

Govan Housing Association Limited

Report and Financial Statements

For the year ended 31st March 2014

Registered Housing Association No. HEP87

FCA Reference No. 1686R(S)

Scottish Charity No. SC009055

GOVAN HOUSING ASSOCIATION LIMITED

CONTENTS

	Page
MEMBERS OF THE MANAGEMENT COMMITTEE EXECUTIVES AND ADVISERS	1
REPORT OF THE MANAGEMENT COMMITTEE	2
REPORT BY THE AUDITORS ON CORPORATE GOVERNANCE MATTERS	13
REPORT OF THE AUDITORS	14
INCOME AND EXPENDITURE ACCOUNT	16
STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES	16
BALANCE SHEET	17
CASH FLOW STATEMENT	18
NOTES TO THE FINANCIAL STATEMENTS	19

GOVAN HOUSING ASSOCIATION LIMITED

**MANAGEMENT COMMITTEE, EXECUTIVES AND ADVISERS
YEAR ENDED 31st MARCH 2014**

MANAGEMENT COMMITTEE

Mr W Pritchard	Chairperson
Ms Anne Irvine	Vice Chairperson
Miss G Hay	Secretary
Mrs A Connelly	
Mr T Dawson	
Mr J Hendry	
Mr J Flanagan	
Bailie F Thomas	Glasgow City Council Representative
Ms K Russell	appointed 25/09/13
Ms K McMillan	appointed 30/11/14
Mr R Carabine	resigned 31/10/13
Ms M McDermott	resigned 21/06/13
Thomas McArthur	appointed 27/04/14
Roger Chapman	appointed 28/05/14

EXECUTIVE OFFICERS

Fiona McTaggart	Chief Executive
Natalya Macholla (appointed 24 March 2014)	Director of Finance and ICT
Kevin Nixon (appointed 17 March 2014)	Director of Operations

REGISTERED OFFICE

35 McKechnie Street
Govan
Glasgow
G51 3AQ

AUDITORS

Alexander Sloan
Chartered Accountants
38 Cadogan Street
Glasgow
G2 7HF

BANKERS

Royal Bank of Scotland
788 Govan Road
Glasgow
G51 2YL

SOLICITORS

TC Young
7 West George Street
Glasgow
G2 1BA

GOVAN HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31ST MARCH 2014

The Management Committee presents its report and the Financial Statements for the year ended 31st March 2014.

Principal Activities

The principal activities of Govan Housing Association is the provision, management and maintenance of affordable housing for people in housing need.

Govan Housing Association is registered with the Financial Conduct Authority (formerly the Financial Services Authority) as a Friendly Association (Industrial and Provident Societies Act 1965) No. 1686 R (S)). The Association is also registered with The Office of the Scottish Charities Regulator (OSCR) as a Charity (charity number SC009055) and the Scottish Housing Regulator as a Registered Social Landlord.

The table below shows the property we currently own:

Managed Property Numbers	2014	2013
Tenanted Property	1442	1407
Jim Stephen House	12	12
Talbot Association Ltd	12	12
Key Housing Association	3	3
	1469	1434
Shared Ownership Properties	23	25
TOTAL	1492	1459

Members of the Management Committee

The Members of the Management Committee of the Association during the year to 31 March 2014 were as follows:

Mr William Pritchard (Chairman)	Mrs Alice Connelly
Miss Georgina Hay (Secretary)	Mr John Hendry
Mr Thomas Dawson	Ms Marie McDermott (resigned 21/06/2013)
Mr John Flanagan	Ms Baillie Fariha Thomas
Ms Anne Irvine (Vice-Chairperson)	Ms Karen Russell
Mr Richard Carabine (resigned 31/10/2013)	Ms Kellieanne McMillan (Co-opted 30/01/2014)

Each member of the Committee of Management holds one fully paid share of £1 in Govan Housing Association, with the exception of the Glasgow City Council representative where the related share is held by the Council. The Executive Officers of Govan hold no interest in Govan's share capital and although not having the legal status of "Director" they act as Executives within the authority delegated by the Management Committee.

The members of the Management Committee are also Trustees of the Charity. Members of the Management Committee are appointed by the members at the Association's Annual General Meeting, with one exception. Glasgow City Council reserve the right to appoint a representative of their choice to the Committee.

GOVAN HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31ST MARCH 2014

Executive Team

The Executive Team of Govan during the year to 31 March 2014 was as follows:

Fiona McTaggart	Chief Executive
Stephen McCabe	Assistant Chief Executive/Finance Manager
Fiona Maguire	Development & Regeneration Manager
Liz Wylie	Housing Manager
Tim Holmes	Maintenance Manager

During the year, a complete staffing restructure took place across the organisation. As a result of the staffing restructure the posts of Director of Finance/ICT and Director of Operations were implemented. The recruitment for these posts was concluded in March 2014 with the following personnel being appointed:

Natalya Macholla	Director of Finance / ICT
Kevin Nixon	Director of Operations

Business Review

The year to March 2014 has been a great year of change for Govan Housing Association as it went through a complete staff restructure and review to establish and implement an effective structure, with the necessary skills and capacity to achieve the Association's overarching mission of 'Moving Govan Forward'.

The year has also presented a number of challenges for the sector as a result of the wider economic issues and the changes which have become effective as a result of the welfare reforms. Despite these challenges, the Association has performed well and we remain confident about the future and our ability to meet these challenges and manage the business effectively to ensure that our service delivery and our assets are protected.

The Association is in a strong financial position with revolving loan facilities available to it on demand. The Association has also confidently met its banking covenants and borrowing requirements throughout the year.

As a business we have recognised the growing financial and structural pressures on the sector but consider that we have the commitment, skills, financial capacity and structure to enable us to provide a quality and diverse service to our residents.

Our Mission Statement

Govan Housing Association aims to be an innovative and responsive organisation, playing a leading role in the regeneration of Greater Govan and continuing to improve the quality of life of residents.

REPORT OF THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31ST MARCH 2014

Strategic Objectives

Govan Housing Association has as its Strategic Objectives:

1. Maintain the financial viability of the Association through sound business planning and controls.
2. Provide a continually improving, high quality housing service that meets the needs and aspirations of our service users and protects the investment.
3. Maximise participation, consultation and social inclusion in the delivery of our services.
4. Improve our communities, quality of life and living conditions through regeneration initiatives.
5. Ensure that the Associations services are delivered in a cost effective way.

Operational Objectives 2013/14

- To deliver the operational targets set out in the Operational Service Plan;
 - Rent Arrears
 - Voids
 - Repairs
 - Tenant Satisfaction (inclusive of owners Factoring Service)

- To minimise the impact of the Welfare Reforms and Bedroom Tax on the Association and its residents.
- To ensure that information can be collated and verified in preparation for the ARC.
- To complete the Association's development programme and sell the remaining NSSE flats.
- To set up a framework for Planned Maintenance.
- To tender for 3 years for major contracts: Reactive Repairs, Gas Servicing, Environmental Maintenance and Close Cleaning.
- To complete a full rent restructure.
- To redesign the Association's Website.
- To ensure staff understand the Investors in People framework for accreditation in 2015.
- To complete the office refurbishment.

REPORT OF THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31ST MARCH 2014

Surplus for the year and transfers

The results for the year are shown in the Income and Expenditure Account on page 16. The surplus made in the year of £903,978 (2013 - £1,123,110) has been transferred to the Association's revenue reserve in full.

Operational Review

1. Corporate Governance

Govan Housing Association has a Committee of Management elected by the members of the Association, with one exception of the Glasgow City Council representative who is appointed by the Council. It is the responsibility of the Committee to undertake the strategy, setting of policy and overall direction for the Association. They also monitor the operational activities of the Association. The members of the Committee of Management are unpaid.

The Executive Team of Govan (as listed above) are responsible for achieving the strategy set, and undertaking the operational activities in line with the policies set. As part of our commitment to continuous improvement and quality service delivery we have set challenging targets, which shall be regularly monitored and reviewed by the Committee of Management and our Executive Management Team.

Our governing body is our Committee of Management, which is responsible to the wider membership. Committee of Management members serve in a voluntary capacity, and we recognise that this puts even more onus on us to ensure that we set and achieve high standards of professionalism in our work. We take governance very seriously, and in the last year we continued to build on work from previous years which strengthened our governance arrangements further.

Our Committee of Management contains members of the community who have a commitment to the furtherance of development of social housing and the wider aims and objectives of the Association. Members are drawn from a wide range of backgrounds and experience to maintain the necessary mix of skills required to govern and control the wide ranging activities of the Association.

Govan Housing Association is committed to investment in the Committee of Management. As a result Committee members are encouraged to attend internal and external training events which not only build on existing experience but provide an opportunity to develop new skills and experiences to enhance the Association's wider delivery.

This report details issues that have arisen during the year relating to the main activities undertaken by Govan Housing Association.

2. Corporate Issues

Tenant involvement and participation is a major part of the Association's aims and objectives and we continue to review how the Association involves tenants in its activities. In the year, we continued to work with our Registered Tenant Organisations and to seek tenant and owner-occupiers' views of our service through our newsletters and our annual rent and management fee consultation.

The Association is committed to involving staff in the decision making through the development and review of our Internal Management Plan, which includes the creation of Departmental Objectives that details the main tasks and targets in their work. There is effective communication with staff to keep them updated on organisational and departmental issues.

Performance Management

We have made good progress in performance across the Association during the year. There is a direct correlation between staff attendance and performance and the quality and effectiveness of our service. The Association has a strong ethos, which the staff are dedicated to delivering. The main mission of 'Moving Govan Forward' has been key to the Association over the past year. It has allowed the Association to work towards common goals which are understood and which enable us to improve as an Association. This improvement aims to deliver a quality housing service, combined with wider activities and non-housing services that the Association delivers within holistic and effective partnerships.

We are continuing to work towards the objectives as outlined in the Scottish Social Housing Charter and the wider agendas relating to areas such as energy efficiency and indeed the wider welfare reform agenda. In addition to this we have a concise complaints procedure which we aim to take prompt action, resolve matters effectively and learn from the complaints we receive to enhance our service delivery. As an Association we receive very few complaints of a serious nature.

Best use of resources

We undertake an annual assessment of the main risks to ensure we can maintain a high quality service, whilst ensuring the financial viability and sustainability of the Association. Management Committee have identified some key risks such as: welfare reform; external influences on planned income and/or expenditure; increasing levels of deficit funding for SHAPS pension scheme; and the sustainability and development of our existing properties within the planned maintenance programme and in relation to the Scottish Housing Quality Standards by 2015. A number of steps have been taken to mitigate the risk associated with these areas with a considerable amount of work being identified to protect the Association and its assets. This information will inform the on going review of our Business Plan, which will aim to identify resources to undertake improvements to meet the aspirations of current and prospective tenants across our housing stock.

As an Association we are continuing to focus on our main strategic and operational objectives. As a result of this, during the year we took the opportunity to carry out a full staffing restructure. This has allowed for inefficiencies to be identified and for resources to be made available within areas where improvement was required and where delivery was fundamental to the overarching objectives of the Association. The new structure formally commences on 1 April 2014.

REPORT OF THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31ST MARCH 2014

Realistic and challenging new targets have been set for the next financial year 2014/15 as the Association endeavours to minimise the impact of welfare reforms and ensure that tenants are supported through challenging economic times.

Following on from the previous year we believe that the Association is continuing to improve service delivery and overall performance. Despite staffing restructures, organisational change and pressures from wider economic issues the Association has still improved in many areas throughout the year. The Management Committee appreciate that there is still a considerable amount of work required, but is confident that the Association has the required skills, capacity and passion to achieve the overall aims and objectives. The current pressures have given Management Committee a concentrated focus on achieving increased value for money, obtaining greater efficiencies and having greater awareness and built in contingencies to deal with the unexpected. The Association's continued improvements demonstrate that the Management Committee have an effective strategy in place.

Services

We aim to deliver high quality services, and we set ourselves the goal of achieving continuous improvement in our work. We continue to have a programme of major and cyclical repairs to maintain our housing stock and enhance the living conditions for our tenants. We undertake a number of services in the upkeep and maintenance to our properties these are recharged to tenants and owner occupiers.

We continue to support tenants and their families where they have medical and specific needs by installing adaptations, which is financially supported by Glasgow City Council.

3. Development and Wider Role/Regeneration Activities

Our new build housing development programme was completed and finalised during the year. This has concluded the new build housing programme for the Association for the foreseeable future and at this current time there are no future developments planned. However, the Association is committed to continually reviewing opportunities and working with local partners to meet the increasing demand for housing in the Govan area, as well as contributing to the wider regeneration of the area in line with the Central Govan Action Plan and its respective partners.

During the year, the Association secured a mix of funding totalling £169k to help us deliver a wide range of activities with a variety of partners. These have included: employment and training programmes; financial inclusion projects; youth intervention projects; and welfare rights, money and debt advice projects to help mitigate the adverse effects of the welfare reform. The Association has also continued its work on employability through provision of further work experience placements using the Scottish Government's Community Jobs Initiative. This has proved instrumental in the on-going development of our own in-house Direct Labour Organisation.

We continue to have a strong focus on the community regeneration and development of Greater Govan. The Association is committed on delivering excellent services by supporting and investing in people and shaping effective and holistic partnerships for the benefit of the wider community. As per our mission statement, we aim to be an innovative and responsive organisation, playing a leading role in the regeneration of Greater Govan and continuing to improve the quality of life of residents.

REPORT OF THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31ST MARCH 2014

4. Housing Issues

We strive to maximise rent as our main source of income, which enables us to fund our services, loan repayments and provide investment back into the Greater Govan community. This is achieved through our effective management of rent arrears where we support tenants, but also take formal action where there is continual non-payment of rent. The non-technical arrears balance at the year-end was 3.24% (2013 - 3.41%) as a percentage of the annual debit. We undertook to minimise lost rent through re-letting these properties at an early stage. Void lost rent equates to 1.24% (2013 - 0.75%) for our mainstream properties.

5. Other Areas

Risk Management Policy

The Committee have, with advice from their internal auditors, a formal risk management process to assess business risks and implement risk management strategies. This involves identifying the types of risks the Association faces, prioritising them in terms of potential impact and likelihood of occurrence, and identifying means of mitigating the risks. As part of this process the Committee have reviewed the adequacy of the Association's current internal controls.

Investment Appraisal

Capital expenditure is regulated by budgetary process and authorisation levels. For expenditure beyond specified levels, detailed written proposals have to be submitted to the Committee. Reviews are carried out during the development period, to monitor expenditure and performance.

Internal Financial Control

The Committee of Management is responsible for establishing and maintaining the Association's system of internal control. Internal control systems are designed to meet the particular needs of the Association and the risks to which it is exposed, and by their nature can provide reasonable but not absolute assurance against material misstatement or loss. The key procedures which the Committee of Management has established with a view to providing effective internal financial control are listed on pages 12.

Management Structure

The Committee of Management has overall responsibility for the Association and there is a formal schedule of matters specifically reserved for decision by the Committee.

General Reserves Policy

The Committee members have reviewed the reserves of Govan Housing Association. This review encompassed the nature of the income and expenditure streams, the need to match variable income with fixed commitments and the nature of the reserves. During the year the Association's general reserve increased from £5,247,854 to £6,151,832(see note 19).

REPORT OF THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31ST MARCH 2014

Sales of housing properties

Properties are disposed of under the appropriate legislation and guidance. All costs, first tranche sales, and grants relating to the share of property sold are removed from the financial statements at the date of sale. Any grants received that cannot be repaid from the proceeds of sale are abated and the grants removed from the financial statements.

Maintenance policies

The Association seeks to maintain its properties to the highest standard. To this end programmes of cyclical repairs are carried out in the medium term to deal with the gradual and predictable deterioration of building components. It is expected that the cost of all these repairs would be charged to the Income and Expenditure account.

In addition, the Association has a long-term programme of major repairs to cover for works which have become necessary since the original development was completed, included works required by subsequent legislative changes. This includes replacement or repairs to features of the properties, which have come to the end of their economic lives. In line with the SORP 2010, replacements to building components (as identified in Note 1) are capitalised in the accounts as they occur. All other major repairs are charged to the Income and Expenditure account.

Treasury Management

The Association has an active treasury management function, which operates in accordance with the Treasury Policy approved by the Committee of Management. In this way the Association manages its borrowing arrangements to ensure that it is always in a position to meet its financial obligations as they fall due, whilst minimising excess cash and liquid resources held. At 31 March 2014 the Association had £2.5m (2013 £7.21m) in undrawn loan facilities of which £2.5m (2013 £5.21m) is immediately available for drawing.

The Association, as a matter of policy, will maintain a mixed portfolio of fixed and variable interest rate borrowing with no more than 50% of borrowings exposed to variable rates. At 31 March 2014 the Association has a mix of 51% long term fixed and 49% variable rate finance.

Employee Involvement and Health & Safety

The Association encourages employee involvement in all major initiatives. The Association takes its responsibility to employees very seriously and provides employees with detailed information and access to advice on matters of concern to them. The Association consults employees or their representatives on a range of issues related to their terms and conditions of employment, including health and safety, so that their views may be taken into account in making decisions likely to affect their interests.

REPORT OF THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31ST MARCH 2014

Quality and Integrity of Personnel

The integrity and competence of personnel are ensured through high recruitment standards and subsequent training courses. High quality personnel are seen as an essential part of the control environment and the ethical standards expected are communicated through the Chief Executive.

Credit Payment Policy

The Association's policy concerning the payment of its trade creditors complies with the Confederation of British Industry guidelines. The Association's average payment period is thirty days from receipt of an invoice.

Budgetary Process

Each year the Committee of Management approves the annual budget and rolling five-year strategic plan. Key risk areas are identified. Performance is monitored and relevant action taken throughout the year through quarterly reporting to the Committee of Management of variances from the budget, updated forecasts for the year together with information on the key risk areas. Approval procedures are in place in respect of major areas of risk such as major contract tenders, expenditure and treasury management.

Rental Income

The Association's Rent Policy is a points system based on the size, type and facilities of the accommodation. The policy ensures that the rent structure is easy to administer and covers the wide variations within the Association's properties. The point's value is reviewed annually to ensure that the rents cover the required costs. This policy follows the generally accepted practice/principles of the Housing Movement.

Disabled Employees

Applications for employment by disabled persons are given full and fair consideration for all vacancies in accordance with their particular aptitudes and abilities. In the event of employees becoming disabled, every effort is made to retrain them in order that their employment with the Association may continue. It is the policy of the Association that training, career development and promotion opportunities should be available to all employees.

Future developments

There is reduced public funding to support new build housing developments and we have to consider the investment priorities for our traditional tenement properties. Our on going review of the Business Plan will seek to identify resources for future investment in our existing stock base and for the continuation of our development programme.

**REPORT OF THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31ST MARCH 2014**

Management Committee and Executive Officers

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

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

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

Statement of Management Committee's Responsibilities

The Industrial and Provident Societies Acts 1965 to 2002 require the Management Committee to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus or deficit of the Association for that period. In preparing those Financial Statements, the Management Committee is 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 the going concern basis unless it is inappropriate to presume that the Association will continue in business;
- prepare a statement on Internal Financial Control.

The 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 Financial Statements comply with the Industrial and Provident Societies Act 1965 to 2002, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2012. They are also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

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

In so far as the Management Committee are aware:

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

REPORT OF THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31ST MARCH 2014

Statement on Internal Financial Control

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

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

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

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

Donations

During the year the Association made charitable donations amounting to £2,833 (2013 £860).

Auditors

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

By order of the Management Committee

MISS G HAY
Secretary
31 July 2014

GOVAN HOUSING ASSOCIATION LIMITED

**REPORT BY THE AUDITORS TO THE MANAGEMENT COMMITTEE OF
GOVAN HOUSING ASSOCIATION LIMITED
ON CORPORATE GOVERNANCE MATTERS**

In addition to our audit of the Financial Statements, we have reviewed your statement on Page 12 concerning the Association's compliance with the information required by the section on Internal Financial Control within SFHA's publication "Raising Standards in Housing".

Basis of Opinion

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

Opinion

In our opinion the Statement on Internal Financial Control on page 12 has provided the disclosures required by the section on Internal Financial Control within SFHA'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.

Through enquiry of certain members of the Management Committee and Officers of the Association, and examination of relevant documents, we have satisfied ourselves that the Management Committee's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the section on Internal Financial Control within SFHA's "Raising Standards in Housing".

ALEXANDER SLOAN
Chartered Accountants

GLASGOW
31 July 2014

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

We have audited the financial statements of Govan Housing Association Limited for the year ended 31st March 2014 which comprise an income and expenditure account, balance sheet, cash flow statement and related notes. 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 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 auditors' 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 Management Committee and Auditors

As explained more fully in the Statement of Management Committee's Responsibilities the Association's Management Committee, are responsible for the preparation of the Financial Statements that 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 on 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 the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Management Committee's report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications of our report.

Opinion on the financial statements

In our opinion the Financial Statements:

- give a true and fair view of the state of the Association's affairs as at 31st March 2014 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice: and
- have been properly prepared in accordance with the Industrial and Provident Societies Act 1965, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2012.

In our opinion the exemption granted by the Financial Conduct Authority from the requirement to prepare Group Accounts is applicable as the amounts involved are not material.

Matters on which we are required to report by exception

We are required to report to you if, in our opinion:

- the information given in the Management Committee's Report is inconsistent with the financial statements.

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

Matters on which we are required to report by exception (contd.)

- proper books of account have not been kept by the Association in accordance with the requirements of the legislation.
- a satisfactory system of control over transactions has not been maintained by the Association in accordance with the requirements of the legislation.
- the Income and Expenditure Account to which our report relates, and the Balance Sheet are not in agreement with the books of the Association.
- we have not received all the information and explanations necessary for the purposes of our audit.

We have nothing to report in respect of these matters.

ALEXANDER SLOAN
Chartered Accountants
Statutory Auditors
GLASGOW
31 July 2014

GOVAN HOUSING ASSOCIATION LIMITED

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31st MARCH 2014

	Notes	2014 £	2013 £
TURNOVER	2.	6,470,132	7,846,048
Operating Costs	2.	<u>(5,231,141)</u>	<u>(6,376,488)</u>
OPERATING SURPLUS	9.	1,238,991	1,469,560
Gain On Sale Of Housing Stock	7.	53,248	12,583
Interest Receivable and Other Income		13,123	35
Interest Payable and Similar Charges	8.	<u>(401,384)</u>	<u>(359,068)</u>
		<u>(335,013)</u>	<u>(346,450)</u>
SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION		903,978	1,123,110
Tax on surplus on ordinary activities	10.	-	-
SURPLUS ON ORDINARY ACTIVITIES AFTER TAXATION		<u>903,978</u>	<u>1,123,110</u>

All amounts relate to continuing activities. All recognised surpluses and deficits have been included in the Income & Expenditure Account. Historical cost surpluses and deficits are identical to those shown in the accounts.

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES

	2014 £	2013 £
Surplus for the financial year	903,978	1,123,110
Total gains recognised since last annual report	<u>903,978</u>	<u>1,123,110</u>

GOVAN HOUSING ASSOCIATION LIMITED

BALANCE SHEET AS AT 31st MARCH 2014

	Notes	2014 £	£	2013 £
TANGIBLE FIXED ASSETS				
Housing Properties - Depreciated Cost	11.(a)	81,523,710		81,083,802
Less: Social Housing Grant	11.(a)	(65,862,004)		(65,826,518)
		15,661,706		15,257,284
Other fixed assets	11.(b)	390,019		336,769
		16,051,725		15,594,053
CURRENT ASSETS				
Debtors	14.	437,993	511,890	
Development Cost of Housing Property	23.	413,559	753,974	
Cash at bank and in hand		2,688,372	894,625	
		3,539,924	2,160,489	
CREDITORS: Amounts falling due within one year	15.	(1,852,041)	(3,182,383)	
NET CURRENT ASSETS		1,687,883		(1,021,894)
TOTAL ASSETS LESS CURRENT LIABILITIES		17,739,608		14,572,159
CREDITORS: Amounts falling due after more than one year	16.	(11,587,561)		(9,324,084)
NET ASSETS		6,152,047		5,248,075
CAPITAL AND RESERVES				
Share Capital	18.	215		221
Revenue Reserves	19.(b)	6,151,832		5,247,854
		6,152,047		5,248,075

The Financial Statements were approved by the Management Committee and signed on their behalf on 31 July 2014.

GOVAN HOUSING ASSOCIATION LIMITED

CASH FLOW STATEMENT FOR THE YEAR ENDED
31st MARCH 2014

	Notes	£	2014 £	£	2013 £
Net Cash Inflow from Operating Activities	17.		1,691,942		1,662,119
Returns on Investment and Servicing of Finance					
Interest Received		13,123		35	
Interest Paid		(401,384)		(359,802)	
Net Cash Outflow from Investment and Servicing of Finance			(388,261)		(359,767)
Capital Expenditure and Financial Investment					
Acquisition and Construction of Properties		(1,091,662)		(2,934,843)	
Purchase of Other Fixed Assets		(97,472)		(10,133)	
Social Housing Grant Received		96,676		1,466,869	
Proceeds on Disposal of Properties		53,248		16,651	
Net Cash Outflow from Capital Expenditure and Financial Investment			(1,039,210)		(1,461,456)
Net Cash Inflow / (Outflow) before use of Liquid Resources and Financing			264,471		(159,104)
Financing					
Loan Advances Received		2,711,000		3,500,000	
Loan Redemption Payments		-		(2,350,765)	
Loan Principal Repayments		(1,368,316)		-	
Share Capital Issued		8		14	
Net Cash Inflow from Financing			1,342,692		1,149,249
Increase in Cash	17.		<u>1,607,163</u>		<u>990,145</u>

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS

1 PRINCIPAL ACCOUNTING POLICIES

Basis Of Accounting

The Financial Statements have been prepared in accordance with applicable Accounting Standards, the Statement of Recommended Practice - Accounting by Registered Social Landlords 2010, and on the historical cost basis. They also comply with the Determination of Accounting Requirements 2012. A summary of the more important accounting policies is set out below.

Basis Of Consolidation

The Association has obtained exemption from the Financial Conduct Authority from producing Consolidated Financial Statements. The Financial Statements for Govan Housing Association Limited present information about it as an individual undertaking and not about its Group.

Turnover

Turnover represents rental and service charge income receivable, fees receivable and revenue grants receivable.

Retirement Benefits

The Association participates in the Scottish Housing Association Defined Benefit Pension Scheme and retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the Scheme. Payments are made in accordance with periodic calculations by consulting Actuaries and are based on pension costs applicable across the various participating Associations taken as a whole.

Valuation Of Housing Properties

Housing Properties are stated at cost, less social housing and other public grants and less accumulated depreciation. Housing under construction and Land are not depreciated. The Association depreciates housing properties by major component on a straight line basis over the estimated useful economic lives of each identified component. All components are categorised as Housing Properties within note 11. Impairment reviews are carried out if events or circumstances indicate that the carrying value of the components listed below is higher than the recoverable amount.

<i>Component</i>	<i>Useful Economic Life</i>
Land	Not depreciated
Structure	Over 50 years
Roof	Over 50 years
Windows	Over 30 years
Kitchen	Over 15 years
Bathroom	Over 20 years
Central Heating	Over 15 years

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

1 PRINCIPAL ACCOUNTING POLICIES (Continued.)

Depreciation And Impairment Of Other Fixed Assets

Other Fixed Assets are stated at cost less accumulated depreciation. Depreciation is charged on a straight line basis over the expected economic useful lives of the assets at the following annual rates:-

Office Premises	2%
Furniture and Fittings	25%
Vehicles	15%
Office Equipment	25%

The carrying value of tangible fixed assets are reviewed for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

Social Housing Grant And Other Grants In Advance/Arrears

Where developments have been financed wholly or partly by Social Housing Grant or other capital grant, the cost of those developments has been reduced by the amount of the grant receivable. The amount of the grants receivable is shown separately on the Balance Sheet.

Social Housing Grant attributed to individual components is written off to the Income and Expenditure Account when these components are replaced.

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

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

Sales Of Housing Properties

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

Disposals of housing property under the Right to Buy scheme are treated as a fixed asset disposal and any gain and loss on disposal accounted for in the Income and Expenditure Account.

Disposals under shared equity schemes are accounted for in the Income and Expenditure Account. The remaining equity in the property is treated as a fixed asset investment, which is matched with the grant received.

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

1 PRINCIPAL ACCOUNTING POLICIES (Continued.)

Leases/Leased Assets

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

Works to Existing Properties

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

Capitalisation Of Development Overheads

Directly attributable development administration costs relating to development activities are capitalised in accordance with the Statement of Recommended Practice.

Development Interest

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

Property Development Cost

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

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

Housing Property Managed By Agents

Where a third party manages the Association's housing property the accounting treatment reflects the substance of the transactions. The property is only excluded if the rights and obligations associated with the scheme has been transferred to the third party.

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

2. PARTICULARS OF TURNOVER, COST OF SALES, OPERATING COSTS AND OPERATING SURPLUS

	Notes	2014			2013		
		Turnover £	Operating Costs £	Operating Surplus / (Deficit) £	Turnover £	Operating Costs £	Operating Surplus / (Deficit) £
Social Lettings	3.	4,925,295	3,439,499	1,485,796	4,555,286	2,876,766	1,678,520
Other Activities	4.	1,544,837	1,791,642	(246,805)	3,290,762	3,499,722	(208,960)
Total		6,470,132	5,231,141	1,238,991	7,846,048	6,376,488	1,469,560

3. PARTICULARS OF INCOME & EXPENDITURE FROM SOCIAL LETTINGS

	General Needs Housing £	Supported Housing £	Shared ownership £	2014 Total £	2013 Total £
Income from Lettings					
Rent Receivable Net of Identifiable Service Charges	4,688,586	-	68,164	4,756,750	4,376,404
Service Charges Receivable	119,682	75,145	-	194,827	198,235
Gross Rents Receivable	4,808,268	75,145	68,164	4,951,577	4,574,639
Less: Rent losses from voids	51,075	5,857	-	56,932	56,514
Net Rents Receivable	4,757,193	69,288	68,164	4,894,645	4,518,125
Revenue Grants from Scottish Ministers	30,650	-	-	30,650	37,161
Revenue Grants From Local Authorities and Other Agencies	-	-	-	-	-
Total Income From Social Letting	4,787,843	69,288	68,164	4,925,295	4,555,286
Expenditure on Social Letting Activities					
Service Costs	137,269	70,503	4,398	212,170	179,572
Management and maintenance administration costs	1,454,444	6,912	13,861	1,475,217	1,167,529
Reactive Maintenance	566,169	-	2,218	568,387	594,893
Bad Debts - Rents and Service Charges	53,758	-	70	53,828	59,832
Planned and Cyclical Maintenance, including Major Repairs	556,650	-	2,418	559,068	383,436
Depreciation of Social Housing	568,962	-	1,867	570,829	491,504
Impairment of Housing	-	-	-	-	-
Operating Costs of Social Letting	3,337,252	77,415	24,832	3,439,499	2,876,766
Operating Surplus on Social Letting Activities	1,450,591	(8,127)	43,332	1,485,796	1,678,520
2013	1,652,423	(22,487)	48,584		

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

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	Operating Costs Other	Operating Surplus / (Deficit) 2014	Operating Surplus / (Deficit) 2013
	£	£	£	£	£	£	£	£	£
Wider Role Activities	-	161,279	-	-	161,279	-	169,656	(8,377)	(67,254)
Factoring	-	-	-	70,060	70,060	13,474	86,380	(29,794)	(9,572)
Development and construction of property activities	-	12,500	-	80	12,580	(11,316)	238,417	(214,521)	(139,321)
Development of Property for sale to non RSLs	-	-	-	1,290,373	1,290,373	-	1,290,373	-	-
Other Income	-	-	-	775	775	-	-	775	-
Other Activities	-	-	-	9,770	9,770	-	4,658	5,112	7,187
Total From Other Activities	-	173,779	-	1,371,058	1,544,837	2,158	1,789,484	(246,805)	(208,960)
2013	4,783	27,144	-	3,258,835	3,290,762	2,622	3,497,100	(208,960)	

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

5. OFFICERS' EMOLUMENTS

The Officers are defined in s74 of the Industrial and Provident Societies Act 1965 as the members of the Management Committee, managers or servants of the Association.	2014	2013
	£	£
Emoluments payable to Chief Executive (excluding pension contributions)	77,993	49,325
	<u>77,993</u>	<u>49,325</u>
	Number	Number
£60,001 to £70,000	-	-
£70,001 to £80,000	1	-
£80,001 to £90,000	-	-

6. EMPLOYEE INFORMATION

	2014	2013
	No.	No.
The average monthly number of full time equivalent persons employed during the year was	35	35
	<u>35</u>	<u>35</u>
The average total number of Employees employed during the year was	37	36
	<u>37</u>	<u>36</u>
Staff Costs were:	£	£
Wages and Salaries	1,300,556	1,020,979
Social Security Costs	105,666	70,357
Other Pension Costs	139,332	138,440
Temporary, Agency and Seconded Staff	1,733	41,366
	<u>1,547,287</u>	<u>1,271,142</u>

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

7. GAIN ON SALE OF HOUSING STOCK

	2014	2013
	£	£
Sales Proceeds	53,248	16,651
Cost of Sales	-	4,069
Gain On Sale Of Housing Stock	<u>53,248</u>	<u>12,583</u>

8. INTEREST PAYABLE

	2014	2013
	£	£
On Bank Loans & Overdrafts	401,384	359,068
	<u>401,384</u>	<u>359,068</u>

Interest incurred in the development period of housing properties which has been written off to the income and expenditure account amounted to £0 (2013 £0).

Interest capitalised was incurred at varying rates of interest.

9. SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION

	2014	2013
	£	£
Surplus on Ordinary Activities before Taxation is stated after charging:-		
Depreciation - Tangible Owned Fixed Assets	615,051	517,153
Auditors' Remuneration - Audit Services	8,430	7,248
- Other Services	<u>150</u>	<u>498</u>

10. TAX ON SURPLUS ON ORDINARY ACTIVITIES

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

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

11. TANGIBLE FIXED ASSETS

a) Housing Properties	Housing Properties Held for Letting £	Housing Properties In course of Construction £	Completed Shared Ownership Properties £	Shared Ownership In course of Construction £	Total £
COST					
As at 1st April 2013	78,647,847	5,758,261	831,256	-	85,237,364
Additions	505,705	585,957	-	-	1,091,662
Disposals	(77,118)	(1,783)	(28,261)	-	(107,162)
Schemes Completed	6,342,435	(6,342,435)	-	-	-
As at 31st March 2014	85,418,869	-	802,995	-	86,221,864
DEPRECIATION					
As at 1st April 2013	4,130,592	-	22,970	-	4,153,562
Charge for Year	567,723	-	1,867	-	569,590
Disposals	(23,336)	-	(1,662)	-	(24,998)
As at 31st March 2014	4,674,979	-	23,175	-	4,698,154
SOCIAL HOUSING GRANT					
As at 1st April 2013	61,340,621	3,758,312	727,585	-	65,826,518
Additions	96,159	-	-	-	96,159
Disposals	(39,915)	-	(20,758)	-	(60,673)
Schemes Completed	3,758,312	(3,758,312)	-	-	-
As at 31st March 2014	65,155,177	-	706,827	-	65,862,004
NET BOOK VALUE					
As at 31st March 2014	15,588,713	-	72,993	-	15,661,706
As at 31st March 2013	13,176,634	1,999,949	80,701	-	15,257,284

Additions to housing properties includes capitalised development administration costs of £0 (2013 - £39,935) and capitalised major repair costs to existing properties of £200,077 (2013 £146,199)

All land and housing properties are freehold.

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

11. TANGIBLE FIXED ASSETS (Continued)

b) Other Tangible Assets

	Motor Vehicles £	Office Premises £	Office Furniture & Equipment £	Total £
COST				
As at 1st April 2013	52,027	398,338	225,276	675,641
Additions	28,231	-	69,241	97,472
Eliminated on Disposals	(15,520)	-	(32,517)	(48,037)
As at 31st March 2014	<u>64,738</u>	<u>398,338</u>	<u>262,000</u>	<u>725,076</u>
AGGREGATE DEPRECIATION				
As at 1st April 2013	34,212	98,409	206,251	338,872
Charge for year	9,711	7,967	26,544	44,222
Eliminated on disposal	(15,520)	-	(32,517)	(48,037)
As at 31st March 2014	<u>28,403</u>	<u>106,376</u>	<u>200,278</u>	<u>335,057</u>
NET BOOK VALUE				
As at 31st March 2014	<u>36,335</u>	<u>291,962</u>	<u>61,722</u>	<u>390,019</u>
As at 31st March 2013	<u>17,815</u>	<u>299,929</u>	<u>19,025</u>	<u>336,769</u>

12. CAPITAL COMMITMENTS

	2014 £	2013 £
Capital Expenditure that has been contracted for but has not been provided for in the Financial Statements	<u>212,332</u>	<u>816,065</u>

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

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

14. DEBTORS

	2014	2013
	£	£
Arrears of Rent & Service Charges	223,357	251,922
Less: Provision for Doubtful Debts	<u>(110,187)</u>	<u>(148,785)</u>
	113,170	103,137
Social Housing Grant Receivable	-	517
Other Debtors	<u>324,823</u>	<u>408,236</u>
	<u>437,993</u>	<u>511,890</u>
Debtors due after one year included in above:		
Other debtors	<u>-</u>	<u>1,796</u>

15. CREDITORS: Amounts falling due within one year

	2014	2013
	£	£
Bank Overdrafts (secured)	189,713	3,129
Housing Loans	351,558	1,272,351
Trade Creditors	244,321	99,580
Rent in Advance	321,413	252,023
Other Taxation and Social Security	25,594	-
Other Creditors	446,157	404,428
Accruals and Deferred Income	<u>273,285</u>	<u>1,150,872</u>
	<u>1,852,041</u>	<u>3,182,383</u>

At the balance sheet date there were pension contributions outstanding of £15,346 (2013 £44,075)

16. CREDITORS: Amounts falling due after more than one year

	2014	2013
	£	£
Housing Loans	<u>11,587,561</u>	<u>9,324,084</u>
Housing Loans are secured by specific charges on the Association's housing properties and are repayable at varying rates of interest in instalments, due as follows:-		
Within one year	351,558	1,272,351
Between one and two years	357,899	255,593
Between two and five years	1,122,137	810,358
In five years or more	<u>10,107,525</u>	<u>8,258,133</u>
	11,939,119	10,596,435
Less: Amount shown in Current Liabilities	<u>351,558</u>	<u>1,272,351</u>
	<u>11,587,561</u>	<u>9,324,084</u>

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

17. CASH FLOW STATEMENT

<i>Reconciliation of operating surplus to net cash inflow from operating activities</i>	2014 £	2013 £
Operating Surplus	1,238,991	1,469,560
Depreciation	615,051	521,406
Change in Provisions for liabilities and charges	-	-
Change in properties developed for resale	340,415	376,021
Change in Debtors	75,176	16,678
Change in Creditors	(577,677)	(721,512)
Gain on sale of fixed assets	-	-
Share Capital Written Off	(14)	(34)
Net Cash Inflow from Operating Activities	<u>1,691,942</u>	<u>1,662,119</u>

<i>Reconciliation of net cash flow to movement in net debt</i>	2014 £	£	2013 £	£
Increase in Cash	1,607,163		990,145	
Cash flow from change in debt	<u>(1,342,684)</u>		<u>(1,149,235)</u>	
Movement in net debt during year		264,479		(159,090)
Net debt at 1st April 2013		<u>(9,704,939)</u>		<u>(9,545,849)</u>
Net debt at 31st March 2014		<u><u>(9,440,460)</u></u>		<u><u>(9,704,939)</u></u>

<i>Analysis of changes in net debt</i>	At 01.04.13 £	Cash Flows £	Other Changes £	At 31.03.14 £
Cash at bank and in hand	894,625	1,793,747		2,688,372
Bank Overdrafts	<u>(3,129)</u>	<u>(186,584)</u>		<u>(189,713)</u>
	891,496	1,607,163		2,498,659
Debt: Due within one year	<u>(1,272,351)</u>	920,793		<u>(351,558)</u>
Due after more than one year	<u>(9,324,084)</u>	<u>(2,263,477)</u>		<u>(11,587,561)</u>
Net Debt	<u><u>(9,704,939)</u></u>	<u>264,479</u>	-	<u><u>(9,440,460)</u></u>

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

18. SHARE CAPITAL

Shares of £1 each Issued and Fully Paid	£
At 1st April 2013	221
Issued in year	8
Cancelled in year	(14)
At 31st March 2014	<u>215</u>

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

19. RESERVES

(a) Revenue Reserves	Total
	£
At 1st April 2013	5,247,854
Surplus for the year	903,978
At 31st March 2014	<u>6,151,832</u>

20. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2014	2013
	No.	No.
General Needs - New Build	613	578
- Rehabilitation	829	829
Shared Ownership	23	25
Supported Housing	27	27
	<u>1,492</u>	<u>1,459</u>

Housing Units owned by the Association but managed by another body:

Name of Provider	Type of Funding	No of Units		Funds Payable to Provider	
		2014	2013	2014	2013
				£	£
Talbot Association	N/A	12	12	-	-
Key Housing Association	N/A	3	3	-	-

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

21. RELATED PARTY TRANSACTIONS

Members of the Management Committee are related parties of the Association as defined by Financial Reporting Standard 8.

The related party relationships of the members of the Management Committee is summarised as follows:

7 members are tenants of the Association

2 members are factored owners

1 member is a relevant local councillor

1 member is a tenant of another Registered Social Landlord

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

Governing Body Members cannot use their position to their advantage. Any transactions between the Association and any entity with which a Governing Body Member has a connection with is made at arm's length and is under normal commercial terms.

22. FIXED ASSET INVESTMENT

The Association has a 100% owned subsidiary South Clyde Housing Limited, a company limited by guarantee. The relationship between the association and its subsidiary is set out in an independence agreement between both parties. The Association has the authority to appoint and remove South Clyde Housing Limited's Board Members, thereby creating ownership.

The aggregate amount of capital and reserves and the results of South Clyde Housing Limited for the year ended 31st March 2014 were as follows:

	2014	2013
	£	£
Capital & Reserves	(40)	(47)
Profit for the year	7	7

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

23. DEVELOPMENT COST OF HOUSING PROPERTY

	2014 £	2013 £
Shared Equity Properties		
In the course of construction	-	1,462,341
Completed Properties Unsold	1,254,470	1,026,713
	<u>1,254,470</u>	<u>2,489,054</u>
Less: Grants Received from Scottish Ministers	(840,911)	(1,735,080)
	<u>413,559</u>	<u>753,974</u>

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

24. RETIREMENT BENEFIT OBLIGATIONS

General

Govan Housing Association Limited participates in the Scottish Housing Association Pension Scheme (the scheme).

The Scheme is a multi-employer defined benefit scheme. The Scheme is funded and is contracted out of the state 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
- 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.

Govan Housing Association Limited has elected to operate the Final salary with a 1/60th accrual rate benefit structure for active members as at 1 April 2010 and the career averaged revalued earnings with a 1/70th accrual rate from 01 April 2011. The same benefit structure will be in place for any new entrants.

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 actuarial valuation assesses whether the Scheme's assets at the valuation date are likely to be sufficient to pay the pension benefits accrued by members as at the valuation date. Asset values are calculated by reference to market values. Accrued pension benefits are valued by discounting expected future benefit payments using a discount rate calculated by reference to the expected future investment returns.

During the accounting period Govan Housing Association Limited paid contributions at the rate of 15.4% to 19.2%% of pensionable salaries. Member contributions were 7.4% to 9.6%.

As at the balance sheet date there were 15 active members of the Scheme employed by Govan Housing Association Limited. The annual pensionable payroll in respect of these members was £504,763. Govan Housing Association Limited 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.

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

24. RETIREMENT BENEFIT OBLIGATIONS (Continued)

The last formal valuation of the Scheme was performed as at 30th 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 £394m. The valuation revealed a shortfall of assets compared with the value of liabilities of £304m (equivalent to a past service funding level of 56.4%).

Financial Assumptions

The key financial assumptions underlying the valuation as at 30th September 2012 were as follows:

	% 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 price inflation:	
RPI	2.6
CPI	2.0

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

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

24. RETIREMENT BENEFIT OBLIGATIONS (Continued)

Valuation Results

The long-term joint contribution rates required from employers and members to meet the cost of future benefit accrual were assessed as:

<i>Benefit Structure</i>	<i>Long-term joint contribution rate (% of pensionable salaries)</i>
Final salary - 60ths	24.6
Career average 60ths	22.4
Career average 70ths	19.2
Career average 80ths	16.9
Career average 120ths	11.4

If an actuarial valuation reveals a shortfall of assets compared to liabilities the Trustee must prepare a recovery plan setting out the steps to be taken to make up the shortfall.

The Trustees have recently supplied Govan Housing Association Limited with an updated contribution figure to the past service deficit. From 1 April 2014 Govan Housing Association Limited will be required to pay £231,002 per annum as a contribution to the past service deficit. This will represent an increase of 178% in Govan Housing Association Limited's contribution to the past service deficit. The deficit contribution will increase each April by 3%.

As a result of Pension Scheme legislation 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.

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.

Govan Housing Association Limited has been notified by The Pensions Trust of the estimated employer debt on withdrawal from the SHAPS Scheme based on the financial position of the Scheme as at 30 September 2012. As of this date the estimated employer debt for Govan Housing Association Limited was £5,747,675.

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

24. RETIREMENT BENEFIT OBLIGATIONS

Growth Plan

Govan Housing Association Limited participates in the Pension Trust's Growth Plan (the Plan). The Plan is funded and is not contracted-out of the State scheme. The Plan is a multi-employer pension plan.

Contributions paid into the Growth Plan up to and including September 2001 were converted to defined amounts of pension payable from Normal Retirement Date. From October 2001 contributions were invested in personal funds which have a capital guarantee and which are converted to pension on retirement, either within the Growth Plan or by the purchase of an annuity.

The rules of the Plan allow for the declaration of bonuses and/or investment credits of this is within the financial capacity of the Plan assessed on a prudent basis. Bonuses/investment credits are not guaranteed and are declared at the discretion of the Plan's Trustee.

The Trustee commissions an actuarial valuation of the Growth Plan every 3 years. The purpose of the actuarial valuation is to determine the financial position of the Plan by comparing the assets with the past service liabilities as at the valuation date. Asset values are calculated by reference to market levels. Accrued past service liabilities are valued by discounting expected future benefit payments using a discount rate calculated by reference to the expected future investment returns.

The rules of the Plan give the Trustee the power to require employers to pay additional contributions in order to ensure that the statutory funding objective under the Pensions Act 2004 is met. The statutory funding objective is that a pension scheme should have sufficient assets to meet its past service liabilities known as Technical Provisions.

If the actuarial valuation reveals a deficit, the Trustee will agree a recovery plan to eliminate the deficit over a specified period of time either by way of additional contributions from employers, investment returns or a combination of these.

The rules of the Growth Plan state that the proportion of obligatory contributions to be borne by the Member and the Member's Employer shall be determined by way of agreement between them. Such agreement shall require the Employer to pay part of such contributions and may provide that the Employer shall pay the whole of them.

Govan Housing Association Limited paid contributions at a rate of 0% during the accounting period. Members paid contributions at a rate of 3% during the accounting period.

As at the Balance Sheet date there were 0 active member(s) of the Plan employed by Govan Housing Association Limited. Govan Housing Association Limited continues to offer membership of the plan to its employees.

It is not possible in the normal course of events to identify on a reasonable and consistent basis the share of underlying assets and liabilities belonging to individual participating employers. The Plan is a multi-employer scheme, where the assets are co-mingled for investment purposes, and benefits are paid out of the Plan's total assets. Accordingly, due to the nature of the Plan, the accounting charge for the period under FRS17 represents the employer contribution payable.

GOVAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

24. RETIREMENT BENEFIT OBLIGATIONS

Growth Plan (Contd.)

The valuation results at 30 September 2011 were completed in 2012 and have been formalised. The valuation of the Plan was performed by a professionally qualified Actuary using the Projected Unit Method. The market value of the Plan's assets at the valuation date was £780 million and the Plan's Technical Provisions (i.e. past service liabilities) were £928 million. The valuation therefore revealed a shortfall of assets compared with the value of liabilities of £148 million, equivalent to a past service funding level of 84%.

The Scheme Actuary has prepared a funding position update as at 30 September 2012. The market value of the Plan's assets at that date was £790 million and the Plan's Technical Provisions (i.e. past service liabilities) were £984 million. The update, therefore revealed a shortfall of assets compared with the value of liabilities of £194 million, equivalent to a funding level of 80%.

Since the contribution rates payable to the Plan have been determined by reference to the last full actuarial valuation the following notes relate to the formal actuarial valuation as at 30th September 2008.

Financial Assumptions

The financial assumptions underlying the valuation as at 30th September 2011 were as follows:

Rate of return pre retirement	% p.a. 4.9
Rate of return post retirement - Active/Deferred	4.2
Rate of return post retirement - Pensioners	4.2
Bonuses on accrued benefits	0
Inflation: Retail Prices Index (RPI)	2.9
Inflation: Consumer Prices Index (CPI)	2.4

In determining the investment return assumptions the Trustee considered advice from the Scheme Actuary relating to the probability of achieving particular levels of investment return. The Trustee has incorporated an element of prudence into the pre and post retirement investment return assumptions; such that there is a 60% expectation that the return will be in excess of that assumed and a 40% chance that the return will be lower than that assumed over the next 10 years.

If an actuarial valuation reveals a shortfall of assets compared to liabilities the Trustee must prepare a recovery plan setting out the steps to be taken to make up the shortfall.

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS (Continued)

24. RETIREMENT BENEFIT OBLIGATIONS

Growth Plan (Continued)

The Regulator has the power under Part 3 of the Pensions Act 2004 to issue scheme funding directions where it believes that the actuarial valuation assumptions and/or recovery plan are inappropriate. For example, the Regulator could require that the Trustee strengthens the actuarial assumptions (which would increase the scheme liabilities and hence impact on the recovery plan) or impose a schedule of contributions on the Scheme (which would effectively amend the terms of the recovery plan). A copy of the recovery plan in respect of the September 2008 valuation was forwarded to The Pensions Regulator on 18 December 2009, as is required by legislation.

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 Plan and the Pensions Act 2011 has more recently altered the definition of Series 3 of the Growth Plan so that a liability arises to employers from membership for any Series except Series 4. The debt is due in the event of the employer ceasing to participate in the Plan or the Plan winding up.

The debt for the Plan as a whole is calculated by comparing the liabilities for the Plan (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 Plan. 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 Plan's pre October 2001 liability attributable to employment with the leaving employer compared to the total amount of the Plan's pre October 2001 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 Plan liabilities, Plan 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.

When an employer withdraws from a multi-employer defined benefit pension scheme which is in deficit, the employer is required by law to pay its share of the deficit, calculated on a statutory basis (known as the buy-out basis.) The calculation basis that applies to the Growth Plan was amended due to a change in the definition of money purchase contained in the Pensions Act 2011 but the regulations that will determine exactly how the change will apply in practice are still awaited. As the law stands, it is not yet clear whether the statutory calculation should include or exclude Series 3 liabilities. However, based upon current advice, the most likely interpretation is that Series 3 liabilities will have to be included in the calculation of an employer's debt on withdrawal.

Owing to this situation, we have included 2 figures/calculations, namely:

- The cost of withdrawal if we include Series 3 liabilities in the calculation
- The cost of withdrawal if we exclude Series 3 liabilities from the calculation

If an employer withdraws from the Growth Plan prior to the implementation of the regulations, the debt will be calculated on both bases and we would request payment of the higher amount with any adjustment being made when the regulations are implemented.

Govan Housing Association Limited has been notified by The Pensions Trust of the estimated employer debt on withdrawal from the SHAPS Scheme based on the financial position of the scheme as at 30 September 2012. As of this date, the estimated employer debt for Govan Housing Association Limited was £45,338.