

# Finance & Corporate Services Director's Report

Robin Nairn

## Income and Expenditure Account

**For the Year ended 31 March 2012**

	2012 £000's	2011 £000's as restated
<b>Turnover</b>	14,040	18,341
Operating Costs	(12,155)	(16,733)
<b>Operating Surplus</b>	1,885	1,608
Sale of fixed assets	(529)	177
Interest receivable	5	5
Interest payable and other charges	(879)	(1,294)
<b>Surplus on ordinary activities</b>	482	496
Donations	-	30
<b>Surplus on ordinary activities before tax</b>	482	526
Taxation on surplus on ordinary activities	-	-
<b>Surplus for the year</b>	<u>482</u>	<u>526</u>

**Balance Sheet**

**As at 31 March 2012**

	2012		2011	
	£000's	£000's	£000's	£000's
			as restated	
<b>Tangible fixed assets</b>				
Housing properties - gross cost less depreciation		198,643		182,739
less Housing Association Grant		(133,993)		(125,615)
less Other Grants		(10,140)		(8,518)
		54,510		48,606
<b>Investments</b>				
Homestake Loan	3,552		3,552	
Homestake Grant	(3,552)		(3,552)	
		-		-
<b>Other fixed assets</b>		2,128		2,098
		56,638		50,704
<b>Current assets</b>				
Stock - LIFT Properties in Development	3,754		3,491	
Debtors	4,230		3,244	
Bank and Cash in hand	3,360		2,382	
	11,344		9,117	
<b>Current liabilities</b>				
Creditors due within one year	(6,045)		(5,767)	
Provisions	-		-	
	(6,045)		(5,767)	
<b>Net current assets</b>		5,299		3,350
<b>Total assets less current liabilities</b>		61,937		54,054
<b>Creditors:</b>		(50,765)		(43,364)
amounts falling due after more than one year				
<b>Net assets</b>		11,172		10,690
<b>Capital and reserves</b>				
<b>Share capital</b>		1		1
<b>Revenue reserves</b>		11,171		(296)
<b>Designated reserves: major repairs</b>		-		10,985
		11,172		10,690

# Depreciation Policy - OLD

Components	Life of Component
Land	Not depreciated
Property	75 years

# Depreciation Policy - **NEW**

Components	Life of Component
Land	Not depreciated
Main Fabric	100 years
Roof	70 years
Window and Doors	30 years
Heating	15 years
Kitchen	20 years
Bathroom	30 years
Other Mechanical & Engineering Work	30 years

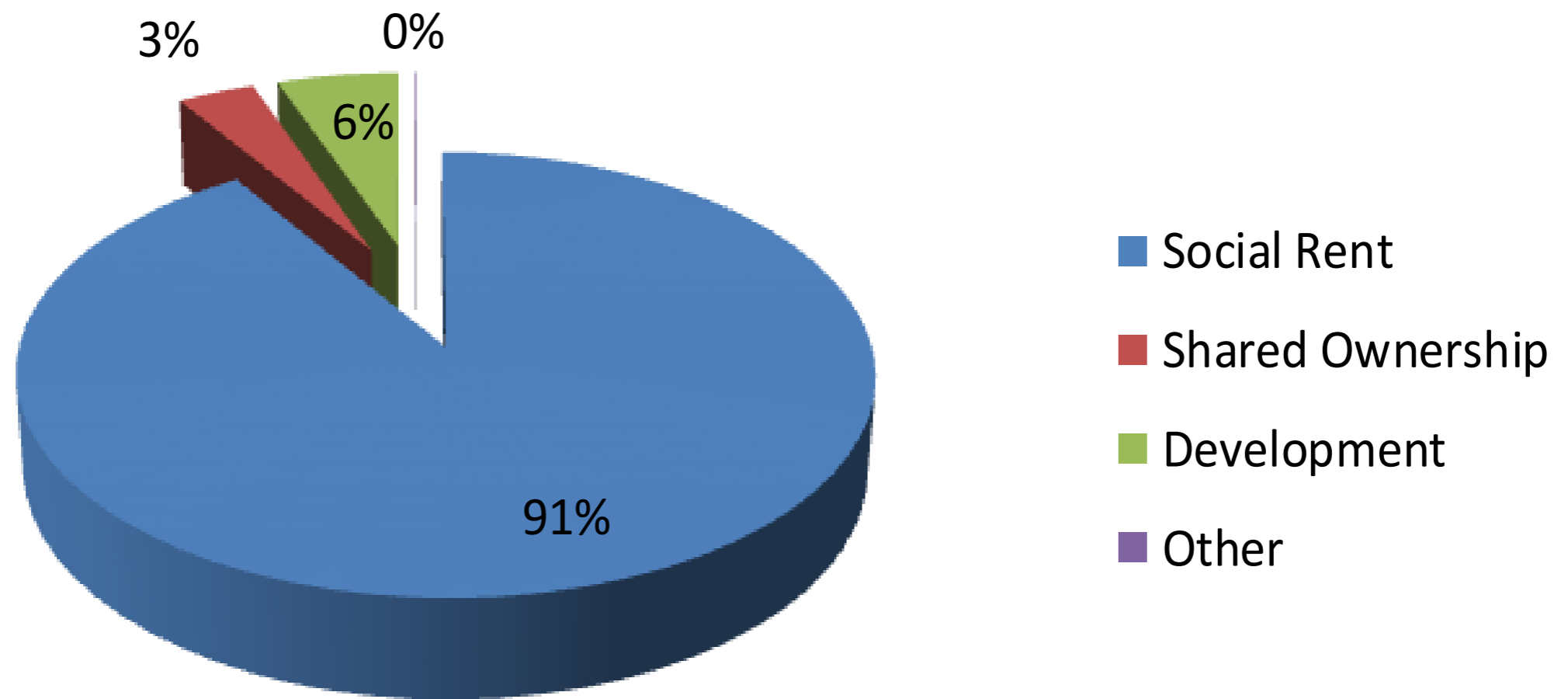
# Practical Issues - Volume

- Number of Developments – over 250
- Number of Properties – over 2600
- Split of Property Costs
- Split of Component Costs
- Split of Grant
- Review of last 10 years “Major Repair”  
Expenditure

# Impact on Accounts

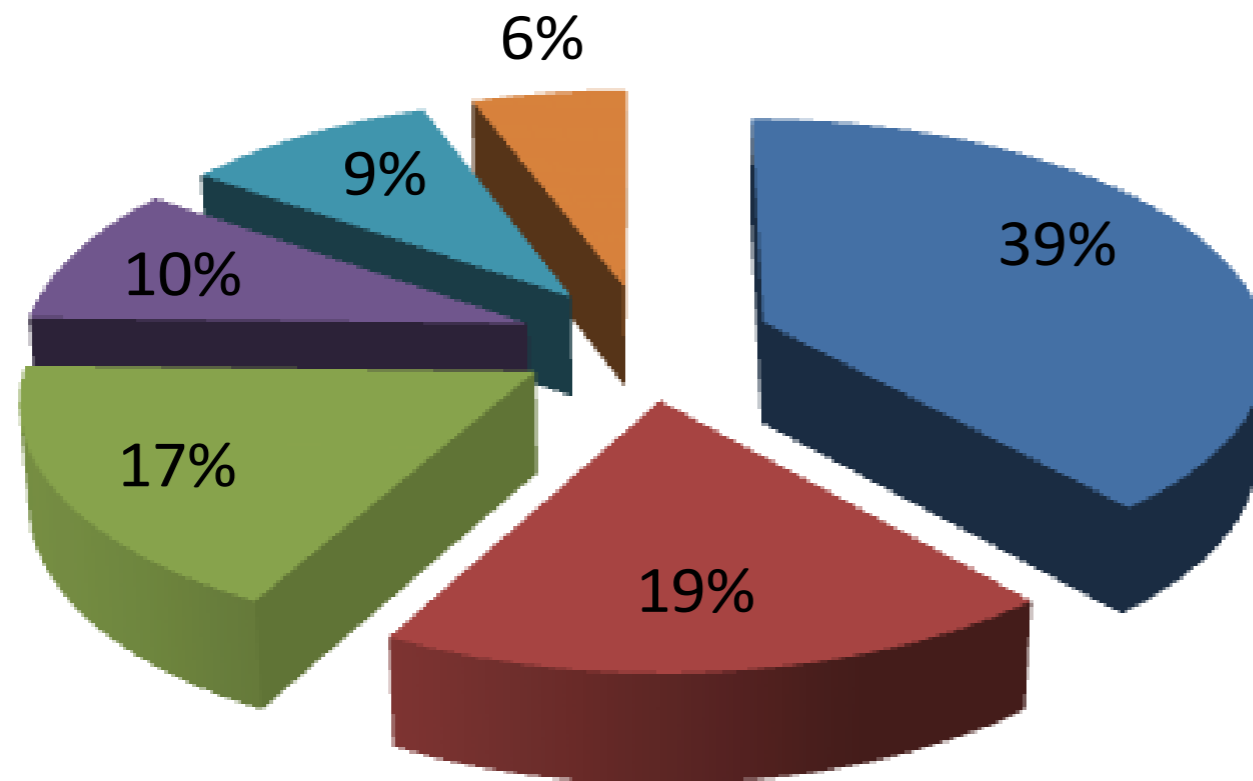
	2012	2011
As reported	(405)	1,382
Depreciation Charge	(980)	(1,013)
Major Repairs Capitalised	2,419	157
Components Written Off Early	(552)	0
<b>Adjusted</b>	<b>482</b>	<b>526</b>
Cost of Property		5,373
Depreciation Charge Increase		(6,491)
Grant Written off		(135)
<b>Total Adjusted</b>		<b>(1,253)</b>

## Income - 2012





# Expenditure - 2012



- Housing Management
- Repairs
- Depreciation
- Development Costs
- Finance Costs
- Disposal of Components

Thank You

Any Questions?