributions and benefits in kind)	73,264	71,639
Total emoluments payable to the highest paid Director (excluding pension contributions) amounted to:	64,006	62,596
Total emoluments payable to the Chairperson (excluding pension contributions) amounted to:	-	-
The numbers of Directors including the highest paid Director who received emoluments (excluding pension contributions) in the following ranges were:	Number	Number
£60,001 - £65,000	1	1
	£	£
Total committee expenses reimbursed in so far as not chargeable to United Kingdom Income Tax	1,065	818

The Director is an ordinary member of the Association's pension scheme described in Note 25. No enhanced or special terms apply to membership and he has no other pension arrangements to which the Association contributes. The Association's contributions for the Director in the year amounted to £9,258 (2010: £9,042).

10. Employee Information

	2011 £	2010 £
Salaries	998,396	975,079
Social security costs	82,891	78,260
Other pension costs	133,053	132,371
	1,214,880	1,185,710
The average monthly number of employees during the year was:	30	31

Notes to the Financial Statements
For the year ended 31 March 2011

11. Tangible Fixed Assets - Housing properties

	Housing Properties Held for Letting £	Housing Properties under Construction £	Environ- mental Improve- ments £	Total £
Cost				
As at 31 March 2010	108,250,735	1,650,626	3,102,172	113,003,533
Additions	233,663	-	-	233,663
Transfers	1,650,626	(1,650,626)	-	-
Disposals	-	-	-	-
As at 31 March 2011	110,135,024	-	3,102,172	113,237,196
Social Housing Grant				
As at 31 March 2010	82,827,174	842,409	-	83,669,583
Additions	1,444,447	-	-	1,444,447
Transfers	842,409	(842,409)	-	-
Abated/repaid	-	-	-	-
As at 31 March 2011	85,114,030	-	-	85,114,030
Other Grants				
As at 31 March 2010	1,286,965	-	3,089,803	4,376,768
Additions	22,779	-	-	22,779
Transfers	-	-	-	-
As at 31 March 2011	1,309,744	-	3,089,803	4,399,547
Accumulated depreciation				
As at 31 March 2010	2,712,992	-	-	2,712,992
Charge for the year	474,472	-	-	474,472
Disposals	-	-	-	-
As at 31 March 2011	3,187,464	-	-	3,187,464
Net Book Value				
As at 31 March 2011	20,523,786	-	12,369	20,536,155
As at 31 March 2010	21,423,605	808,217	12,368	22,244,190

Development administration costs capitalised in the year amounted to £11,554 for which grants amounting to £20,847 were received in the year.

Notes to the Financial Statements
For the year ended 31 March 2011

12. Tangible Fixed Assets - Other fixed assets

	Office Premises £	Office Vehicle £	Furniture & Fittings £	Total £
Cost				
At 31 March 2010	347,954	13,995	174,232	536,181
Additions during year	13,826	-	12,595	26,421
Disposals	-	-	(7,090)	(7,090)
At 31 March 2011	<u>361,779</u>	<u>13,995</u>	<u>179,737</u>	<u>555,511</u>
Depreciation				
At 31 March 2010	298,550	7,775	136,872	443,197
Charge for year	23,462	4,665	14,301	42,428
On disposals	-	-	(7,090)	(7,090)
At 31 March 2011	<u>322,012</u>	<u>12,440</u>	<u>144,081</u>	<u>478,533</u>
Net Book Value				
At 31 March 2011	<u>39,767</u>	<u>1,555</u>	<u>35,656</u>	<u>76,978</u>
At 31 March 2010	<u>49,403</u>	<u>6,220</u>	<u>37,361</u>	<u>92,984</u>

13. Investments

	2011 £	2010 £
Investment in subsidiary undertaking	<u>2</u>	<u>2</u>

During 2005/06 Williamsburgh Housing Association Ltd acquired 2 ordinary £1 shares in Williamsburgh Property Services Ltd. This represents a 100% shareholding in Williamsburgh Property Services Ltd, a company registered in Scotland, whose principal activity is that of provision of factoring property services to owners.

Williamsburgh Property Services Limited commenced trading on 1 April 2006. As at 31 March 2011 the capital and reserves of Williamsburgh Property Services were £2 with results for the period of £ nil.

Notes to the Financial Statements
For the year ended 31 March 2011

14. Debtors – amounts receivable within one year	2011 £	2010 £
Arrears of rent, factoring and service charges	246,614	252,070
Less: Provision for doubtful debts	(94,760)	(78,962)
	<u>151,854</u>	<u>173,108</u>
Grant receivable	-	1,546
Other debtors	59,042	20,234
Inter company balance	6,401	12,842
Prepayments and accrued income	76,975	77,301
	<u>294,272</u>	<u>285,031</u>
15. Cash at bank and in hand		
Deposit accounts	3,007,627	2,261,176
Current accounts	185,865	150,979
Cash in hand	172	137
	<u>3,193,665</u>	<u>2,412,292</u>
16. Creditors – Amounts falling due within one year		
Loans repayable within one year	361,438	361,438
Other taxes and social security costs	32,830	25,834
Owed to contractors	457,317	483,422
Rents and service charges in advance	291,619	258,316
Sundry creditors and accruals	193,810	303,583
	<u>1,337,014</u>	<u>1,432,593</u>

Notes to the Financial Statements
For the year ended 31 March 2011

17. Creditors – Amounts falling due after one year	2011	2010
	£	£
Housing loans		
Due within one year	361,438	361,438
Due between one and two years	363,695	363,695
Due between three and five years	862,801	862,801
Due after five years	5,038,778	7,332,060
	<u>6,626,712</u>	<u>8,919,994</u>
Less: included in current liabilities above	(361,438)	(361,438)
	<u><u>6,265,274</u></u>	<u><u>8,558,556</u></u>

The Scottish Government residual loans are outstanding mortgages on housing properties where the rental income is sufficient to secure a loan and are repayable over thirty years and sixty years. The loans are repayable by equal annual instalments of principal and interest, the last instalment of which falls on dates between 2012 and 2049. The loans have interest rates between 9.250% and 13.625% per annum.

Bank loans are outstanding mortgages on housing properties where the rental income is sufficient to secure a loan and are repayable over thirty or thirty five years.

The loans are repayable by monthly or quarterly instalments of principal and have either fixed or variable rates of interest. All loans are secured by standard securities over the title of the properties to which they relate.

18. Share Capital	2011	2010
	£	£
Shares of £1 each fully paid and issued as at 1 April 2010	159	159
Shares issued in year	8	10
	<u>167</u>	<u>169</u>
Shares cancelled in year	(18)	(10)
As at 31 March 2011	<u><u>149</u></u>	<u><u>159</u></u>

All shares are non-withdrawable and do not carry any right to interest or dividend.

19. Designated Reserves	Major Repairs Fund	Cyclical Repairs Fund	Total
	£	£	£
As at 31 March 2010	6,642,666	802,500	7,445,166
Transfer between designated reserves	443,500	(443,500)	-
Transfer from Income & Expenditure A/c	804,151	-	804,151
As at 31 March 2011	<u><u>7,890,317</u></u>	<u><u>359,000</u></u>	<u><u>8,249,317</u></u>

Notes to the Financial Statements
For the year ended 31 March 2011

20. Accumulated Surplus	2011	2010
	£	£
As at 1st April 2010	7,598,025	7,598,025
Surplus for year	1,455,444	1,334,506
	<hr/>	<hr/>
	9,053,469	8,932,531
Transfer (to) designated reserves	(804,151)	(1,334,506)
	<hr/>	<hr/>
As at 31st March 2011	<u>8,249,318</u>	<u>7,598,025</u>
	<hr/>	<hr/>
22. Housing Stock	2011	2010
	Number	Number
The number of housing units in management as at 31 March 2011 was:		
New Build	611	597
Unimproved	28	28
Improved	978	978
Mortgage to Rent	3	3
	<hr/>	<hr/>
General Needs Housing	1,620	1,606
	<hr/>	<hr/>
Supported Housing	13	13
	<hr/>	<hr/>
Total Units	<u>1,633</u>	<u>1,619</u>
	<hr/>	<hr/>
23. Capital commitments		
Capital expenditure that has been contracted for but has not been provided for in the financial statements	-	158,469
	<hr/>	<hr/>
Capital expenditure that has been authorised by the Management Committee but has not yet been contracted for	-	-
	<hr/>	<hr/>

Notes to the Financial Statements
For the year ended 31 March 2011

24. Revenue Commitments

The association has commitments under operating leases for the next year for leases expiring as follows:

	2011		2010	
	Land & buildings £	Other Leases £	Land & buildings £	Other leases £
Within one year	-	-	-	-
Between two and five years	-	14,100	-	14,100
Over five years	-	-	-	-
	<u>-</u>	<u>14,100</u>	<u>-</u>	<u>14,100</u>

25. Pensions

Williamsburgh Housing Association participates in the Scottish Housing Associations' Pension Scheme (formerly known as the SFHA Pension Scheme), (the "Scheme"). The scheme is a multi-employer defined benefit scheme. The scheme is funded and is contracted out of the State Pension scheme. 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; a 1/70th accrual rate; a 1/80th accrual rate; and 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 1/60th accrual rate benefit option for active members and new entrants from 1 April 2011.

The Trustee commissions an actuarial valuation of the Scheme every 3 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.

During the accounting period the Association paid contributions at the rate of 15.4% of pensionable salaries. Member contributions were 7.7%.

As at the balance sheet date there were 26 active members of the Scheme employed by Williamsburgh Housing Association. The Association continues to offer membership of the Scheme to its employees.

It is not possible in the normal course of events to identify the share of underlying assets and liabilities belonging to individual participating employers 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.

Notes to the Financial Statements
For the year ended 31 March 2011

25. Pensions (continued)

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 to 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 2010. 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 £335 million and indicated an increase in the shortfall of assets compared to liabilities to approximately £162 million, equivalent to a past service funding level of 67.4%.

The key valuation assumptions used to determine the assets and liabilities of the Scheme as at 30th September 2009 were as follows:-

- Investment return pre retirement		7.40% per annum
- Investment return post retirement - Non-pensioners		4.60% per annum
- Investment return post retirement - Pensioners		4.80% per annum
- Rate of salary increases		4.50% per annum
- Rate of pension increases	- pension accrued pre 6 April 2005	2.90% per annum
	- pension accrued from 6 April 2005	2.20% per annum
(for leavers before 1 October 1993 pension increases are 5%)		
- Rate of price inflation		3.00% per annum

The valuation was carried out using the SAPS (S1PA) All Pensioners Year of Birth Long Cohort with 1% minimum improvement mortality tables for pensioners and non-pensioners.

The joint contribution rates required from employers and members to meet the cost of future benefit accrual for the final salary 60ths benefit structure was assessed as 19.2%.

This is split equally between employers and members. Accordingly the contribution rates for the Final salary 60ths benefit structure from 1 April 2011 is 9.6% employer contributions and 9.6% member contributions.

There is an additional employer rate for deficit contributions of 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.

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 buyout 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.

Notes to the Financial Statements
For the year ended 31 March 2011

25. Pensions (continued)

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.

The Association has been notified by the Pensions Trust of the estimated employer debt on withdrawal from the Scheme based on the financial position of the Scheme as at (date). As of this date the estimated employer debt for the Association was £4,730,856

26. Average Weekly Rent	2011 £	2010 £
Average weekly rent	2,916	2,859
Annual Percentage rent increase	2.0%	4.2%

27. Related Party Transactions

There are six tenant members and five non tenant members of the Management Committee.

Of the five Committee Members who are non tenants, one is a representative of Renfrewshire Council, three stay out with the Association's normal areas of operation but are interested in the work of the Association and one is an owner whose property is factored by the Association's subsidiary, Williamsburgh Property Services Ltd.

All transactions with members of the Management Committee are carried out at arm's length.

Williamsburgh Housing Association provided agency services to Williamsburgh Property Services Ltd during 2010/11. Costs of services provision were recharged to Williamsburgh Property Services Ltd.

During the period, costs amounting to £ 60,388 (2010: £59,401) were recharged to Williamsburgh Property Services Limited. £3,029 (2010: £285) was gift aided from Williamsburgh Property Services Limited to Williamsburgh Housing Association. As at 31 March 2011, Williamsburgh Housing Association was owed £6,401 by Williamsburgh Property Services Limited. In 2010 Williamsburgh Property Services Ltd owed £12,842 to Williamsburgh Housing Association.