

**FORTH HOUSING ASSOCIATION LIMITED
REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019**

Registered Housing Association Number: HAL. 110

Charity Registration Number: SCO03550

FCA Reference Number: 2268 RS

FORTH HOUSING ASSOCIATION LIMITED

CONTENTS

THE MANAGEMENT COMMITTEE, EXECUTIVES AND ADVISERS	1
REPORT FROM THE MANAGEMENT COMMITTEE	2
REPORT BY THE AUDITOR ON CORPORATE GOVERNANCE MATTERS.....	8
INDEPENDENT AUDITOR'S REPORT	9
STATEMENT OF COMPREHENSIVE INCOME.....	12
STATEMENT OF FINANCIAL POSITION.....	13
STATEMENT OF CASH FLOWS.....	14
STATEMENT OF CHANGES IN CAPITAL AND RESERVES.....	15
NOTES TO THE FINANCIAL STATEMENTS	16

**FORTH HOUSING ASSOCIATION LIMITED
THE MANAGEMENT COMMITTEE, EXECUTIVES AND ADVISERS
FOR THE YEAR ENDED 31 MARCH 2019**

MEMBERS OF THE MANAGEMENT COMMITTEE

Gordon Mason	Chairperson
Patrick Heneghan	Vice Chairperson
Gillies Thomson	Treasurer
Colleen Sharp	Secretary
Linda Mason	
John Fyfe	
John Paterson	
Robert Buchanan	
Cllr J Thomson	Stirling Council Observer
David Cumming	Resigned September 2018
Margaret Turner	Resigned May 2019
Neil Macleod	Resigned April 2019

EXECUTIVE OFFICERS

John Cameron	Director -- Retired December 2018
Grahame Cairns	Director -- Appointed January 2019
Nicola Stobie	Tenant Services Manager
Anne Matthew	Development Co-ordinator

REGISTERED OFFICE

Kildean Business & Enterprise Hub
146 Drip Road
Stirling
FK8 1RW

AUDITOR

French Duncan LLP
Chartered Accountants
133 Finnieston Street
Glasgow
G3 8HB

INTERNAL AUDITOR

Quinn Internal Audit
55 Lady Place
Livingston
EH54 6TB

BANKERS

Clydesdale Bank PLC
Suite 2
Ochil House
Springkerse Business Park
Stirling

SOLICITORS

TC Young LLP
7 West George Street
Glasgow
G2 1BA

FINANCE AGENT

FMD Financial Services Limited
KCEDG Commercial Centre
Unit 29, Ladyloan Place
Glasgow
G15 8LB

**FORTH HOUSING ASSOCIATION LIMITED
REPORT FROM THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31 MARCH 2019**

The Management Committee presents their report and the audited Financial Statements for the year ended 31 March 2019.

Legal Status

The Association is a registered non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 No. 2268 RS. The Association is governed under its Rule Book. The Association is a Registered Scottish Charity with the charity number SC003550.

Principal Activities

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

Governance

The Association's Management Committee, which meets monthly, is elected by the membership at the AGM, held in September each year, and can consist of up to 15 individuals. Following each AGM the Committee review their membership and can elect, if appropriate, to co-opt additional individuals to provide additional experience and/or skills. In September 2018 the Committee concluded that the 11 elected individuals represented a wide range of skills and experience and that no co-options were necessary. The 2018/19 Committee involves members with a range of professional backgrounds and also includes 3 Association tenants, who can provide first hand customer insight.

In order to ensure that Committee members maintain appropriate levels of knowledge and skills a training and development strategy is in place, which requires each member to attend a minimum of two training/development courses each year. Attendance at training features as part of the annual appraisal and review carried out with each Committee member. All new Committee members are involved in an induction programme to ensure that they are fully aware of the governance and business arrangements of the Association. An informal mentoring programme also ensures that new Committee members receive support and guidance from their more experienced colleagues.

Aims and Objectives

An updated Business Plan was adopted with effect from 1 April 2017 and reviewed in October 2018. This summarised the Association's aims and objectives as follows:

Aims:

Forth aims to develop and maintain quality affordable homes and services.

Objectives:

- Developing and maintaining quality homes within the eastern Stirling area.
- Allocating homes to meet a range of housing needs.
- Encouraging tenants to meet their responsibilities.
- Providing income maximisation and associated assistance.
- Ensuring robust governance and value for money.
- Delivering excellent customer services.
- Engaging with our communities and encouraging tenant involvement.

**FORTH HOUSING ASSOCIATION LIMITED
REPORT FROM THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31 MARCH 2019**

Values:

We will undertake all of the above in a responsive, fair and transparent manner in accordance with our policies and legal obligations.

Business priorities:

The above translate into the following priorities:

- Focusing our activity within the eastern part of the Stirling Council area.
- Developing homes which meet or surpass current standards regarding quality, accessibility and sustainability.
- Allocating our homes so that we meet a range of housing needs in a manner which keeps void rent loss to a minimum.
- Enforcing tenancy conditions in a firm but fair manner, to deliver tenants' rights and encourage tenants to meet their responsibilities.
- Maintaining and investing in our homes to ensure that they meet or surpass current standards wherever possible.
- Providing income maximisation and associated assistance, to help people improve their wellbeing and future prospects
- Delivering customer services which meet expectations in a prompt and efficient manner.
- Engaging with our communities and encouraging participation in decision making at a variety of levels, from information sharing, to Committee involvement.
- Developing services which bring added value to our tenants and communities, including through joint working with other agencies.
- Providing value for money across our full range of activities.
- Ensuring transparent governance, which adheres to legislation and regulatory requirements.
- Sharing information in an open and appropriate manner.

These aims and objectives outline the strategic and operational ambitions of the Association and translate into a series of SMART objectives and targets which formed the basis for monitoring and reporting during the period.

Risk assessment and strategy

The Business Plan also summarised the Risk Assessment and Risk Strategy, which again influenced the work objectives for the year. This Risk Assessment and Risk Strategy was the subject of quarterly review by the Association's Management Team and Management Committee.

The Association maintain a detailed and up-to-date register of all risks (including strategic, operational, reputational, financial, etc) where we set out their cause and potential impact, assign a named person to be responsible for their management, the controls we have in place together with a scoring system to help us to understand their seriousness. We use this proactively to identify, assess, control, monitor and review the risks to our organisation.

The Association's financial performance remains subject to close scrutiny by the Management Committee on a quarterly basis and before any major capital expenditure, through new housing development, is undertaken.

**FORTH HOUSING ASSOCIATION LIMITED
REPORT FROM THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31 MARCH 2019**

Review of business

An updated Business Plan was adopted with effect from 1 April 2017 and reviewed in October 2018. This plan outlines the strategic and operational ambitions of the Association and outlined SMART objectives and targets. These formed the basis for monitoring and reporting during the period.

The organisation has the use of modern office facilities with a full suite of modern IT facilities. These are well suited to current work. Forth has successfully relocated its offices to the Enterprise and Business Hub at the former Kildean Hospital site. The move has created new facilities for other small charities and businesses and reduces the Association's ongoing office revenue costs.

Strategic co-operation with Stirling Council remains a priority for the Association. Forth completed 47 new homes in Raploch and Cornton areas. In addition, we began construction of a further 35 new homes in St. Ninians with grant assistance. Plans were also progressed to ensure that further new homes will be delivered over the coming 6 year period.

In the year ended March 2019, the Association had a low level of engagement with the Scottish Housing Regulator, which reflects the good performance against Key Performance Indicators (KPI's). Low engagement means the Regulator will receive the standard returns including the RSLs audited accounts, Annual Return on the Charter (ARC) and five year financial projections.

Collaboration with Rural Stirling and Ochil View Housing Association continues via the StrathFor Housing Alliance. This is a non-constituted collaboration through which the three organisations are sharing information, benchmarking performance and collaborating on a variety of matters ranging from joint procurement to shared training.

Forth in partnership with Stirling Council had a BIG Lottery grant award of £253,795 over a four year period between 2015 to 2019 for a digital inclusions programme which enabled individuals in Stirling Council area to improve their computing skills and become more able to utilise online services. The grant was utilised to employ Digital Inclusion Workers (DIW) to deliver the programme.

External consultants continue to be utilised as required, providing specialist advice and assistance to the Management Committee and in preparation for the introduction of Freedom of Information Scotland, Information Law Solutions our Data Protection Officer for Forth will cover any works associated.

Future Developments

The Association's Management Committee are committed to ongoing developments of new homes provided that grant funding remains available at an appropriate level. The development programme over the next 6 years which, if delivered, would generate a further 267 units for the Association.

Long term financial projections indicate that the proposed development programme outlined above can be built utilising the £4million facility which was put in place with the Bank of Scotland. In addition, projections indicate that the Association should be able to restrict future rent increases broadly in line with inflation.

Whilst the primary focus of the Association remains the provision of new build housing and quality services for our tenants, the Association will continue to seek opportunities to develop additional services which will benefit our existing and future tenants. It is envisaged that this activity will involve the further development of partnership approaches and / or the securing of additional grant funding.

Donations

During the year the Association made charitable donations amounting to £Nil (2018: £50).

**FORTH HOUSING ASSOCIATION LIMITED
REPORT FROM THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31 MARCH 2019**

Statement of Management Committee's responsibilities

The Co-operative and Community Benefit Societies Act 2014 requires 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 year. 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 Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements - 2014. 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 Auditor in connection with preparing their report) of which the Association's Auditor is 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 Auditor is aware of that information.

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; and
- 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 misstatement 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;
- Quarterly financial management reports are prepared promptly, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- Regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;
- All significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Management Committee;
- The Management Committee receive reports from management and from the external and internal auditor 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; and
- Formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Management Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2019. No weaknesses were found in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

**FORTH HOUSING ASSOCIATION LIMITED
REPORT FROM THE MANAGEMENT COMMITTEE
FOR THE YEAR ENDED 31 MARCH 2019**

Auditor

A resolution to re-appoint the auditor, French Duncan LLP, Chartered Accountants, will be proposed at the Annual General Meeting

By order of Management Committee

Signature




**Colleen Sharp,
Secretary**

26 August 2019

FORTH HOUSING ASSOCIATION LIMITED

REPORT BY THE AUDITOR ON CORPORATE GOVERNANCE MATTERS TO THE MANAGEMENT COMMITTEE OF FORTH HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2019

In addition to our audit of the Financial Statements, we have reviewed your statement on page 6 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained in the publication "Our Regulatory Framework" and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion

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

Opinion

In our opinion the Statement on Internal Financial Control on page 6 has provided the disclosures required by the relevant Regulatory Standards with the publication "Our Regulatory Framework" and associated Regulatory Advice Notes by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

Through enquiry of certain members of The 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 relevant Regulatory Standards in respect of internal financial controls within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.



French Duncan LLP
Chartered Accountants
Statutory Auditor
133 Finnieston Street
GLASGOW
G3 8HB

Date: 04/09/2019.

OPINION

We have audited the financial statements of Forth Housing Association Limited for the year ended 31 March 2019 which comprise a statement of comprehensive income, statement of financial position, statement of cash flows, statement of changes in reserves and related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 102 - The Financial Reporting Standard applicable in the UK and Republic of Ireland.

In our opinion the Financial Statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2019 and of its income and expenditure 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 Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements December 2014.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs UK and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the housing association in accordance with the ethical requirements that are relevant to our audit of financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

CONCLUSIONS RELATING TO GOING CONCERN

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

- the committee members' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the committee members have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

OTHER INFORMATION

The other information comprises the information contained in the trustees' report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

FORTH HOUSING ASSOCIATION LIMITED
INDEPENDENT AUDITOR'S REPORT TO THE MANAGEMENT COMMITTEE OF FORTH HOUSING ASSOCIATION LIMITED
FOR THE YEAR ENDED 31 MARCH 2019

If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

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

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

RESPONSIBILITIES OF COMMITTEE MEMBERS

As explained more fully in the management committee's responsibilities statement set out on page 5, the committee members are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the management committee are responsible for assessing the housing association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the committee members either intend to liquidate the housing association or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

We have been appointed as auditor under the Co-operative and Community Benefit Societies Act 2014 and report in accordance with the Acts and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide the basis for our opinion. The risk of not

FORTH HOUSING ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MANAGEMENT COMMITTEE OF FORTH HOUSING ASSOCIATION LIMITED
FOR THE YEAR ENDED 31 MARCH 2019**

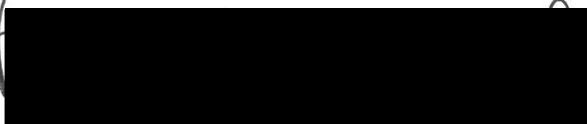
detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the housing association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the committee members.
- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the housing association to cease to continue as a going concern.

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

USE OF OUR REPORT

This report is made solely to the Association's members, as a body, in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.



Chartered Accountants and Statutory Auditor
133 Finnieston Street
GLASGOW
G3 8HB

Date: 04/09/2019.

FORTH HOUSING ASSOCIATION LIMITED
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2019

	Notes	2019 £	2018 £
REVENUE	2	3,553,524	3,231,764
Operating costs	2	<u>(2,413,558)</u>	<u>(2,194,717)</u>
OPERATING SURPLUS	2	1,139,966	1,037,047
Loss on disposal of property		(32,188)	(33,006)
Interest receivable and other similar income		5,629	4,589
Interest payable and other similar charges	7	(224,055)	(168,948)
Other Finance Charges	9	<u>(12,000)</u>	<u>(1,679)</u>
		<u>(262,614)</u>	<u>(199,044)</u>
SURPLUS FOR THE YEAR		877,352	838,003
OTHER COMPREHENSIVE INCOME			
Initial recognition of multi-employer defined benefit scheme	22	(140,000)	-
Actuarial losses in respect of pension scheme	22	(173,000)	-
TOTAL COMPREHENSIVE INCOME		<u><u>564,352</u></u>	<u><u>838,003</u></u>

The results for the year relate wholly to continuing activities.

The notes on page 16 to 36 form part of these financial statements.

FORTH HOUSING ASSOCIATION LIMITED
STATEMENT OF FINANCIAL POSITION
FOR THE YEAR ENDED 31 MARCH 2019

	Notes	2019 £	2018 £
NON-CURRENT ASSETS			
Housing properties - depreciated cost	10(a)	38,066,459	34,539,799
Other tangible fixed assets	10(b)	<u>370,819</u>	<u>380,312</u>
		38,437,278	34,920,111
CURRENT ASSETS			
Receivables	12	220,682	152,329
Cash at bank and in hand		<u>1,482,700</u>	<u>1,607,921</u>
		1,703,382	1,760,250
CREDITORS: amounts falling due within one year	13	<u>(1,575,795)</u>	<u>(1,635,427)</u>
NET CURRENT ASSETS		<u>127,587</u>	<u>124,823</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		38,564,865	35,044,934
CREDITORS: amounts falling due after more than one year			
housing property loans	14	(13,453,828)	(13,643,272)
PROVISION FOR LIABILITIES			
Pension - deficit funding liability	14	-	(263,000)
Pension - defined benefit liability	22	(590,000)	-
DEFERRED INCOME			
Social Housing Grants	16	<u>(11,381,562)</u>	<u>(8563,537)</u>
		<u>13,139,475</u>	<u>12,575,125</u>
EQUITY			
Share capital	17	63	65
Revenue reserve		<u>13,139,412</u>	<u>12,575,060</u>
		<u>13,139,475</u>	<u>12,575,125</u>

The financial statements were approved by the Management Committee, authorised for issue, and signed on its behalf on 26 August 2019.


G Mason
Chairperson


G Thomson
Treasurer


C Sharp
Secretary

The notes on page 16 to 36 form part of these financial statements.

FORTH HOUSING ASSOCIATION LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2019

	Notes	2019 £	2018 £
NET CASH INFLOW FROM OPERATING ACTIVITIES	15	1,772,043	1,804,970
INVESTING ACTIVITIES			
Acquisition and construction of housing properties	(4,322,312)	(3,924,127)	
Purchase of other fixed assets	(4,903)	(370,145)	
Social Housing Grant received	2,812,060	2,809,696	
Proceeds of disposals of housing properties	-	47,471	
NET CASH (OUTFLOW) FROM INVESTING ACTIVITIES		(1,515,155)	(1,437,105)
NET CASH INFLOW BEFORE FINANCING		256,888	367,865
FINANCING ACTIVITIES			
Issue of ordinary share capital	-	2	
Interest received	5,629	4,589	
Interest paid	(224,055)	(168,948)	
Loan drawdown	500,000	500,000	
Loan principal repayments	(663,683)	(675,947)	
NET CASH (OUTFLOW) FROM FINANCING		(382,109)	(340,304)
(DECREASE)/INCREASE IN CASH		(125,221)	27,561
OPENING CASH AND CASH EQUIVALENTS		1,607,921	1,580,360
CLOSING CASH AND CASH EQUIVALENTS		1,482,700	1,607,921

FORTH HOUSING ASSOCIATION LIMITED
STATEMENT OF CHANGES IN CAPITAL AND RESERVES
FOR THE YEAR ENDED 31 MARCH 2019

	Share Capital £	Revenue Reserve £	Total £
Balance as at 1 April 2018	65	12,575,060	12,575,125
Cancelled shares	(2)	-	(2)
Surplus for Year	-	877,352	877,352
Other comprehensive income	-	(313,000)	(313,000)
Balance as at 31 March 2019	<u>63</u>	<u>13,139,412</u>	<u>13,139,475</u>

	Share Capital £	Revenue Reserve £	Total £
Balance as at 1 April 2017	66	11,737,057	11,737,123
Issue of Shares	2	-	2
Cancelled shares	(3)	-	(3)
Surplus for Year	-	838,003	838,003
Balance as at 31 March 2018	<u>65</u>	<u>12,575,060</u>	<u>12,575,125</u>

1. PRINCIPAL ACCOUNTING POLICIES

Legal status

The Association is incorporated under the Co-operative and Community Benefits Societies Act 2014 and is registered by the Financial Conduct Authority. The Association is a Public Benefit Entity in terms of its compliance with Financial Reporting Standard 102.

Basis of Accounting

These financial statements have been prepared in accordance with Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Statement of Recommended Practice for Social Housing Providers 2014 and comply with the requirements of the Determination of Housing Requirements 2014 as issued by the Scottish Housing Regulator.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Association's accounting policies (see below).

Following the introduction of FRED 71 (Draft amendments to FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland, Multi-employer defined benefit plans), the Association now accounts for the SHAPS pension scheme on a defined benefit basis. Further details are given in the retirement benefits policy below.

The following principal accounting policies have been applied:

Going Concern

The association has considerable financial resources together with long term arrangements with its tenants who are protected by the Scottish Secure Tenancy agreement. As a consequence, the Management Committee believe that the association is well placed to manage its business risks successfully.

The Management Committee monitor the operations and performance of the association through reports provided at their monthly meetings and they have a reasonable expectation that the association has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they continue to adopt the going concern basis in preparing the annual report and accounts.

Revenue

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

Government Grants are released to income over the expected useful life of the asset to which it relates.

Retirement Benefits

The Association participates in the Scottish Housing Association Defined Benefits 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.

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

The Association accounts for the pension scheme on a defined benefit basis based on its share of scheme assets and liabilities as determined by the actuary. Defined benefit costs are recognised in the Statement of Comprehensive Income within operating costs. Actuarial gains and losses are recognised in Other Comprehensive Income.

Historically the scheme was accounted for as a defined contribution scheme as there was insufficient information for each social landlord's share of SHAPS to allow for defined benefit accounting. The liability previously recognised for the present value of the social landlord's deficit funding agreement has been derecognised. The difference between the deficit funding agreement liability social landlords historically recognised for SHAPS, and the net DB deficit for SHAPS, has been recognised in other comprehensive income (OCI). This accounting policy change has been accounted for in accordance with FRED 71: Draft Amendments to FRS 102: Multi-employer defined benefit plans as a matter of best practice. FRED 71 is an exposure draft and has not yet been implemented into financial reporting standards.

Further details of the scheme and its assumptions are included at note 22.

Valuation of Housing Properties

Housing Properties are stated at cost less accumulated depreciation. Housing under construction and Land are not depreciated. The Association depreciates housing properties by major component on a straight-line basis over the estimated useful economic lives of each identified component. All components are categorised as Housing Properties within note 10. Impairment reviews are carried out if events or circumstances indicate that the carrying value of the components listed below is higher than the recoverable amount.

Component	Useful Economic Life
Kitchens	17-20 years
Bathrooms	30 years
Boilers	12-15 years
Radiators	30 years
Windows	30 years
External doors	30 years
Rewiring	30 years
Structure	83-100 years
Shared ownership	50 years

Depreciation and Impairment of Other Non-Current Assets

Non-Current 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: -

Computer Equipment	25%	Straight Line
Furniture and Equipment	15%	Straight Line
Office Premises	2%	Straight Line

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

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

Social Housing Grant and Other Grants in Advance/Arrears

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

Social Housing Grant attributed to individual components is written off to the statement of comprehensive income when these components are replaced.

Social Housing Grant received in respect of revenue expenditure is credited to the statement of comprehensive income in the same year as the expenditure to which it relates.

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

Sales of Housing Properties

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

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

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

Estimation Uncertainty

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

Rent Arrears - Bad Debt Provision

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

Life Cycle of Components

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

Useful Lives of Other Fixed Assets

The useful lives of other fixed Assets are based on the knowledge of senior management at the Association with reference to expected asset life cycles.

Pension Liabilities

This has relied on the actuarial assumptions of qualified actuaries which have been reviewed and are considered reasonable and appropriate.

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

Costs of Shared Ownership

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

Leases/Leased Assets

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

Works to Existing Properties

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

Key Judgements made in the application of Accounting Policies

a) The Categorisation of Housing Properties

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

b) Identification of cash generating units

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

c) Pension Liability

For the first time the Association's pension provider has been able to calculate the Association's individual liability for the past pension deficit. Under accounting standard FRS102 where a pension provider is able to give an individual valuation the standard requires that these figures be accepted and shown in the Association's annual accounts.

The Association has used this information as the basis of the pension defined benefit liability as disclosed in the accounts. The management committee consider this is the best estimate of their scheme liability.

Financial Instruments – Basic

The Association only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like rents, accounts receivable and payable, loans from banks and related parties.

These are recognised in accordance with Section 11 of Financial Reporting Standard 102.

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

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

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

	Note	2019		2018	
		Revenue £	Operating costs £	Revenue £	Operating costs / (deficit) £
Affordable letting activities	3	3,525,630	(2,351,512)	3,219,279	1,174,118
Other activities	4	27,894	(62,046)	12,485	(34,152)
Total		<u>3,553,524</u>	<u>(2,413,558)</u>	<u>3,231,764</u>	<u>1,139,966</u>
				<u>(2,151,742)</u>	<u>(30,490)</u>
				<u>1,067,537</u>	<u>1,037,047</u>

FORTH HOUSING ASSOCIATION LIMITED
 FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
 NOTES TO THE FINANCIAL STATEMENTS

3. PARTICULARS OF INCOME AND EXPENDITURE FROM SOCIAL LETTINGS

	General Needs Housing £	Shared Ownership Housing £	2019 Total £	2018 Total £
Revenue from lettings				
Rent receivable	3,361,788	24,346	3,386,134	3,137,967
Gross rents receivable	<u>3,361,788</u>	<u>24,346</u>	<u>3,386,134</u>	<u>3,137,967</u>
Less rent losses from voids	(2,324)	-	(2,324)	(1,794)
Net rents receivable	<u>3,359,464</u>	<u>24,346</u>	<u>3,383,810</u>	<u>3,136,173</u>
Amortisation of Social Housing & Other Grants	141,820	-	141,820	83,106
Total income from social letting	<u>3,501,284</u>	<u>24,346</u>	<u>3,525,630</u>	<u>3,219,279</u>
Expenditure on social letting activities				
Management and maintenance administration costs	965,084	6,994	972,078	956,955
Service costs	93,610	-	93,610	95,300
Planned and cyclical maintenance, including major repairs	184,910	-	184,910	150,550
Reactive maintenance	313,926	-	313,926	273,245
Bad debts - rents and service charges	23,524	-	23,524	10,778
Depreciation of social housing	759,119	4,345	763,464	664,914
Operating costs of social letting	<u>2,340,173</u>	<u>11,339</u>	<u>2,351,512</u>	<u>2,151,742</u>
Operating surplus on social letting activities	<u>1,161,111</u>	<u>13,007</u>	<u>1,174,118</u>	<u>1,067,537</u>
2018	<u>1,055,095</u>	<u>12,442</u>	<u>1,067,537</u>	

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

4. PARTICULARS OF INCOME AND EXPENDITURE FROM OTHER ACTIVITIES

	Grants from Scottish Ministers £	Other income £	Total Turnover £	Operating Costs Bad Debts £	Operating costs Other £	Operating surplus or (deficit) £	2018 £
Wider Role Activities	-	-	-	-	(42,201)	(42,201)	(40,894)
Factoring	-	5,247	5,247	-	(2,201)	3,046	3,771
Office premises rental income	-	14,409	14,409	-	(17,644)	(3,235)	-
Other income/(expenditure)	-	8,238	8,238	-	-	8,238	6,633
TOTAL FROM OTHER ACTIVITIES	-	<u>27,894</u>	<u>27,894</u>	<u>-</u>	<u>(62,046)</u>	<u>(34,152)</u>	<u>(30,490)</u>
TOTAL FROM OTHER ACTIVITIES FOR 2018	-	<u>12,485</u>	<u>12,485</u>	<u>-</u>	<u>(42,975)</u>	<u>(30,490)</u>	

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

5. BOARD MEMBERS AND OFFICERS EMOLUMENTS

The Officers are defined as the members of the Management Committee, the executive officers and employees of the Association reporting directly to the Chief Executive or the Management Committee.

	2019	2018
	£	£
No emoluments have been paid to any member of the management committee.		
Aggregate emoluments payable to officers with emoluments greater than £60,000 (excluding pension contributions)	Nil	63,411
Emoluments payable to the director (excluding pension contributions)	64,809	63,411
Pension contributions paid on behalf of the director	4,928	4,930
	<hr/>	<hr/>
Total Emoluments paid to key management personnel	177,633	188,272
	<hr/>	<hr/>
	Number	Number
Total number of officers, including the highest paid officer, who received emoluments (excluding pension contributions) over £60,000 was in the following range:		
£60,001 - £70,000	-	1
	<hr/>	<hr/>

During the year the Association employed two Directors, one until 31 December 2018 and one from 1 January 2019. Their combined aggregate emoluments amounted to £64,809 as stated above, but neither Director individually earned in excess of the £60,000 banding during the year.

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

6. EMPLOYEE INFORMATION

	2019	2018
	<u>Number</u>	<u>Number</u>
The average number of full time equivalent persons employed during the year was	<u>14</u>	<u>14</u>
	£	£
Staff costs during the year:		
Wages and salaries	511,229	503,725
Social security costs	51,360	50,672
Other pension costs	47,798	37,014
Temporary, agency and seconded staff	-	3,707
	<u>610,387</u>	<u>595,118</u>

7. INTEREST PAYABLE AND SIMILAR CHARGES

	2019	2018
	£	£
Bank loans and overdrafts	<u>224,055</u>	<u>168,948</u>

8. OPERATING SURPLUS FOR THE YEAR

	2019	2018
	£	£
Surplus is stated after charging:		
Depreciation of tangible owned fixed assets	777,860	671,508
Auditor's remuneration - audit services	8,800	11,305
Operating lease rentals - other	641	907
Amortisation of capital grants	<u>(141,820)</u>	<u>(83,106)</u>

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

9. OTHER FINANCE INCOME/CHARGES

	2019	2018
	£	£
Unwinding of discounted liabilities	-	1,679
Net interest costs	<u>12,000</u>	<u>-</u>
	<u>12,000</u>	<u>1,679</u>

10. NON-CURRENT ASSETS

a) Housing Properties	Housing Properties Held for Letting	Housing Properties in the Course of Construction	Completed Shared Ownership Properties	Total
	£	£	£	£
COST				
At start of year	32,361,964	4,395,480	242,448	36,999,892
Additions	595,281	3,727,031	-	4,322,312
Disposals	(67,078)	-	-	(67,078)
Transfers to stock	5,055,025	(5,029,822)	(25,203)	-
At end of year	<u>37,945,192</u>	<u>3,092,689</u>	<u>217,245</u>	<u>41,255,126</u>
DEPRECIATION				
At start of year	2,440,794	-	19,299	2,460,093
Charged during year	759,119	-	4,345	763,464
Eliminated on disposal	(32,884)	-	(2,006)	(34,890)
At end of year	<u>3,167,029</u>	<u>-</u>	<u>21,638</u>	<u>3,188,667</u>
NET BOOK VALUE				
At end of year	<u>34,778,163</u>	<u>3,092,689</u>	<u>195,607</u>	<u>38,066,459</u>
At start of year	<u>29,921,170</u>	<u>4,395,480</u>	<u>223,149</u>	<u>34,539,799</u>

- 1 There were no impairment charges in the year.
- 2 There were no capitalised development administration charges in the year.
- 3 New components capitalised during the year amounted to £551,310 (2018 - £268,680).
- 4 The Association's lenders have standard securities over housing property with a carrying value of £25,542,095 (2018 - £25,698,421)

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

b) Other Tangible Assets	Office Premises	Computer Equipment	Furniture & Equipment	Total
	£	£	£	£
COST				
At start of year	365,137	55,453	113,254	533,844
Additions	-	4,375	528	4,903
Disposals	-	(12,916)	(82,102)	(95,018)
At end of year	<u>365,137</u>	<u>46,912</u>	<u>31,680</u>	<u>443,729</u>
DEPRECIATION				
At start of year	-	42,640	110,892	153,532
Charged during year	6,603	7,249	544	14,396
Disposals	-	(12,916)	(82,102)	(95,018)
At end of year	<u>6,603</u>	<u>36,973</u>	<u>29,334</u>	<u>72,910</u>
NET BOOK VALUE				
At end of year	<u>358,534</u>	<u>9,939</u>	<u>2,346</u>	<u>370,819</u>
At start of year	<u>365,137</u>	<u>12,813</u>	<u>2,362</u>	<u>380,312</u>

11. COMMITMENTS UNDER OPERATING LEASES

	2019	2018
	£	£
At the year end, the total future minimum lease payments under non-cancellable operating leases were as follows: -		
Not later than one year	552	907
Later than one year and not later than five years	2,208	-
Later than five years	276	-
	<u>3,036</u>	<u>907</u>

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

12. ACCOUNTS RECEIVABLE

	2019	2018
	£	£
Arrears of Rent & Service Charges	93,398	79,633
Less: Provision for Doubtful Debts	(28,191)	(15,887)
	<u>65,207</u>	<u>63,746</u>
Other receivables	155,475	88,583
	<u>220,682</u>	<u>152,329</u>

13. ACCOUNTS PAYABLE: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019	2018
	£	£
Housing Loans	636,372	610,611
Trade Payables	563,496	360,584
Rent in Advance	159,586	150,557
Other Taxation and Social Security	25,849	28,603
Other Payables	14,851	52,017
Liability for past service contributions arrangements	-	88,000
Accruals and Deferred Income	175,641	345,055
	<u>1,575,795</u>	<u>1,635,427</u>

14. ACCOUNTS PAYABLE: AMOUNTS FALLING DUE AFTER ONE YEAR

	2019	2018
	£	£
Liability for Past Service Contribution Arrangements	-	263,000
Housing loans	13,453,828	13,643,272
	<u>13,453,828</u>	<u>13,906,272</u>

The Bank loans are repayable as follows:

	2019	2018
	£	£
Between one and two years	616,768	628,029
Between two and five years	2,231,501	1,865,967
In five years or more	10,605,559	11,149,276
	<u>13,453,828</u>	<u>13,643,272</u>

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

14. ACCOUNTS PAYABLE: AMOUNTS FALLING DUE AFTER ONE YEAR (continued)

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

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

Loans are secured by specific charges on the Association's properties. The Association has one fixed loan at 3.21% with all other loans operating on a variable rate of interest. The variable interest loans are linked to either Base Rate or 3-month LIBOR and the margins range between 0.26% and 1.85%.

15. STATEMENT OF CASH FLOWS

Reconciliation of operating surplus to balance as at 31 March 2019	2019	2018
	£	£
Operating Surplus	1,139,966	1,037,047
Depreciation	777,860	671,508
Past service pension deficit contributions	(89,279)	(86,679)
Amortisation of Capital Grants	(141,820)	(83,106)
Change in debtors	(68,353)	(47,380)
Change in creditors	150,392	313,583
Pension scheme service costs	3,279	-
Cancelled Shares	(2)	(3)
Balance as at 31 March	<u>1,772,043</u>	<u>1,804,970</u>

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

16. DEFERRED INCOME

	Housing Properties Held For Letting £	Housing Properties In Course of Construction £	Total £
Social Housing Grants			
Balance as at 1 April 2018	5,101,201	3,705,850	8,807,051
Additions in year	-	2,812,060	2,812,060
Recycled grant	-	147,785	147,785
Transferred	3,581,339	(3,581,339)	-
Balance as at 31 March 2019	8,682,540	3,084,356	11,766,896
Amortised Grants			
Balance as at 1 April 2018	243,514	-	243,514
Amortisation in year	141,820	-	141,820
Released / Repaid as the result of property disposal	-	-	-
Balance as at 31 March 2019	385,334	-	385,334
Net book value			
As at 31 March 2019	8,297,206	3,084,356	11,381,562
As at 31 March 2018	4,857,687	3,705,850	8,563,537

This is expected to be released to the Statement of Comprehensive Income as follows:

	2019 £	2018 £
Amounts released within one year	141,820	111,581
Amounts released in one year or more	11,239,742	8,451,956
	11,381,562	8,563,537

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

17. SHARE CAPITAL

	2019	2018
	£	£
Shares of £1 each Issued and Fully Paid		
At 1 April 2018	65	66
Issued in year	-	2
Cancelled in year	(2)	(3)
At 31 March 2019	<u>63</u>	<u>65</u>

Each member of the Association holds one share of £1 in the Association. These shares carry no rights to dividends 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.

18. HOUSING STOCK

The number of units of accommodation in management at the year-end was: -	2019	2018
	No.	No.
General Needs - Built by Association	835	788
General Needs – Purchased by Association	1	-
Shared Ownership	12	13
	<u>848</u>	<u>801</u>

19. RELATED PARTY TRANSACTIONS

Members of the Management Committee are related parties of the Association as defined by Financial Reporting Standard 102. The related party relationships of the members of the Management Committee are summarised as:

- Members are tenants of the Association
- Members are factored owners
- Management Committee members cannot use their position to their advantage. Any transactions between the Association and any entity with which a Management Committee member has a connection with is made at arm's length and is under normal commercial terms.

Transactions with Management Committee members were as follows:

- Rent Received from Tenants on the Committee – £8,617.
- Factoring income received from Owner Occupiers in the Committee - NIL.
- At the year-end total rent arrears owed by the tenant members of the Committee were – NIL
- At the year-end total rent arrears owed by Owner Occupiers of the Committee were – NIL.

20. DETAILS OF ASSOCIATION

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

The Association's principal place of business:

- Kildean Business and Enterprise Hub, 146 Drip Road, Stirling, FK8 1RW.

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

21. GOVERNING BODY MEMBER EMOLUMENTS

Management Committee members received £1,106 in the year by way of reimbursement of expenses (2018 - £1,117). No remuneration is paid to Management Committee members in respect of their duties in the Association.

22. RETIREMENT BENEFIT OBLIGATIONS

General

The company participates in the Scottish Housing Associations' Pension Scheme (the Scheme), a multi-employer scheme which provides benefits to some 150 non-associated employers. The Scheme is a defined benefit scheme in the UK.

The Scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2015. This valuation revealed a deficit of £198m. A Recovery Plan has been put in place to eliminate the deficit which runs to 28 February 2022 for the majority of employers, although certain employers have different arrangements.

The Scheme is classified as a 'last-man standing arrangement'. Therefore, the company is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the Scheme. Participating employers are legally required to meet their share of the Scheme deficit on an annuity purchase basis on withdrawal from the Scheme. For financial years ending on or before 28 February 2019, it has not been possible for the company to obtain sufficient information to enable it to account for the Scheme as a defined benefit scheme, therefore the company has accounted for the Scheme as a defined contribution scheme.

For financial years ending on or after 31 March 2019, it is possible to obtain sufficient information to enable the company to account for the Scheme as a defined benefit scheme.

For accounting purposes, two actuarial valuations for the scheme were carried out with effective dates of 31 March 2018 and 30 September 2018. The liability figures from each valuation are rolled forward to the relevant accounting dates, if applicable, and are used in conjunction with the company's fair share of the Scheme's total assets to calculate the company's net deficit or surplus at the accounting period start and end dates.

Pension deficit liability movement	2019	2018
	£	£
Opening value of the deficit liability	351,000	436,000
De-recognition of deficit funding liability	(351,000)	-
Recognition of defined benefit obligation	491,000	-
Amounts paid by the Association	(89,279)	(86,679)
Unwinding of the discount	-	1,679
Net interest cost	12,000	-
Staff costs	3,279	-
Impact on change in assumptions	173,000	-
Closing value of deficit liability	<u>590,000</u>	<u>351,000</u>

As a result of the pension re-measurement basis during the year the movement in the opening pension liability of £140,000 is shown separately in the Statement of Comprehensive Income.

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

22. RETIREMENT BENEFIT OBLIGATIONS (Continued.....)

Present values of defined benefit obligation, fair value of assets and defined benefit asset (liability)

	2019	2018
	(£000s)	(£000s)
Fair value of plan assets	2,987	2,834
Present value of defined benefit obligation	3,577	3,325
Surplus (deficit) in plan	(590)	(491)
Unrecognised surplus	-	-
Defined benefit asset (liability) to be recognised	(590)	(491)
Deferred tax	-	-
Net defined benefit asset (liability) to be recognised	-	-

Reconciliation of the impact of the asset ceiling

	2019
	(£000s)
Impact of asset ceiling at start of period	-
Effect of the asset ceiling included in net interest cost	-
Actuarial losses (gains) on asset ceiling	-
Impact of asset ceiling at end of period	-

Reconciliation of opening and closing balances of the defined benefit obligation

	2019
	(£000s)
Defined benefit obligation at start of period	3,325
Current service cost	-
Expenses	3
Interest expense	85
Contributions by plan participants	-
Actuarial losses (gains) due to scheme experience	12
Actuarial losses (gains) due to changes in demographic assumptions	9
Actuarial losses (gains) due to changes in financial assumptions	236
Benefits paid and expenses	(93)
Liabilities acquired in a business combination	-
Liabilities extinguished on settlements	-
Losses (gains) on curtailments	-
Losses (gains) due to benefit changes	-
Exchange rate changes	-
Defined benefit obligation at end of period	3,577

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

22. RETIREMENT BENEFIT OBLIGATIONS (Continued.....)

Reconciliation of opening and closing balances of the fair value of plan assets

	2019
	(£000s)
Fair value of plan assets at start of period	2,834
Interest income	73
Experience on plan assets (excluding amounts included in interest income) – gain (loss)	84
Contributions by the employer	89
Contributions by plan participants	-
Benefits paid and expenses	(93)
Assets acquired in a business combination	-
Assets distributed on settlements	-
Exchange rate changes	-
Fair value of plan assets at end of period	2,987

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2019 was £157,000.

Defined benefit costs recognised in statement of comprehensive income (SOCl)

	2019
	(£000s)
Current service cost	-
Expenses	3
Net interest expense	12
Losses (gains) on business combinations	-
Losses (gains) on settlements	-
Losses (gains) on curtailments	-
Losses (gains) due to benefit changes	-
Defined benefit costs recognised in statement of comprehensive income (SOCl)	15

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

22. RETIREMENT BENEFIT OBLIGATIONS (Continued.....)

Defined benefit costs recognised in other comprehensive income

	2019
	(£000s)
Experience on plan assets (excluding amounts included in net interest cost) - gain (loss)	84
Experience gains and losses arising on the plan liabilities - gain (loss)	(12)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	(9)
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	(236)
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	(173)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) - gain (loss)	-
Total amount recognised in other comprehensive income - gain (loss)	<u>(173)</u>

Assets

	2019	2018
	(£000s)	(£000s)
Global Equity	481	510
Absolute Return	253	336
Distressed Opportunities	51	13
Credit Relative Value	52	-
Alternative Risk Premia	167	107
Fund of Hedge Funds	8	81
Emerging Markets Debt	96	97
Risk Sharing	87	26
Insurance-Linked Securities	77	78
Property	59	112
Infrastructure	125	52
Private Debt	39	26
Corporate Bond Fund	209	198
Long Lease Property	36	-
Secured Income	104	104
Over 15 Year Gilts	77	92
Index Linked All Stock Gilts	-	-
Liability Driven Investment	1,063	997
Net Current Assets	3	5
Total assets	<u>2,987</u>	<u>2,834</u>

None of the fair values of the assets shown above include any direct investments in the employer's own financial instruments or any property occupied by, or other assets used by, the employer.

FORTH HOUSING ASSOCIATION LIMITED
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS

22. RETIREMENT BENEFIT OBLIGATIONS (Continued.....)
Key assumptions

	2019	2018
	% per annum	% per annum
Discount Rate	2.31%	2.58%
Inflation (RPI)	3.29%	3.18%
Inflation (CPI)	2.29%	2.18%
Salary Growth	3.29%	3.18%
	75% of	75% of
Allowance for commutation of pension for cash at retirement	maximum allowance	maximum allowance

The mortality assumptions adopted at 31 March 2019 imply the following life expectancies:

	Life expectancy at age 65 (Years)
Male retiring in 2019	21.7
Female retiring in 2019	23.4
Male retiring in 2039	23.1
Female retiring in 2039	24.7

23. CAPITAL COMMITMENTS

	2019	2018
	£	£
Expenditure contracted but not provided for in accounts	<u>1,748,547</u>	<u>1,382,028</u>