



Mutual Societies Annual Return Form (AR30)

For societies registered under the Co-operative and Community Benefit Societies Act 2014

Society name:

PINEVIEW HOUSING ASSOCIATION LIMITED

Important information you should read before completing this form

You must use this form if you are a:

- registered society (previously referred to as an 'industrial and provident society')
- co-operative society
- community benefit society

registered under the Co-operative and Community Benefit Societies Act 2014.

You must submit this form and the society's accounts within 7 months of the end of your financial year. Failure to submit is an offence for which the society may be prosecuted.

Please note:

- we have an information note that may assist you in completing this application
- any personal details you give on the form will be placed on the society's public file.
- it is important you give accurate and complete information and disclose all relevant information. If you do not, it may take us longer to process your annual return.

Please keep a copy of the form and supporting documents for future reference.

Terms in this form

'FCA', 'PRA', 'us' and 'we' refer to the Financial Conduct Authority or Prudential Regulation Authority.

'You' refers to the person signing the form on behalf of the society.

'The 2014 Act' is the Co-operative and Community Benefit Societies Act 2014



Mutual Societies Annual Return Form (AR30)

For societies registered under the Co-operative and Community Benefit Societies Act 2014

Filling in the form

1 If you are using your computer to complete the form:

- use the TAB key to move from question to question and press SHIFT TAB to move back to the previous question; and
- print the completed form and arrange for it to be signed by all relevant individuals.

2 If you are filling in the form by hand:

- use black ink;
- write clearly; and
- arrange for it to be signed and dated by all relevant individuals.

3 If you make a mistake, cross it out and initial the changes; do not use correction fluid.

4 If you:

- leave a question blank;
- do not get the form signed; or
- do not attach the required supporting information

without telling us why, we will treat the application as incomplete. This will increase the time taken to assess your application.

5 If there is not enough space on the form, you may use separate sheets of paper. Clearly mark each separate sheet of paper with the relevant question number. Any separate sheets should be signed by the signatories to the form.

6 Email a scanned copy of the signed form and supporting documents to

mutualsannrts@fca.org.uk

or send it by post to:

Mutuals Team
Financial Conduct Authority
25 The North Colonnade
Canary Wharf
LONDON
E14 5HS

7. Please make sure you include:

- this form
- a set of printed accounts – signed by two members and the secretary (3 signatures in total)
- an audit report or accountant's report where required; and
- any supporting documents.

1

Details of society

1.1 Details of the society

Register number	2375R(S)
Registered office address	5 ROZELLE AVENUE DRUMCHAPEL GLASGOW
Postcode	G15 7QR

1.2 Year end date (dd/mm/yyyy)

See Note 1.2

3	1	/	0	3	/	2	0	1	8
---	---	---	---	---	---	---	---	---	---

Committee of management

If you are a club you do not need to give a year of birth in questions 1.3-1.6.

The names of the members of the Committee at the date on which the return is signed should be entered below in BLOCK CAPITALS.

1.3 Details of Chairman

Name	JOSEPHINE MCGINTY
Address	35 JEDWORTH AVENUE 2/2 DRUMCHAPEL GLASGOW
Postcode	G15 7QE
Year of birth	1939
Business occupation and other directorships	RETIRED

1.4 Details of Treasurer

Name	MYRA FRATER
Address	5B JEDWORTH AVENUE, DRUMCHAPEL GLASGOW
Postcode	G15 7QB
Year of birth	1938
Business occupation and other directorships	RETIRED

1.5 Details of Secretary

Name	JOYCE ORR
Address	C/O PINEVIEW HOUSING ASSOCIATION LIMITED 5 ROZELLE AVENUE DRUMCHAPEL GLASGOW
Postcode	G15 7QR
Year of birth	1970
Business occupation and other directorships	DIRECTOR, PINEVIEW HOUSING ASSOCIATION LIMITED

1.6 Details of Members of the Committee

Name	Address	Year of birth	Business occupation and other directorships
JEAN BLACK	8A JEDWORTH AVENUE, DRUMCHAPEL GLASGOW G15 7QA	1947	RETIRED
GAIL BOYLE	70 TALLANT ROAD DRUMCHAPEL GLASGOW G15 7PX	1956	UNEMPLOYED
ASA BROOKS	54 TRINLEY ROAD KNIGHTSWOOD GLASGOW G13 2HY	1980	POLICY & PRACTICE DEVELOPMENT MANAGER
SHARON KANE	20 PARK STREET DUMBARTON G82 1RF	1971	HOUSING OFFICER
WINNIFRED MCPHAIL	16 SPRINGSIDE PLACE DRUMCHAPEL GLASGOW, G15 7YG	1942	RETIRED
JIM O'CONNOR	102 CLARION ROAD KNIGHTSWOOD GLASGOW G13 3LQ	1956	HOUSING OFFICER

Please use separate sheets of paper if you need more space, following the instructions provided in section 5 above.

Please indicate how many separate sheets of paper you have used

1

Please continue, answering all questions.

1.7 Are any members of the society's committee disqualified as directors under the Company Director Disqualification Act 1986?

- ☒ No
☐ Yes

1.8 Does the society carry out any activity which is regulated under the Financial Services and Markets Act 2000? (e.g. accepting deposits in a form other than withdrawable shares; offering insurance products; undertaking residential mortgage business). If 'yes' please state the society's Financial Services Register firm reference number

- ☒ No
☐ Yes

Financial Services Register firm reference number

1.9 Is the society a subsidiary of another society?

- ☒ No
☐ Yes

1.10 Does the society have one or more subsidiaries?

- ☒ No
☐ Yes

1.11 Is the society currently accepted by the HM Revenue and Customs as a charity for tax purposes?

- ☐ No
☒ Yes

Please confirm you have attached a copy of the letter from HM Revenue and Customs confirming charitable tax status:

- ☒ Yes

1.12 Is this society a charity registered with the Office of the Scottish Charity Regulator (OSCR)?

- ☐ No
☒ Yes ▶ provide your Scottish Charity number below

SC038237

1.13 Is the society registered with one of the following (please tick)?

- ☐ Homes and Communities Agency
☐ The Welsh Ministers
☒ Scottish Housing Regulator

If so, please provide your register number

HAC231

All societies must answer the following questions:

- if a **bona fide co-operative society** go to question 1.14
- if **existing for the benefit of the community** go to question 1.19

Bona fide co-operative society

1.14 How did members benefit from the business, industry or trade of the society during the year?

--

1.15 Is membership of the society required to obtain the benefits offered by it?

☐ Yes

☐ No

1.16 In what way did members participate in an ongoing basis in the society's primary business during the year?

--

1.17 How did members democratically control the society?

--

1.18 How did the society use any surplus/profit?

If the society distributed the surplus/profit to members please explain how this was done.

--

Please use separate sheets of paper if you need more space (see section 5 above)

Please indicate how many separate sheets of paper you have used.

--

Continue to 2.1

Community benefit society**1.19 Who are the community the society benefited?**

RESIDENTS OF THE ASSOCIATION'S PROPERTIES WITHIN THE G15 AREA

1.20 How did the society benefit that community during the year?

THROUGH THE PROVISION AND MANAGEMENT OF AFFORDABLE RENTED ACCOMMODATION.

1.21 How did the society use any surplus/profit?

SURPLUSES ARE SET ASIDE TO FUND PLANNED COMPONENT REPLACEMENTS WITHIN OUR PROPERTIES IN LINE WITH OUR LIFE CYCLE COSTINGS AND 30 YEAR PLAN

Please use separate sheets of paper if you need more space (see section 5 above).

Please indicate how many separate sheets of paper you have used.

0

Continue to 2.1

2 Statistics

Account details

2.1 You must enter the figures below

See notes for help on items E-T. Enter NIL where applicable

A	Members at beginning of year	198
B	Members ceased during year	45
C	Members admitted during year	38
D	Members at end of year	191
E	Turnover for year	£2,927,281
F	Total of income and expenditure (receipts and payments added together)	N/A
G	Net surplus/(deficit) for year	£585,366
H	Fixed assets	£26,129,944
I	Current assets	£3,995,188
J	Total assets (equal to amount in row O, below)	£30,125,132
K	Current liabilities	£796,568
L	Share capital	£191
M	Long-term liabilities	£21,742,478
N	Reserves	£7,585,895
O	Total liabilities, share capital & reserves (K+L+M+N) (equal to amount in J above)	£30,125,132
All societies (excluding clubs) must complete boxes P-T		
P	Investments in other registered societies	NIL
Q	Loans from members	NIL
R	Loans from Employees' Superannuation Schemes	NIL
S	Dividends on sales	NIL
T	Share interest	NIL

2.2 Names of subsidiaries as defined in sections 100 and 101 of the Co-operative and Community Benefit Societies Act 2014

2.3 Names of subsidiaries not dealt with in group accounts (if any) and reasons for exclusions (as approved by the FCA)

The society must have written authority from us to exclude a subsidiary from group accounts

3

The audit

3.1 Type of audit used for the attached accounts.

If the society has used a full professional audit or an accountant's report then the report must be prepared by a registered auditor.

- ☒ Full professional audit ▶ Continue to section 4
- ☐ Accountant's report ▶ Complete questions 3.2 and 3.3
- ☐ Lay audit ▶ Complete questions 3.2 and 3.3
- ☐ Unaudited ▶ Complete questions 3.2 and 3.3

3.2 Do the society's registered rules allow the society not to undertake a full professional audit?

- ☐ No
- ☐ Yes

3.3 Has the membership passed at a general meeting a resolution allowing the society not to undertake a full professional audit for the year of account in question? (In accordance with section 84 of the Co-operative and Community Benefit Societies Act 2014)

- ☐ No
- ☐ Yes

4 Accounts and signature

Accounts

- 4.1 Date on which the accounts and balance sheet will be/were laid before the AGM (dd/mm/yyyy)

0	3	/	0	7	/	2	0	1	8
---	---	---	---	---	---	---	---	---	---

- 4.2 Has your society produced accounts to the minimum standard required?


☒ Yes ▶ you must confirm that you have attached the accounts and the audit/accountant's report bearing the original signatures of the auditor (if required by law), the secretary and the two committee members. ☒ Attached

☐ No ▶ you must produce accounts to the minimum standard required, see notes for details.

Signature – all societies to complete

- 4.3 The Secretary of the society must sign and date below

I certify that the information in this form is correct to the best of my knowledge and belief.

Name	JOYCE ORR
Signature	
Phone number	0141 944 3891
Email	MAIL@PINEVIEW.ORG.UK
Date	25 SEPTEMBER 2018

Mutual Societies Annual Return (AR30)

Q 1.6 Details of Members of the Committee (Continued)

Name	Address	Year of Birth	Business occupation and other directorships
VICTORIA PHELPS	FLAT 3 11 OAKSHAW STREET EAST PAISLEY PA1 2DD	1991	HOUSING OFFICER
AMANDA SMITH	39 LOCHGOIN AVENUE DRUMCHAPEL GLASGOW G15 8QZ	1983	ACTIVITY CO-ORDINATOR
ANNA WELSH	2 JEDWORTH AVENUE DRUMCHAPEL G15 7QA	1965	RETIRED

Mutual Societies Annual Return (AR30)

Q 1.6 Details of Members of the Committee (Continued)

Name	Address	Year of Birth	Business occupation and other directorships
VICTORIA PHELPS	FLAT 3 11 OAKSHAW STREET EAST PAISLEY PA1 2DD	1991	HOUSING OFFICER
AMANDA SMITH	39 LOCHGOIN AVENUE DRUMCHAPEL GLASGOW G15 8QZ	1983	ACTIVITY CO-ORDINATOR
ANNA WELSH	2 JEDWORTH AVENUE DRUMCHAPEL G15 7QA	1965	RETIRED



Alexander Sloan
Accountants and Business Advisers

Pineview Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2018

Registered Housing Association No. HAC231

FCA Reference No. 2357R(S)

Scottish Charity No. SC038237

PINEVIEW HOUSING ASSOCIATION LIMITED

CONTENTS

	Page
MEMBERS OF THE MANAGEMENT COMMITTEE, EXECUTIVES AND ADVISERS	1
REPORT OF THE MANAGEMENT COMMITTEE	2 - 5
REPORT BY THE AUDITORS ON CORPORATE GOVERNANCE MATTERS	6
REPORT OF THE AUDITORS	7
STATEMENT OF COMPREHENSIVE INCOME	10
STATEMENT OF FINANCIAL POSITION	11
STATEMENT OF CASH FLOWS	12
STATEMENT OF CHANGES IN EQUITY	13
NOTES TO THE FINANCIAL STATEMENTS	14 - 27

PINEVIEW HOUSING ASSOCIATION LIMITED

MANAGEMENT COMMITTEE, EXECUTIVES AND ADVISERS YEAR ENDED 31 MARCH 2018

MANAGEMENT COMMITTEE

Josephine McGinty	Chairperson
Jean Black	Vice-Chairperson
Myra Frater	Treasurer
Winifred McPhail	
Anna Welsh	
Amanda Smith	
Jim O'Connor	
Sharon Kane	
Gail Boyle	
Victoria Phelps	(Appointed 13 June 2017)
Asa Brooks	(Appointed 7 September 2017)
Kenny McGinty	(Resigned 26 June 2017)
Aziz Yasin	(Resigned 14 June 2017)

EXECUTIVE OFFICERS

Joyce Orr	Director and Secretary
-----------	------------------------

REGISTERED OFFICE

5 Rozelle Avenue
Drumchapel
Glasgow
G15 7QR

EXTERNAL AUDITORS

Alexander Sloan
Chartered Accountants
180 St Vincent Street
Glasgow
G2 5SG

INTERNAL AUDITORS

Wylie and Bisset LLP
168 Bath Street
Glasgow
G2 4TP

FINANCE AGENTS

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

BANKERS

Bank of Scotland
19 Roman Road
Bearsden
Glasgow
G61 2SP

SOLICITORS

TC Young
7 West George Street
Glasgow
G2 1BA

PINEVIEW HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2018

The Management Committee presents its report and the Financial Statements for the year ended 31 March 2018.

Legal Status

The Association is a registered non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 No.2357R(S). The Association is governed under its Rule Book. The Association is a registered Scottish Charity with the charity number SC038237.

Principal Activities

The objects of the Association are:

1. to provide for the relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage through the provision, construction, improvement and management of land and accommodation and the provision of care; and
2. any other purpose or object permitted under Section 24 of the Housing (Scotland) Act 2010 which is charitable both for the purposes of Section 7 of the Charities and Trustee Investment (Scotland) Act 2005 and also in relation to the application of the Taxes Acts.

The permitted activities and powers of the Association will include anything which is necessary or expedient to help the Association achieve these objects.

Review of Business and Future Developments

Pineview Housing Association Ltd is a community based housing association in the Drumchapel area of Glasgow. The Association owns 533 properties, part owns 23 shared ownership properties and provides factoring services for a further 29 properties. At the 31/03/18 the Management Committee is made up of 6 Association tenants, 1 local resident and 4 others with an interest in the Association.

The Association does not have any current development plans. Instead the Management Committee continues to concentrate the Association's efforts on maintaining current properties and continually developing customer services for tenants, owners and other customers.

The Management Committee continues to follow a prudent approach to the financial affairs of the Association and retains close control of these. Investments are regularly reviewed to ensure that the Association achieves the best return in a climate of low interest rates, whilst spreading the risk of investments across institutions. The Management Committee also keeps the Association's loan portfolio under review and monitors the impact of financial decisions on the loan covenant conditions that the Association is required to meet.

Along with ensuring effective management of the Association's finances, the Management Committee are committed to ensuring that value for money remains a top priority for the Association. We look to achieve this as an independent RSL and with our local partners. Where it can add value we are working with other local RSLs to procure, purchase and provide. We work closely with the other local RSLs especially in terms of staff and committee training, welfare benefits advice services and some maintenance procurement. We also work with other Associations across Glasgow on common projects, such as the Glasgow Housing Register. We will continue joint working, where appropriate, into the future. This commitment to ensuring value for money is recognised by our tenants, with 94.14% of tenants who took part in our 2016 independent satisfaction survey stating that they feel that the rent for their property represents good value for money, this is an increase from 77.88% in 2013.

PINEVIEW HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2018

Review of Business and Future Developments (Continued)

Ensuring the collection of rental income remains a priority for the Association. While working to keep rents affordable we need to ensure that we maximise our collection of rental charges due. This has been a challenge with the introduction of UK Government Welfare Reforms but the Association staff continue to work with our tenants to assist and help resolve any debt issues.

In addition to day to day repair work, the Association continues to undertake planned replacements of components and cyclical maintenance works, and these areas of work continues to be where we spend most. During 2017/18 the Association continued its ongoing cyclical maintenance and planned renewal programmes. We also, following tenant consultation, carried out major works to replace a district heating system with individual heating systems. During 2017/18 the Association also finalised its 30 year maintenance projection work to ensure that property standards are maintained in the longer term. From this, long term financial projections were put together and independently reviewed, confirming the viability of the Association.

The Management Committee continued their annual committee member reviews to ensure that as a committee, and as individual committee members, they meet regulatory and good practice requirements.

Tenant involvement is crucial to the success of the Association and we are very grateful to our active Resident and Customer Forum for all the work they do with us.

PINEVIEW HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2018

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 Co-operative and Community Benefit Act 2014 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 judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements;
- prepare the Financial Statements on 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 2014 and the Determination of Accounting Requirements - 2015. 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.

PINEVIEW HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2018

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 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 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.

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 2018. 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.

Donations

During the year the Association made charitable donations amounting to £838 (2017 - £1,747).

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



JOYCE ORR

Secretary

26 June 2018

PINEVIEW HOUSING ASSOCIATION LIMITED

REPORT BY THE AUDITORS TO THE MEMBERS OF PINEVIEW HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANCE MATTERS

In addition to our audit of the Financial Statements, we have reviewed your statement on page 5 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 5 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.



ALEXANDER SLOAN

Accountants and Business Advisers
Statutory Auditors
GLASGOW
26 June 2018



Alexander Sloan
Accountants and Business Advisers

PINEVIEW HOUSING ASSOCIATION LIMITED

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

Opinion

We have audited the financial statements of Pineview Housing Association Limited ("the Association") for the year ended 31 March 2018 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows, Statement of Changes in Equity and related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the Association's members, as a body, in accordance with the Co-operative and Community Benefit Society 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.

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2018 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefits Societies Act 2014, the Housing (Scotland) Act 2014 and the Determination of Accounting Requirements 2015.

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 Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other 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 Management Committee's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Management Committee has 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.

PINEVIEW HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PINEVIEW HOUSING ASSOCIATION LIMITED (Continued)

Other information

The Management Committee is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. 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. 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

In the light of our knowledge and understanding of the Association and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Management Committee.

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:

- 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 Statement of Comprehensive Income and Statement of Financial Position 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 the Management Committee

As explained more fully in the Statement of Management Committee's Responsibilities as set out on Page 4, the Management Committee 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 Management Committee determines 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 is responsible for assessing the 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 Management Committee either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

PINEVIEW HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PINEVIEW HOUSING ASSOCIATION LIMITED (Continued)

Auditor's responsibilities for the audit of the financial statements

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 a basis for our opinion. The risk of not 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 Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management Committee.
- Conclude on the appropriateness of the Management Committee 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 Association'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 Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Association to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the Association's audit. We remain solely responsible for our audit opinion.

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.



ALEXANDER SLOAN

Accountants and Business Advisers
Statutory Auditors
GLASGOW
26 June 2018



Alexander Sloan
Accountants and Business Advisers

PINEVIEW HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2018

	Notes	£	2018 £	£	2017 £
REVENUE	2		2,927,281		2,860,770
Operating Costs	2		(2,287,246)		(2,117,453)
OPERATING SURPLUS			640,035		743,317
Loss On Sale Of Housing Stock	7	(3,525)		(872)	
Interest Receivable and Other Income		26,206		35,880	
Interest Payable and Similar Charges	8	(76,245)		(83,708)	
Other Finance Income / (Charges)	11	(1,105)		(16,129)	
			(54,669)		(64,829)
SURPLUS FOR THE YEAR	9		585,366		678,488

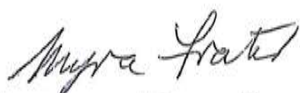
The notes on pages 14 to 27 form part of these financial statements.

PINEVIEW HOUSING ASSOCIATION LIMITED

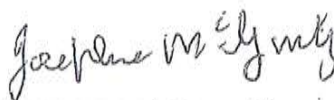
STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2018

	Notes	2018	2017
		£	£
NON-CURRENT ASSETS			
Housing Properties - Depreciated Cost	12 (a)	26,063,252	26,445,018
Other Non-current Assets	12 (b)	66,692	67,052
		<u>26,129,944</u>	<u>26,512,070</u>
CURRENT ASSETS			
Receivables	15	86,280	56,754
Investments	24	3,380,518	2,916,392
Cash at bank and in hand		528,390	1,010,087
		<u>3,995,188</u>	<u>3,983,233</u>
CREDITORS: Amounts falling due within one year	16	<u>(796,568)</u>	<u>(721,513)</u>
NET CURRENT ASSETS		<u>3,198,620</u>	<u>3,261,720</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>29,328,564</u>	<u>29,773,790</u>
CREDITORS: Amounts falling due after more than one year	17	(3,730,717)	(4,053,422)
DEFERRED INCOME			
Social Housing Grants	18	<u>(18,011,761)</u>	<u>(18,719,641)</u>
		<u>(18,011,761)</u>	<u>(18,719,641)</u>
NET ASSETS		<u>7,586,086</u>	<u>7,000,727</u>
EQUITY			
Share Capital	19	191	198
Revenue Reserves		7,585,895	7,000,529
		<u>7,586,086</u>	<u>7,000,727</u>

The Financial Statements were approved by the Management Committee and authorised for issue and signed on their behalf on 26 June 2018.



Management Committee
Member



Management Committee
Member



Secretary

The notes on pages 14 to 27 form part of these financial statements.

PINEVIEW HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2018

	Notes	2018 £	2017 £
Net cash inflow from operating activities	17	953,371	775,740
Investing Activities			
Acquisition and Construction of Properties	(646,848)	(124,890)	
Purchase of Other Fixed Assets	(6,742)	(25,076)	
Social Housing Grant Repaid	(30,250)	-	
Changes on short term deposits with banks	(464,126)	233,608	
Proceeds on Disposal of Properties	39,280	35,152	
Net cash (outflow) / inflow from investing activities		(1,108,686)	118,794
Financing Activities			
Interest Received on Cash and Cash Equivalents	26,206	35,880	
Interest Paid on Loans	(76,245)	(83,708)	
Loan Principal Repayments	(276,381)	(268,760)	
Share Capital Issued	38	29	
Net cash outflow from financing activities		(326,382)	(316,559)
(Decrease) / increase in cash		(481,697)	577,975
Opening Cash & Cash Equivalents		1,010,087	432,112
Closing Cash & Cash Equivalents		528,390	1,010,087
Cash and Cash equivalents as at 31 March			
Cash		528,390	1,010,087
		528,390	1,010,087

The notes on pages 14 to 27 form part of these financial statements.

PINEVIEW HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2018

	Share Capital £	Revenue Reserve £	Total £
Balance as at 31 March 2016			
Issue of Shares	209	6,322,041	6,322,250
Cancellation of Shares	29	-	29
Surplus for the year	(40)	-	(40)
Balance as at 31 March 2017	198	6,322,041	6,322,250
Balance as at 1 April 2017	198	7,000,529	7,000,727
Issue of Shares	38	-	38
Cancellation of Shares	(45)	-	(45)
Surplus for the year	-	585,366	585,366
Balance as at 31 March 2018	191	7,585,895	7,586,086

The notes on pages 14 to 27 form part of these financial statements.

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance

These financial statements were 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. The Association is a Public Benefit Entity in terms of its compliance with Financial Reporting Standard 102, applicable for accounting periods on or after 1 January 2015.

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 2014, and on the historical cost basis. They also comply with the Determination of Accounting Requirements 2015. A summary of the more important accounting policies is set out below.

Revenue

The Association recognises rent receivable net of losses from voids. Service Charge Income (net of voids) is recognised with expenditure as it 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. The Association has moved from the Defined Benefit scheme to the Scottish Housing Association Defined Contribution Scheme.

The Association accounts for amounts that it has agreed to pay towards the Scheme deficit in accordance with paragraph 28.11A of FRS 102. The present value of this liability has been recognised in the Statement of Financial Position. The discount rate applied to this obligation is that of a yield rate for the high quality corporate bond.

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 12. 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	15 Years
Bathrooms	30 Years
Boilers	15 Years
Radiators	30 Years
Windows	35 Years
External Doors	20 Years
Internal Doors	30 Years
Rewiring	30 Years
Structure	50 Years

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018

NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES (Continued.)

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:

Asset Category	Depreciation Rate
Office Premises	2%
Furniture, Fittings and Equipment	33%
Motor Vehicles	33%

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

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 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 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 non-current asset disposals and any gain or 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.

Taxation

The Association is a Registered Scottish Charity and is not liable to taxation on its charitable activities.

Estimation Uncertainty

The preparation of financial statements requires the use of certain accounting estimates. It also requires the Board of Management 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, are disclosed below:

a) 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.

b) 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.

c) Useful life of properties, plant and equipment

The Association assesses the useful life of its properties, plant and equipment and estimates the annual charge to be depreciated based on this assessment.

d) Costs of shared ownership

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

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES (Continued)

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 the schemes in which it manages its housing property for asset management purposes.

c) Pension Liability

In March 2018 the Association received details from the Pension Trust of the valuation of the pension scheme at September 2015 and the Pension Trust's estimate of the Association's future past service deficit contributions. The Association has used this to provide the basis of the pension past service deficit liability in the financial statements. The Management Committee feels this is the best available estimate of the past service liability.

Financial Instruments - Basic

The Association classes all of its loans as basic financial instruments including agreements with break clauses. The Association recognises basic financial instruments 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.

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018
NOTES TO THE FINANCIAL STATEMENTS (Continued)

2. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM AFFORDABLE LETTING AND OTHER ACTIVITIES

	Notes	2018			2017		
		Turnover £	Operating Costs £	Operating Surplus / (Deficit) £	Turnover £	Operating Costs £	Operating Surplus / (Deficit) £
Affordable letting activities	3	2,908,943	2,262,963	645,980	2,839,462	2,097,089	742,373
Other Activities	4	18,338	24,283	(5,945)	21,308	20,364	944
Total		2,927,281	2,287,246	640,035	2,860,770	2,117,453	743,317

3. PARTICULARS OF INCOME & EXPENDITURE FROM AFFORDABLE LETTING ACTIVITIES

	General Needs Housing £	Supported Housing £	Shared Ownership £	2018 Total £	2017 Total £
Revenue from Lettings					
Rent receivable net of service charges	2,015,921	22,961	39,931	2,078,813	2,065,208
Service charges receivable	85,570	12,003	3,477	101,050	93,538
Gross income from rent and service charges	2,101,491	34,964	43,408	2,179,863	2,158,746
Less: Rent losses from voids	1,006	-	-	1,006	527
Net Rents Receivable	2,100,485	34,964	43,408	2,178,857	2,158,219
Grants released from deferred income	705,086	-	-	705,086	664,820
Revenue grants from Scottish Ministers	25,000	-	-	25,000	16,423
Total turnover from affordable letting activities	2,830,571	34,964	43,408	2,908,943	2,839,462
Expenditure on affordable letting activities					
Management and maintenance administration costs	703,793	2,783	12,293	718,869	684,820
Service Costs	100,539	19,004	-	119,543	97,919
Planned and cyclical maintenance, including major repairs	217,619	-	-	217,619	223,027
Reactive maintenance costs	185,490	-	-	185,490	174,580
Bad Debts - rents and service charges	8,177	-	-	8,177	18,982
Depreciation of affordable let properties	987,030	2,023	24,212	1,013,265	897,761
Operating costs of affordable letting activities	2,202,648	23,810	36,505	2,262,963	2,097,089
Operating surplus on affordable letting activities	627,923	11,154	6,903	645,980	742,373
2017	696,588	13,747	32,038		

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018
NOTES TO THE FINANCIAL STATEMENTS (Continued)

4. PARTICULARS OF REVENUE, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM OTHER ACTIVITIES

	Other Income	Total Turnover	Operating Costs Other	Operating Surplus / (Deficit) 2018	Operating Surplus / (Deficit) 2017
	£	£	£	£	£
Wider role activities	-	-	12,951	(12,951)	-
Support activities	-	-	-	-	(3,769)
Care activities	-	-	-	-	-
Factoring	18,338	18,338	11,332	7,006	12,215
Other activities	-	-	-	-	(7,502)
Total From Other Activities	18,338	18,338	24,283	(5,945)	944
2017	21,308	21,308	20,364	944	

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

5. OFFICERS' EMOLUMENTS

The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Management Committee, managers and employees of the Association.

No Officer of the Association received emoluments greater than £60,000.

Aggregate Emoluments payable to Officers with Emoluments greater than £60,000 (excluding Pension Contributions)

Pension contributions made on behalf on Officers with emoluments greater than £60,000

Emoluments payable to Chief Executive (excluding pension contributions)

Total Emoluments paid to key management personnel

The number of Officers, including the highest paid Officer, who received emoluments (excluding pension contributions) over £60,000 was in the following ranges:-

£60,001 to £70,000

2018	2017
£	£
61,622	60,799
8,997	7,442
61,622	60,799
70,619	68,241
Number	Number
1	1

6. EMPLOYEE INFORMATION

The average monthly number of full time equivalent persons employed during the year was:

The average total number of Employees employed during the year was:

Staff Costs were:

Wages and Salaries
Social Security Costs
Other Pension Costs
Temporary, Agency and Seconded Staff

2018	2017
No.	No.
12	12
12	12
£	£
393,770	384,947
37,664	36,586
35,914	26,085
23,578	2,945
490,926	450,563

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

7. LOSS ON SALE OF HOUSING STOCK

	2018	2017
	£	£
Sales Proceeds	39,280	35,152
Cost of Sales	42,805	36,024
Loss On Sale Of Housing Stock	(3,525)	(872)

8. INTEREST PAYABLE & SIMILAR CHARGES

	2018	2017
	£	£
On Bank Loans & Overdrafts	76,245	83,708

9. SURPLUS FOR THE YEAR

	2018	2017
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - Tangible Owned Fixed Assets	1,020,367	912,636
Auditors' Remuneration - Audit Services	7,500	7,200
Operating Lease Rentals - Other	4,152	3,416
Loss on sale of fixed assets	3,525	872

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.

11. OTHER FINANCE INCOME / CHARGES

	2018	2017
	£	£
Unwinding of Discounted Liabilities	1,105	16,129

This charge represents the unwinding of the pension past service deficit liability which is discounted to the net present value, shown in note 17.

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

12. NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties Held for Letting £	Shared Ownership Completed £	Total £
COST			
As at 1 April 2017	38,545,690	1,238,909	39,784,599
Additions	646,848	-	646,848
Disposals	(265,090)	-	(265,090)
Schemes Completed	-	-	-
As at 31 March 2018	38,927,448	1,238,909	40,166,357
DEPRECIATION			
As at 1 April 2017	12,971,025	368,556	13,339,581
Charge for Year	989,053	24,212	1,013,265
Disposals	(249,741)	-	(249,741)
As at 31 March 2018	13,710,337	392,768	14,103,105
NET BOOK VALUE			
As at 31 March 2018	25,217,111	846,141	26,063,252
As at 31 March 2017	25,574,665	870,353	26,445,018

Additions to housing properties include capitalised development administration costs of £Nil (2017 - £Nil) and capitalised major repair costs to existing properties of 646,848 (2017 - £124,890).

All land and housing properties are freehold.

Total expenditure on existing properties in the year amounted to £1,049,957 (2017 - £522,497). The amount capitalised is £646,848 (2017 - £124,890) with the balance charged to the statement of comprehensive income. The amounts capitalised can be further split between component replacement of £646,848 (2017 - £124,890) and improvement of £Nil (2017 - £Nil).

The Association's Lenders have standard securities over Housing Property with a carrying value of £18,318,166 (2017 - £18,535,969).

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

12. NON CURRENT ASSETS (Continued)

(b) Other Tangible Assets	Office Premises £	Furniture & Equipment £	Motor Vehicles £	Other Tangible £	Total £
COST					
As at 1 April 2017	171,590	116,186	30,546		318,322
Additions	-	6,742	-		6,742
Eliminated on Disposals	-	-	-		-
As at 31 March 2018	171,590	122,928	30,546		325,064
AGGREGATE DEPRECIATION					
As at 1 April 2017	112,682	108,042	30,546		251,270
Charge for year	3,432	3,670	-		7,102
Eliminated on Disposals	-	-	-		-
As at 31 March 2018	116,114	111,712	30,546		258,372
NET BOOK VALUE					
As at 31 March 2018	55,476	11,216	-		66,692
As at 31 March 2017	58,908	8,144	-		67,052

13. CAPITAL COMMITMENTS

	2018 £	2017 £
Capital Expenditure that has been contracted for but has not been provided for in the Financial Statements	105,691	473,984

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

14. COMMITMENTS UNDER OPERATING LEASES

At the year end, the total future minimum lease payments under non-cancellable operating leases were as follows:-	2018 £	2017 £
Other		
Not later than one year	683	4,854
Later than one year and not later than five years	-	683
Later than five years	10,006	-

15. RECEIVABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018 £	2017 £
Arrears of Rent & Service Charges	85,004	70,556
Less: Provision for Doubtful Debts	(59,000)	(54,000)
	26,004	16,556
Other Receivables	60,276	40,198
	86,280	56,754

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

16. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2018 £	2017 £
Housing Loans	271,954	292,367
Trade Payables	157,320	57,033
Rent Received in Advance	172,803	180,003
Other Payables	88,771	92,480
Liability for Past Service Contributions	67,059	64,324
Accruals and Deferred Income	38,661	35,306
	<u>796,568</u>	<u>721,513</u>

At the balance sheet date there were pension contributions outstanding of £Nil (2017 - £Nil).

17. PAYABLES: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2018 £	2017 £
Liability for Past Service Contributions	199,941	266,676
Housing Loans	3,530,776	3,786,746
	<u>3,730,717</u>	<u>4,053,422</u>
Housing Loans		
Amounts due within one year	271,954	292,367
Amounts due in one year or more but less than two years	264,086	283,713
Amounts due in two years or more but less than five years	731,363	832,255
Amounts due in more than five years	2,535,327	2,670,778
	<u>3,802,730</u>	<u>4,079,113</u>
Less: Amount shown in Current Liabilities	271,954	292,367
	<u>3,530,776</u>	<u>3,786,746</u>
Liability for Past Service Contributions		
Amounts due within one year	67,059	64,324
Amounts due in one year or more but less than two years	69,071	66,303
Amounts due in two years or more but less than five years	130,870	200,373
	<u>267,000</u>	<u>331,000</u>
Less: Amount shown in Current Liabilities	67,059	64,324
	<u>199,941</u>	<u>266,676</u>

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

Lender	Number of Properties Secured	Effective Interest Rate	Maturity (Year)	Variable / Fixed
Clydesdale Bank	Standard security over 29 properties	0.97%	2022	Variable
Clydesdale Bank	Standard security over 29 properties	0.98%	2023	Variable
Clydesdale Bank	Standard security over 29 properties	2.33%	2025	Fixed
Clydesdale Bank	Standard security over 56 properties	6.46%	2029	Fixed
Clydesdale Bank	Standard security over 38 properties	0.96%	2031	Variable
Nationwide	Standard security over 51 properties	0.94%	2031	Variable
Nationwide	Standard security over 36 properties	0.97%	2033	Variable
Nationwide	Standard security over 87 properties	0.97%	2033	Variable

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

The liability for the past service contributions has been accounted for in accordance with FRS 102 para 28.13A and represents the present value of the contributions payable. The cash out flows have been discounted at a rate of 1.51% (2017 - 1.06%).

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

17. STATEMENT OF CASH FLOWS

Reconciliation of operating surplus to net cash inflow from operating activities

	2018 £	2017 £
Operating Surplus	640,035	743,317
Depreciation	1,020,365	834,038
Amortisation of Capital Grants	(705,086)	(586,221)
Change in debtors	(29,526)	(4,061)
Change in creditors	28,733	(195,164)
Unwinding of Discount on Pension Liability	(1,105)	(16,129)
Share Capital Written Off	(45)	(40)
Net cash inflow from operating activities	953,371	775,740

18. DEFERRED INCOME

	Housing Properties Held for Letting £	Shared Ownership Completed £	Other Fixed Assets £	Total £
Social Housing Grants				
As at 1 April 2017	28,649,775	1,000,244		29,650,019
Eliminated on disposal of components and property	(156,286)	-		(156,286)
As at 31 March 2018	28,493,489	1,000,244		29,493,733
Amortisation				
As at 1 April 2017	10,608,943	321,435		10,930,378
Amortisation in year	684,305	20,781		705,086
Eliminated on disposal	(153,492)	-		(153,492)
As at 31 March 2018	11,139,756	342,216		11,481,972
Net book value				
As at 31 March 2018	17,353,733	658,028		18,011,761
As at 31 March 2017	18,040,832	678,809		18,719,641

This is expected to be released to the Statement of Comprehensive Income in the following years:

	2018 £	2017 £
Amounts due within one year	705,086	664,820
Amounts due in one year or more	17,306,675	18,054,821
	18,011,761	18,719,641

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

19. SHARE CAPITAL

Shares of £1 each Issued and Fully Paid	2018 £	2017 £
As at 1 April 2017	198	209
Issued in year	38	29
Cancelled in year	(45)	(40)
At 31 March 2018	<u>191</u>	<u>198</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.

20. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2018 No.	2017 No.
General Needs - Built by Association	425	426
General Needs - Purchased by Association	107	107
Shared Ownership	23	23
Supported Housing	1	1
	<u>556</u>	<u>557</u>

21. RELATED PARTY TRANSACTIONS

Members of the Management Committee are related parties of the Association as defined by Financial Reporting Standard 102.

Those members who 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.

Management Committee 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 (and their close family) were as follows:

	2018 £	2017 £
Rent received from tenants on the Management Committee and their close family members	<u>41,424</u>	<u>38,229</u>

At the year end total rent arrears owed by the tenant members on the Management Committee (and their close family) were £279 (2017 - £54).

Members of the Management Committee who are tenants	6	6
---	---	---

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

22. DETAILS OF ASSOCIATION

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

The Association's principal place of business is 5 Rozelle Avenue, Drumchapel, Glasgow .

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

23. MANAGEMENT COMMITTEE MEMBER EMOLUMENTS

Management Committee members received £782 (2017 - £512) in the year by way of reimbursement of expenses. No remuneration is paid to Management Committee members in respect of their duties to the Association.

24. INVESTMENTS

Short term deposits

Short term deposits

2018	2017
£	£
3,380,518	2,916,392

PINEVIEW HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2018 NOTES TO THE FINANCIAL STATEMENTS (Continued)

25. RETIREMENT BENEFIT OBLIGATIONS

General

Pineview Housing Association Limited participated 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.

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 FRS102 represents the employer contribution payable.

The last valuation of the Scheme was performed as at 30th September 2015 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £612m. The valuation revealed a shortfall of assets compared with the value of liabilities of £198m (equivalent to a past service funding level of 76%).

The Scheme operates on a 'last man standing' basis, meaning that in the event of an employer withdrawing from the Scheme and being unable to pay its share of the debt on withdrawal. Then the liability of the withdrawing employer is re-apportioned amongst the remaining employer. Therefore in certain circumstances the Association may become liable for the obligations of a third party.

Pineview Housing Association Limited's estimated debt on withdrawal has been calculated as £1,921,112 at 30 September 2017. The Association has no plans to withdraw from the Scheme.

All employer's in the scheme have entered into an agreement to make additional contributions to fund the scheme's past service deficit. This obligation has been recognised in terms of Para 28.11A of Financial Reporting Standard 102. At the statement of financial position date the present value of this obligation was £267,000 (2017 - £331,000). This was calculated by reference to the terms of the agreement and discounting the liability using the yield rate of a high quality corporate bond with a similar term. This discount rate used was 1.51% (2017 - 1.06%).

The Association made payments totalling £127,744 (2017- £114,827) to the pension scheme during the year.

