



Mutual Societies Annual Return Form (AR30)

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

Society name:

ARGYLE STREET HOUSING CO-OPERATIVE

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.

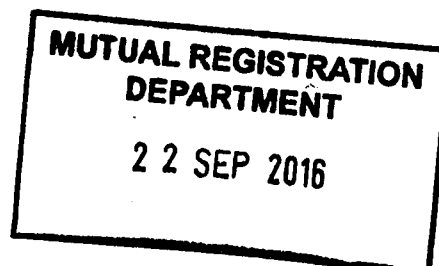
Please keep a copy of the form and supporting documents for future reference.

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

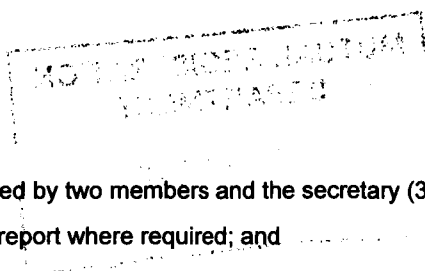
mutualsannrts@fca.org.uk

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	21833
Registered office address	3 Fletcher's Terrace Cambridge
Postcode	CB1 3LU

1.2 Year end date (dd/mm/yyyy)

See Note 1.2

3	1	/	0	3	/	2	0	1	6
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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	Tom Lord
Address	20 Argyle Street Cambridge
Postcode	CB1 3LR
Year of birth	1978
Business occupation and other directorships	Project Manager

1.4 Details of Treasurer

Name	David Brokenshire
Address	6 Swann's Terrace Cambridge
Postcode	CB1 3LX
Year of birth	1952
Business occupation and other directorships	Video Artist

1.5 Details of Secretary

Name	Ben Palmer
Address	1 Fletcher's Terrace Cambridge
Postcode	CB1 3LU
Year of birth	1985
Business occupation and other directorships	Artist

1.6 Details of Members of the Committee

Name	Address	Year of birth	Business occupation and other directorships
Sinead Williams	24 Argyle Street	1973	Student
Alice Appleton	4 Swann's Terrace	1991	Student
Clementine Vinten	2a Argyle Street	1983	Teacher
Jamye Lewis	2a Argyle Street	1970	Unemployed
Judith Salmon	2a Argyle Street	1976	Nanny
Jaime Crawford	22 Argyle Street	1975	Unemployed

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

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

C2303

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?

All members are housed by the co-operative

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?

Committee members are co-ordinators and oversee the day to day running of the co-operative

1.17 How did members democratically control the society?

Members meet monthly in order to make decisions about the co-operative

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.

Surplus is re-invested in the co-operative

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?

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

1.21 How did the society use any surplus/profit?

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

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	84
B	Members ceased during year	17
C	Members admitted during year	18
D	Members at end of year	85
E	Turnover for year	£290,981
F	Total of income and expenditure (receipts and payments added together)	£87,266
G	Net surplus/(deficit) for year	£64,881
H	Fixed assets	£939,654
I	Current assets	£570,532
J	Total assets (equal to amount in row O, below)	£1,510,186
K	Current liabilities	£47,720
L	Share capital	85
M	Long-term liabilities	£617,641
N	Reserves	£844,740
O	Total liabilities, share capital & reserves (K+L+M+N) (equal to amount in J above)	£1,510,186
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

None

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

None

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 6 / 0 7 / 2 0 1 6

- 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	Ben Palmer
Signature	
Phone number	01223 411615
Email	secretary@ash.coop
Date	1/9/2016

Argyle Street Housing Co-operative
Committee Members 2016 supplementary sheet

Name	Address	Year of birth	Business occupation and other directorships
CAROLINE DICKSON	4 Argyle Street Cambridge CB1 3LR	1983	Housing Worker
FARADENA AFIFI	5 Swann's Terrace Cambridge CB1 3LX	1975	Tai Chi Instructor
SAMANTHA DYER	20 Argyle Street Cambridge CB1 3LR	1968	Caterer
CLARE MAGUIRE	1 Fletcher's Terrace Cambridge CB1 3LU	1985	Student
SIMEON DAVIDSON	1 Fletcher's Terrace Cambridge CB1 3LU	1981	Painter and Decorator
JENNIFER WARNOCK	22 Argyle Street Cambridge CB1 3LR	1982	Unemployed
AMY CARROLL	22 Argyle Street Cambridge CB1 3LR	1989	Unemployed
BEN VARNEY	8 Argyle Street Cambridge CB1 3LR	1976	Artist
JAMES GORDON	6 Argyle Street Cambridge CB1 3LR	1981	Support Worker
KATIE HOLLAND	1 Swann's Terrace Cambridge CB1 3LX	1977	Mother/Student
MIKE TABRETT	6 Swann's Terrace Cambridge CB1 3LX	1958	Thai Chi Instructor
LEWIS LARKIN	6 Argyle Street Cambridge CB1 3LR	1988	Plasterer
TOM SIZER	22 Argyle Street Cambridge CB1 3LR	1986	Construction worker
LEANNE HOLROYD	4 Argyle Street Cambridge CB1 3LR	1981	Seamstress

REGISTRY OF FRIENDLY SOCIETIES NUMBER: IP21833R

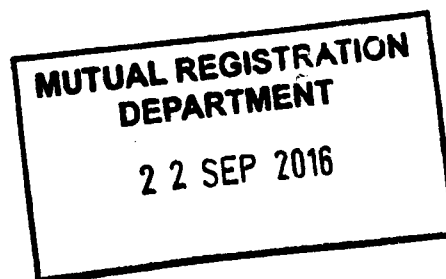
HOMES AND COMMUNITIES AGENCY REGISTRATION NUMBER: C2302

Argyle Street Housing Co-Operative Limited

Financial Statements

For the year ended

31 March 2016



Argyle Street Housing Co-Operative Limited

Financial Statements

Year ended 31 March 2016

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ARGYLE STREET HOUSING CO-OPERATIVE LIMITED
REGISTERED OFFICE
100, BURNHILL ROAD, BURNHILL, GLASGOW, G11 6JG
SCOTLAND

Argyle Street Housing Co-Operative Limited

Officers and Professional Advisers

COMMITTEE OF MANAGEMENT

Chair	T Lord
Vice Chairs	B Varney, S Williams
Secretary	B Palmer
Treasurer	D Brokenshire
Allocations co-ordinator	C Maguire, J Lewis, A Appleton
Development co-ordinators	K Holland, S Dyer, T Lord
Education co-ordinators	J Gordon, J Lewis
Employment co-ordinators	S Davidson, M Tabrett
Grounds co-ordinators	L Holroyd, C Dickson
Maintenance co-ordinators	A Carroll, T Sizer, L Larkin
Rent co-ordinators	K Holland, C Dickson
Welfare co-ordinators	C Vinten, S Dyer
Accessibility & Diversity co-ordinator	F Afifi
Car Park Officer	J Salmon J Crawford

REGISTERED OFFICE

3 Fletchers Terrace
Cambridge
CB1 3LU

AUDITORS

Streets Audit LLP
Chartered accountant & statutory auditor
Charter House
62-64 Hills Road
Cambridge
CB2 1LA

BANKERS

The Co-Operative Bank

Triodos Bank

REGISTRY OF FRIENDLY SOCIETIES NUMBER

IP21833R

HOMES AND COMMUNITIES AGENCY REGISTRATION NUMBER

C2302

Argyle Street Housing Co-Operative Limited

Committee of Management's Report *(continued)*

Year ended 31 March 2016

The Committee of Management present their report and the financial statements of the Co-Operative for the year ended 31 March 2016.

Legislative Provisions under which the Co-Operative is established

The Co-operative is incorporated under the Industrial and Provident Societies Act 1965 (now replaced by the Co-operative and Community Benefit Societies Act 2014) and a Registered Social Landlord under the Housing and Regeneration Act 2008.

Principal activity

The principal activity was that of a Registered Social Landlord.

Review of the Year

The Co-operative achieved a surplus for the year ended 31 March 2016 of £38,251 (2015: £22,063).

Value for money

At the start of each financial year the Co-Op sets a budget in order to anticipate and to control running costs, and to ensure that they are met by setting appropriate rent charges for all our members.

Committee of Management

The members of the Committee of Management at the end of the year are shown on page one. All members of the Committee of Management served throughout the year ended 31 March 2016 except as follows:

B Palmer joined the Committee of Management on 16 May 2016
T Sizer joined the Committee of Management on 2 March 2016
L Larkin joined the Committee of Management on 2 March 2016
C Vinten joined the Committee of Management on 4 February 2016

A Appleton joined the Committee of Management on 7 April 2016
J Crawford joined the Committee of Management on 7 April 2016

A Power (Secretary) resigned from the Committee of Management on 14 April 2016
N Robinson Dunbar (Vice Secretary) resigned from the Committee of Management on 4 May 2016
H Chapman (Development Co-ordinator) resigned from the Committee of Management on 20 September 2015

Members of the committee of management do not receive any emoluments for their service.

Committee of Management's responsibilities statement

The Committee of Management are responsible for preparing the Committee of Management's Report and the financial statements in accordance with applicable law and regulations.

The Committee of Management are required to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practices (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the state of affairs of the Co-Operative and of its excess income over expenditure for that period. In preparing these financial statements, the Committee of Management are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Co-Operative will continue in business.

Argyle Street Housing Co-Operative Limited

Committee of Management's Report *(continued)*

Year ended 31 March 2016

Committee of Management's responsibilities statement *(continued)*

The Committee of Management are responsible for maintaining satisfactory systems of internal control and keeping proper accounting records that disclose with reasonable at any time the financial position of the Co-Operative and enable them to ensure that the financial statements comply with the Co-Operative and Community Benefit Societies Act 2014. They are also responsible for safeguarding the assets of the Co-Operative and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditor

Each of the persons who is a Committee member at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the Co-Operative's auditors are unaware; and
- they have taken all steps that they ought to have taken as a Committee member to make themselves aware of any relevant audit information and to establish that the Co-Operative's auditors are aware of that information.

A resolution to re-appoint Streets Audit LLP as auditors will be put to the members at the Annual General Meeting.

This report was approved by the Committee of Management on
board by:

and signed on behalf of the

T Lord
Chair

Argyle Street Housing Co-Operative Limited

Independent Auditor's Report to the Members of Argyle Street Housing Co-Operative Limited

Year ended 31 March 2016

We have audited the financial statements of Argyle Street Housing Co-Operative Limited for the year ended 31 March 2016 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity, statement of cash flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Housing SORP 2014.

This report is made solely to the Co-Operative'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 Co-Operative'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 Co-Operative and the Co-Operative's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of Committee of Management and auditor

As explained more fully in the Committee of Management's responsibilities statement, the Committee of Management is responsible for the preparation of the financial statements which give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the Co-Operative's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Committee of Management; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Committee of Management's report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the Co-Operative's affairs as at 31 March 2016 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 prepared in accordance with the requirements of the Co-Operative and Community Benefit Societies Act 2014, the Housing and Regeneration Act 2008 and the Accounting Direction for private registered providers of Social Housing from April 2015.

Argyle Street Housing Co-Operative Limited

Independent Auditor's Report to the Members of Argyle Street Housing Co-Operative Limited *(continued)*

Year ended 31 March 2016

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 require us to report to you if, in our opinion:

- proper books of account have not been kept by the Co-Operative in accordance with the requirements of the legislation;
- a satisfactory system of control over transactions has not been maintained by the Co-Operative in accordance with the requirements of the legislation;
- the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and the Statement of Cash Flows are not in agreement with the books of account of the Co-Operative; or
- we have not received all the information and explanations we require for our audit.

Streets Audit LLP

Statutory Auditors & Chartered Accountants
Charter House
62-64 Hills Road
Cambridge
CB2 1LA

Date.....

Argyle Street Housing Co-Operative Limited

Statement of Comprehensive Income

Year ended 31 March 2016

	Note	2016 £	2015 £
Turnover	3	290,981	270,881
Operating Expenditure			
Other external charges		(132,365)	(140,692)
Staff costs		(56,209)	(70,444)
Depreciation of tangible fixed assets		(22,680)	(22,734)
Other income	4	7,539	7,539
Operating surplus		87,266	44,550
Other interest receivable and similar income		3,161	3,095
Interest payable and similar charges	6	(24,914)	(24,963)
Surplus before taxation		65,513	22,682
Taxation	7	(632)	(619)
Surplus and total comprehensive income for the year		64,881	22,063

All the activities of the Co-Operative are from continuing operations and are in relation to social housing.

The notes on pages 10 to 18 form part of these financial statements.

Argyle Street Housing Co-Operative Limited

Statement of Financial Position

31 March 2016

	Note	2016 £	£	2015 £	£
Fixed assets					
Tangible assets	8		939,654		836,839
Current assets					
Debtors	9	11,326		13,220	
Cash at bank and in hand		559,206		610,381	
		570,532		623,601	
Creditors: amounts falling due within one year	10	(47,720)		(54,912)	
Net current assets			522,812		568,689
Total assets less current liabilities			1,462,466		1,405,528
Creditors: amounts falling due after more than one year	11		(617,641)		(625,585)
Net assets			844,825		779,943
Capital and reserves					
Called up share capital	14		85		84
Profit and loss account	15		844,740		779,859
Members funds			844,825		779,943

These financial statements were approved by the Management Committee and authorised for issue on , and are signed on behalf of the Management Committee by:

D Brokenshire
Treasurer

T Lord
Chair

B Palmer
Secretary

The notes on pages 10 to 18 form part of these financial statements.

Argyle Street Housing Co-Operative Limited

Statement of Changes in Equity

Year ended 31 March 2016

	Called up share capital £	Profit and loss account £	Total £
At 1 April 2014	83	757,796	757,879
Profit for the year	—	22,063	22,063
Total comprehensive income for the year	—	22,063	22,063
Issue of shares	16	—	16
Cancellation of subscribed capital	(15)	—	(15)
Total investments by and distributions to owners	1	—	1
At 31 March 2015	84	779,859	779,943
Profit for the year	—	64,881	64,881
Total comprehensive income for the year	—	64,881	64,881
Issue of shares	18	—	18
Cancellation of subscribed capital	(17)	—	(17)
Total investments by and distributions to owners	1	—	1
At 31 March 2016	85	844,740	844,825

The notes on pages 10 to 18 form part of these financial statements.

Argyle Street Housing Co-Operative Limited

Statement of Cash Flows

Year ended 31 March 2016

	2016 £	2015 £
Cash flows from operating activities		
Profit for the financial year	64,881	22,063
<i>Adjustments for:</i>		
Depreciation of tangible assets	22,680	22,734
Government grant income	(7,539)	(7,539)
Other interest receivable and similar income	(3,161)	(3,095)
Interest payable and similar charges	24,914	24,963
Tax on profit on ordinary activities	632	619
<i>Changes in:</i>		
Trade and other debtors	1,894	(3,032)
Trade and other creditors	(7,262)	9,843
Cash generated from operations	97,039	66,556
Interest received	3,161	3,095
Tax paid	(619)	(524)
Net cash from operating activities	99,581	69,127
Cash flows from investing activities		
Purchase of tangible assets	(125,495)	(1,800)
Net cash used in investing activities	(125,495)	(1,800)
Cash flows from financing activities		
Proceeds from issue of ordinary shares	18	16
Payments of share issue costs	(17)	(15)
Repayments of borrowings	(348)	(299)
Interest paid	(24,914)	(24,963)
Net cash used in financing activities	(25,261)	(25,261)
Net (decrease)/increase in cash and cash equivalents	(51,175)	42,066
Cash and cash equivalents at beginning of year	610,381	568,315
Cash and cash equivalents at end of year	559,206	610,381

The notes on pages 10 to 18 form part of these financial statements.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements

Year ended 31 March 2016

1. Statement of compliance

These financial statements have been prepared in compliance with relevant financial reporting standards including FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', Housing SORP 2014, 'Statement of Recommended Practice for Social Housing Providers' and 'The Accounting Direction for Private Registered Providers of Social Housing From April 2015'.

2. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis.

The Co-Operative is a public benefit entity and is incorporated under the Industrial and Provident Societies Act 1965 (now replaced by the Co-Operative and Community Benefit Societies Act 2014) and the registered office address is 3 Fletchers Terrace, Cambridge, CB1 3LU.

The financial statements are prepared in sterling, which is the functional currency of the Co-Operative.

Transition to FRS 102

The entity transitioned from previous UK GAAP to FRS 102 as at 1 April 2014. Details of how FRS 102 has affected the reported financial position and financial performance is given in note 16.

Revenue recognition

Turnover is measured at the fair value of the consideration received or receivable and represents amounts receivable for services rendered, stated net of discounts and Value Added Tax.

Revenue from the rendering of services, which is mainly from the provision of social houses and includes rents and service charges, is measured by reference to the amounts due for the accounting period.

Income tax

The taxation expense represents the aggregate amount of current and deferred tax recognised in the reporting period. Tax is recognised in the statement of income and retained earnings, except to the extent that it relates to items recognised directly in equity. In this case, tax is recognised directly in equity.

Current tax is recognised on interest receivable for the current and past periods. Other surpluses or deficits on the provision of social housing is not subject to tax as is covered by the mutual exemption basis. Current tax is measured at the amounts of tax expected to pay or recover using the tax rates and laws that have been enacted or substantively enacted at the reporting date.

The Co-Operative has no timing differences at the reporting date and therefore deferred tax is not applicable.

Tangible assets

Tangible fixed assets are initially stated at cost, including housing properties held for social benefit.

After initial recognition all tangible fixed assets are measured using the cost model and stated at cost less depreciation.

No deemed costs were used on the transition to FRS 102.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

2. Accounting policies *(continued)*

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Housing Properties	-	Depreciated over the main components – see further details below
Solar panels	-	5% straight line
Other	-	Between 5% and 25% straight line

No depreciation is charged in the year of acquisition and a full years depreciation is charged in the year of disposal.

The other items are mainly heating improvements, building improvements, computer and equipment and fixtures and fittings and are individually not significant.

The components of housing properties are depreciated as follows:

Land	-	No depreciation
Structure	-	Over 100 years straight line
Roofs	-	Over 70 years straight line
Windows	-	Over 50 years straight line
Boilers	-	Over 15 years straight line
Kitchens	-	Over 20 years straight line
Bathrooms	-	Over 25 years straight line
Mechanical systems (heating, ventilation, plumbing)	-	Over 30 years straight line
Electrics	-	Over 40 years straight line

Additional expenditure on housing properties are depreciation in line with the above depreciation rates and the additional depreciation rates as follows:

Cookers / fridges	-	Over 10 years straight line
Washing machines	-	Over 5 years straight line
Furniture	-	Over 5 years straight line
Wooden flooring	-	Over 25 years straight line
Carpets	-	Over 5 years straight line
Vinyl flooring	-	Over 10 years straight line

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. As the Co-Operative only operates from one site, the entire operation of the Co-Operative has been deemed to be the cash-generating unit.

No estimation techniques or key judgements have been required as the Co-Operative have assessed there to be no indicators to suggest any assets may be impaired.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

2. Accounting policies *(continued)*

Impairment of fixed assets *(continued)*

Indicators of impairment considered included:

- current market prices;
- changes in the year and near future in technological, market, economic or legal environment,- market interest rates;
- fair value of the Co-operative as a whole;
- evidence of obsolescence or physical damage of an asset,- significant changes with an adverse effect during the year or near future that have an impact on the way an asset is used or expected to be used, and
- indicators that the economic performance of an asset is, or will be, worse than expected.

Government grants and financial assistances

The Housing Association Grant (HAG) was received as a contribution towards the capital costs of building the housing properties. The Co-Operative has adopted a policy of holding housing properties at cost and therefore the Housing SORP 2014 requires the HAG to be accounted for under the accrual model and the HAG is amortised over the expected useful life of the housing properties structure and component parts.

Financial instruments

A financial asset (cash and balances owed to the Co-Operative) or a financial liability (Bank loans and other balances owed by the Co-Operative) are recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Other financial instruments are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements (continued)

Year ended 31 March 2016

3. Turnover

Turnover arises from:

	2016	2015
	£	£
Gross rent receivable, before voids, excluding service charges	241,618	231,503
Rent losses from voids	(10,397)	(8,191)
Rent receivable excluding service charges	231,221	223,312
Service charges receivable	59,760	47,569
	<u>290,981</u>	<u>270,881</u>

The whole of the turnover is attributable to the principal activity of the Co-Operative wholly undertaken in the United Kingdom.

4. Other income

	2016	2015
	£	£
Government grant income	<u>7,539</u>	<u>7,539</u>

Other operating income is in relation to the amortisation of the Housing Association Grant under the accruals model. See further details in Note 14.

5. Auditor's remuneration

	2016	2015
	£	£
Fees payable to Current auditor		
Fees payable for the audit of the financial statements	<u>3,000</u>	<u>—</u>
Fees payable to Former auditor		
Fees payable for the audit of the financial statements	—	5,175
Fees payable for non audit services	<u>—</u>	<u>726</u>

6. Interest payable and similar charges

	2016	2015
	£	£
Interest on bank loans	<u>24,914</u>	<u>24,963</u>

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements (continued)

Year ended 31 March 2016

7. Taxation

Major components of tax expense

	2016 £	2015 £
Current tax:		
UK current tax expense	632	619
Tax on surplus for the year	<u>632</u>	<u>619</u>

Reconciliation of tax expense

The tax assessed on the surplus for the year is lower than (2015: lower than) the standard rate of corporation tax in the UK of 20% (2015: 20%).

	2016 £	2015 £
Surplus for the year before taxation	<u>65,513</u>	<u>22,682</u>
Surplus for the year by rate of tax	13,103	4,536
Surplus not subject to taxation under mutual exemption basis	<u>(12,471)</u>	<u>(3,917)</u>
Tax on surplus for the year	<u>632</u>	<u>619</u>

8. Tangible assets

	Housing properties £	Solar Panels £	Other £	Total £
Cost				
At 1 Apr 2015	1,292,091	–	16,985	1,309,076
Additions	27,200	97,731	564	125,495
Disposals	–	–	(16,985)	(16,985)
At 31 Mar 2016	<u>1,319,291</u>	<u>97,731</u>	<u>564</u>	<u>1,417,586</u>
Depreciation				
At 1 Apr 2015	455,252	–	16,985	472,237
Charge for the year	22,680	–	–	22,680
Eliminated on disposals	–	–	(16,985)	(16,985)
At 31 Mar 2016	<u>477,932</u>	<u>–</u>	<u>–</u>	<u>477,932</u>
Carrying amount				
At 31 Mar 2016	<u>841,359</u>	<u>97,731</u>	<u>564</u>	<u>939,654</u>
At 31 Mar 2015	<u>836,839</u>	<u>–</u>	<u>–</u>	<u>836,839</u>

Housing properties are all completed and held for letting and comprise 84 (2015: 84) units held for general needs social housing.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

9. Debtors

	2016	2015
	£	£
Current tenant rent arrears	3,795	7,552
Current tenant housing benefit arrears	4,736	5,599
Less: Impairment provisions	-	(2,614)
	<u>8,531</u>	<u>10,537</u>
Ex-tenant rent arrears	235	-
Other debtors	2,560	2,683
	<u>11,326</u>	<u>13,220</u>

10. Creditors: amounts falling due within one year

	2016	2015
	£	£
Bank loan	405	348
Housing grant deferred income	7,539	7,539
Corporation tax	632	619
Other creditors	39,144	46,406
	<u>47,720</u>	<u>54,912</u>

The bank loan is secured over the Co-operative's housing properties. See note 11 for repayment terms and interest rate.

11. Creditors: amounts falling due after more than one year

	2016	2015
	£	£
Bank loan	156,270	156,675
Housing grant deferred income	461,371	468,910
	<u>617,641</u>	<u>625,585</u>

The bank loan is secured over the Co-operative's housing properties.

Included within creditors: amounts falling due after more than one year is an amount of £153,860 (2015: £154,208) in respect of liabilities payable by instalments which fall due for payment after more than five years from the reporting date.

The bank loan is repayable by quarterly instalments of £12,631 and has a fixed rate of interest of 15.875%.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements (continued)

Year ended 31 March 2016

12. Government grants

The amounts recognised in the financial statements for government grants are as follows:

	2016	2015
	£	£
Recognised in creditors:		
Deferred government grants due within one year	7,539	7,539
Deferred government grants due after more than one year	461,371	468,910
	<u>468,910</u>	<u>476,449</u>
Recognised in other operating income:		
Government grant income	<u>7,539</u>	<u>7,539</u>

13. Financial instruments

The carrying amount for each category of financial instrument is as follows:

	2016	2015
	£	£
Financial assets		
Financial assets that are debt instruments measured at amortised cost	<u>8,766</u>	<u>10,537</u>
Financial liabilities		
Financial liabilities measured at amortised cost (Bank Loan)	<u>(156,675)</u>	<u>(157,023)</u>

14. Called up share capital

Issued, called up and fully paid

	2016		2015	
	No.	£	No.	£
Ordinary shares of £1 each	<u>85</u>	<u>85</u>	<u>84</u>	<u>84</u>

15. Reserves

Profit and loss account - This reserve records retained earnings and accumulated losses.

16. Operating leases

The total future minimum lease payments under non-cancellable operating leases are as follows:

	2016	2015
	£	£
Not later than 1 year	2,220	2,220
Later than 1 year and not later than 5 years	5,550	7,770
	<u>7,770</u>	<u>9,990</u>

The above are in relation to a photocopier lease.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements (continued)

Year ended 31 March 2016

17. Transition to FRS 102

These are the first financial statements that comply with FRS 102. The company transitioned to FRS 102 on 1 April 2014.

Reconciliation of equity

	1 April 2014			31 March 2015		
	As previously stated £	Effect of transition £	FRS 102 (as restated) £	As previously stated £	Effect of transition £	FRS 102 (as restated) £
Fixed assets	364,470	494,291	858,761	350,890	485,949	836,839
Current assets	578,503	–	578,503	623,601	–	623,601
Creditors: amounts falling due within one year	(37,386)	(7,539)	(44,925)	(47,373)	(7,539)	(54,912)
Net current assets	541,117	(7,539)	533,578	576,228	(7,539)	568,689
Total assets less current liabilities	905,587	486,752	1,392,339	927,118	478,410	1,405,528
Creditors: amounts falling due after more than one year	(157,023)	(477,437)	(634,460)	(156,675)	(468,910)	(625,585)
Net assets	748,564	9,315	757,879	770,443	9,500	779,943
Capital and reserves	748,564	9,315	757,879	770,443	9,500	779,943

Reconciliation of profit or loss for the year

	Year ended 31 March 2015		
	As previously stated £	Effect of transition £	FRS 102 (as restated) £
Turnover	270,881	–	270,881
Other operating income	–	7,539	7,539
Other external charges	(140,692)	–	(140,692)
Staff costs	(70,444)	–	(70,444)
Depreciation and other amounts written off tangible and intangible fixed assets	(15,380)	(7,354)	(22,734)
Operating profit	44,365	185	44,550
Other interest receivable and similar income	3,095	–	3,095
Interest payable and similar charges	(24,963)	–	(24,963)
Tax on profit on ordinary activities	(619)	–	(619)
Profit for the financial year	21,878	185	22,063

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements (continued)

Year ended 31 March 2016

17. Transition to FRS 102 (continued)

Previous accounting standards and the Housing SORP 2010 required housing properties used for social housing to be shown net of any social housing grants received in respect of the capital costs of the housing properties. Depreciation was required to be calculated based on the net cost after deducting the social housing grants.

On transition to FRS 102, and the application of the Housing SORP 2014, these social housing grants are required to be shown separately as deferred government grants. Depreciation is required to be provided based on the full cost of the housing properties. The social housing grants are required to be recognised in income over a systematic basis over the expected useful economic life of the assets.

As a result the adjustments required as at the date of transition and to the Statement of Financial Position as at 31 March 2015 are:

Fixed Assets

	£
Government grants reclassified to deferred income as at 1 April 2014	749,097
Depreciation of housing properties based on full cost	(254,806)
Total impact on fixed assets as at 1 April 2014	494,291
Additional depreciation of housing properties for year ended 31 March 2015	(7,354)
Government grants written off in the year ended 31 March 2015 included in above adjustment	(988)
Total impact on fixed assets as at 31 March 2015	485,949

Creditors falling due within one year

	£
Government grants now treated as deferred income that reverse within one year as at 1 April 2014 and 31 March 2015	7,539

Creditors falling due after more than one year

	£
Government grants now treated as deferred income	749,097
Accumulated reversals as at 1 April 2014	(264,121)
Amounts included in creditors due within 1 year	(7,539)
Total impact on creditors due after more than one year as at 1 April 2014	477,437
Government grants now amortised in the year ended 31 March 2015	(7,539)
Government grants written off in the year ended 31 March 2015	(988)
Total impact on creditors falling due after more than one year as at 31 March	468,910

In addition the designated reserves as at 31 March 2015 of £274,064, being the major repairs reserve of £216,564 and the running costs reserve of £57,500 have been transferred into the general reserve. The Housing SORP 2014 does not allow designated funds to be shown separately within the financial statements.

Argyle Street Housing Co-Operative Limited

Notes to the Financial Statements *(continued)*

Year ended 31 March 2016

18. Related Party Transactions

Members of the Management Committee are also members of the Co-Operative and are therefore tenants. Tenancies with members of the Management Committee are on the same basis as non-Management Committee Members and total rents and service charges received from members of the Committee of Management during the year totalled £72,461. As at the balance sheet date £1,362 were in arrears and included in debtors.