

AYRSHIRE HOUSING
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH, 2009

INDEX

1. Operating and Financial Review

7. Advisors and Registered Office

- 8 - 10. Report of the Trustees

11. Trustees Statement on the Company's System of Internal Financial Control

12. Report of the Auditors on the Trustees Statement on the Company's System of Internal Financial Control

13. Report of the Independent Auditors

14. Income and Expenditure Account

15. Statement of Total Recognised Gains and Losses
Note of Historical Surpluses and Deficits

16. Balance Sheet

17. Cash Flow Statement

18. Notes to the Cash Flow Statement

- 19 - 29. Notes to the Financial Statements

AYRSHIRE HOUSING
OPERATING AND FINANCIAL REVIEW
FOR THE YEAR ENDED 31ST MARCH, 2009

Background

Activities

Ayrshire Housing Group consists of Ayrshire Housing (parent) a registered social landlord with charitable status and Ayrshire Homestake Limited, our one subsidiary company retained as a vehicle to pursue potentially non-charitable activities. The subsidiary company has not yet traded.

The Group Head Office is in Ayr and Ayrshire Housing has properties in South and East Ayrshire. Ayrshire Housing is now one of Ayrshire's leading housing associations with a stock of over 1,200 houses and an active development programme predominantly but not exclusively in South Ayrshire.

Mission Statement

We aim to enhance the well being of our tenants and the wider communities of Ayrshire through high quality housing and related services.

We aim to do this by:

- Increasing the supply of high quality affordable housing.
- Creating and maintaining attractive neighbourhoods that provide a positive environment for residents to live in – now and in the future.
- Supporting socially useful economic activity and regeneration strategies beyond our immediate tenant base through work with the voluntary sector and others agencies.
- Constantly demonstrating that our services surpass the needs and aspirations of their users.
- Supporting tenants and other service users to lead independent and fulfilling lives.
- Ensuring that our properties are maintained to the highest standards over the long-term.
- Demonstrating quality and genuine value for money in all that we do.
- Engaging with our service users, the wider community and key partners to give them a real stake in the development of the Ayrshire Housing group.

Our Corporate Plan, reviewed by the Board annually, sets out how we will work to deliver the Mission Statement by analysing the external environment; identifying key objectives at an operational level; setting performance indicators and setting strategy for the association's promotion and engagement with stakeholders. The corporate plan also provides for the review and further development of the thirty year financial plan; the annual budget and the agreed work plan of the Director.

External Influences

Four main issues have come to the fore in the year under review:

- The impact of restrictions on the Scottish Government's budget for affordable housing as it affects Ayrshire Housing's area of operation.
- The collapse of private house building and with it real uncertainty regarding the bringing forward of Section 75 sites.
- The continuing uncertainty regarding the outcome of the Government's *Investing in Affordable Housing* consultation.
- The further strengthening of the role of the Councils in the planning and delivery of affordable housing investment.

/Cont...

AYRSHIRE HOUSING
OPERATING AND FINANCIAL REVIEW
FOR THE YEAR ENDED 31ST MARCH, 2009

External Influences/Cont...

Much attention has been given to the issue of procurement efficiencies but it is clear that the main vehicle sought to achieve this will be through increased self funding. A recent, significant change in the funding model has reduced grant input by around 20%. This raises major issues in terms of controlling rent levels and maintaining service standards.

The current problems in the house building industry point towards a more pragmatic and outcome focused approach to investment planning. Ayrshire Housing is therefore well placed to respond with speed and efficiency using its local knowledge and commitment. Increasingly, Ayrshire Housing's development activity is likely to be complemented by South Ayrshire Council's return to housebuilding. This provides a clear spur to joint working to maximise local investment opportunities and to maximise the effective delivery of new housing.

Key Business Issues

Maintaining Independence

Ayrshire Housing is committed to maintaining its independence. It is tenant and community led with a clear area of operation and is well regarded, both nationally and locally.

Ayrshire Housing will however seek to form new relationships with local authorities and other housing associations where these are appropriate to realise mutually beneficial objectives. It has already established with the other Ayrshire associations fora to discuss responses to the Government's procurement proposals and to lobby on issues of common concern. Ayrshire Housing will also seek collaborative arrangements with local authorities that decide to resume house building. In this regard, the further strengthening of the partnership with South Ayrshire Council will be a key focus for the Board and the Director.

Housing Association Grant Funded Development

Maintaining a substantial programme of new building remains central to the continued development of Ayrshire Housing. We will focus, therefore, on identifying new opportunities, cementing key relationships and finding creative ways to meet Government efficiency demands without compromising our obligations to tenants.

The likely absence of significant new funding from the Government over the next 12 or more months is a major challenge. We will focus on developing innovative funding packages with key partners, e.g. South Ayrshire Council and house builders, to endeavour to maintain momentum.

Financial Capacity

Ayrshire Housing is presently financially strong with a solid asset base, and a fundable stock maintenance and improvement plan. The challenge over the coming period will be to utilise this strength to support continued business development. At the same time, the Board will need to establish robust financial checks to ensure that it can weigh the benefits of continued growth against any negative effects on rent levels, service standards and long-term viability.

Diversification

Diversification into new areas of activity will continue to be pursued which support our Mission Statement. Such activities will also help to foster new collaborations with key partners and project the geographic impact of Ayrshire Housing. Working with other parties, this will focus on regeneration, training, and support services to individuals.

Tenant Engagement

As it meets future challenges, Ayrshire Housing will continue to ensure that its obligations to potential and existing tenants are to the fore. New forms of engagement with our tenants and applicants will be needed to support Board consideration of business developments which will have an impact on rent levels, service standards or access to housing.

/Cont...

AYRSHIRE HOUSING

OPERATING AND FINANCIAL REVIEW

FOR THE YEAR ENDED 31ST MARCH, 2009

Performance Management

At each meeting, Ayrshire Housing's Board receives reports underpinned where appropriate by key performance indicators (KPIs) around the following activity areas to demonstrate progress in delivering the above corporate objectives:

- ▲ Housing Management
- ▲ Property Maintenance
- ▲ Development Activity
- ▲ Wider Action Activity
- ▲ Financial Matters
- ▲ Marketing and Public Relations
- ▲ General Operational Matters

Key Performance Indicators

Complementing the narrative reports and where applicable, critical activities are measured against the following key performance indicators (KPIs). Generally, these are consistent with those set out in previous Internal Management and Corporate Plans following comparison with national benchmarks where these were available. In all relevant cases, performance is intended to exceed that of the median housing association in Scotland. The targets are also reviewed against actual prior year performance.

Housing Management	2008/9 Target	2008/9 Actual
Current non-technical arrears	1.0% of total gross rent	1.21%
Long-term arrears	No more than 4.5% of tenants over 13 weeks in arrears and owing over £250	2.33%
Former tenant non-technical arrears	No more than 2.0% of total rent due	0.92%
Void rent loss	No more than 0.8% of total rent due	0.92%
Housing application processing	Within 15 days	8 days

Property Management	2008/9 Target	2008/9 Actual
Emergency repairs performance	99% attendance within 4 hours	99%
Other repairs	96% completed on time	93%
Gas safety certificates	100% compliance aimed for and never below external benchmark of 93%	96%
Satisfaction with repairs service	At least 70% satisfied	95%

Development Activity	2008/9 Target	2008/9 Actual
Stock growth target	80 subject to Government support	26
Pipeline	Minimum of 90 plots	19
Energy efficiency	Minimum of SAP (2007) of 85	100%
Brownfield development	At least 40% of units 2008-2011	100%
Building elements rated at "A" per BRE Green Guide to Housing Specification	100%	100%

/Cont...

AYRSHIRE HOUSING
OPERATING AND FINANCIAL REVIEW
FOR THE YEAR ENDED 31ST MARCH, 2009

Key Performance Indicators/Cont...

Financial Matters	2008/9 Target	2008/9 Actual
Staff costs	Less than 21% of turnover	21.4%
Administration cost/tenancy	Less than £660 per tenancy	£680
Liquidity – current assets:current liabilities (adjusted for development overdrafts)	1.10:1	3.73:1
Liquidity – cash:current liabilities (adjusted for development overdrafts)	1:1	1.42:1
<i>Interest cover – operating surplus; interest payable (adjusted for depreciation)</i>	1.52:1	1.94:1
Debt per unit	Maximum of £20,000 (as adjusted to reflect new HAG assumptions)	£19,463

General Operational Matters	2008/09 Target	2008/09 Actual
Board meetings quorate per session (AGM to AGM)	100%	100%
Board attendance per session	Average of 75%	71%

Performance in the year ended 31 March 2009

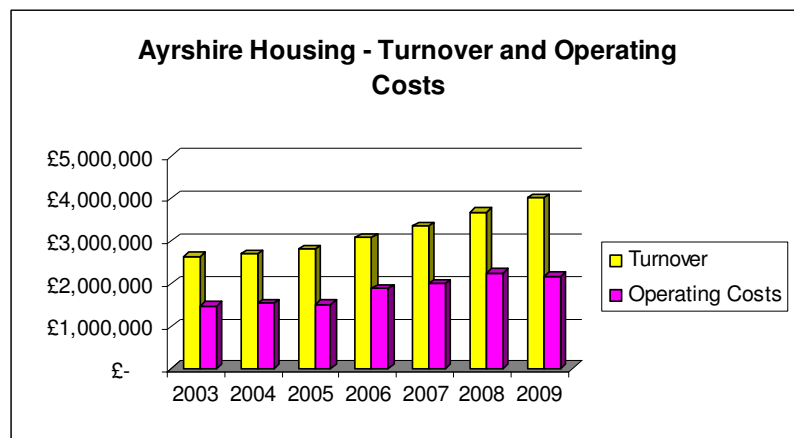
Turnover

Turnover has increased by £320,756 to £4,006,751 reflecting the increase in stock numbers and the annual rent increase. Rents accounted for almost 100% of our turnover with a very small percentage (0.5%) relating to recoveries made from owners for landscape maintenance.

Operating Costs

Operating costs represent 54% of turnover which is 7% lower than the previous year.

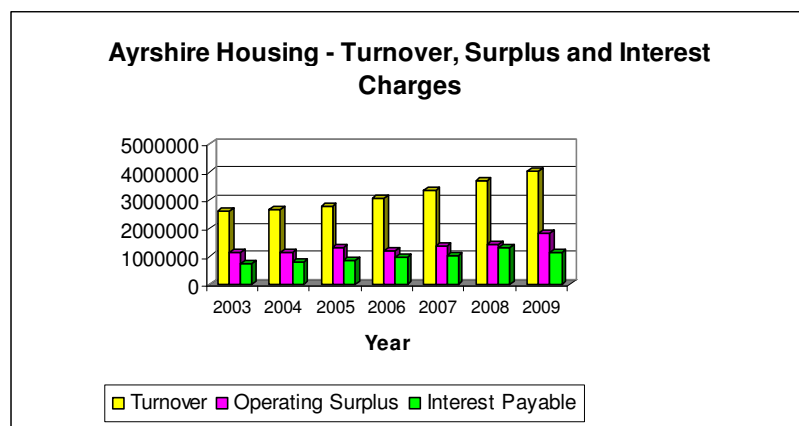
The trends in both the above since the formation of Ayrshire Housing in 2003 is illustrated below:



The growth in turnover can be further illustrated against operating surplus and interest payable for the seven years since the formation of Ayrshire Homes.

AYRSHIRE HOUSING
OPERATING AND FINANCIAL REVIEW
FOR THE YEAR ENDED 31ST MARCH, 2009

Operating Costs/Cont...



Interest

Sterling base rates were reduced several times towards the end of the year to 31 March 2009 and this had a positive effect on the variable rate loans within our portfolio. For our development programme we minimised our borrowing requirements as far as possible by utilising surplus cash holdings prior to drawing on agreed facilities.

Surplus for the Year

Surplus on ordinary activities for the year was £868,679 compared to £593,052 for 2007/8. This was in line with budgeted projections.

Reserves

Financial reserves, consisting of revenue reserves set aside to manage the general risks faced by the association and designated reserves set aside to contribute to the funding of future major repairs, stood at £6,182,492. This represents an increase of 16% over the same reserves at 31 March 2008.

Cash flow

Positive cash flows of £2,637,612 were generated from our operating activities. Interest payable was £1,144,141 offset slightly by interest receivable of £73,920. We used cash holdings to minimise interest costs for some project expenditure prior to drawing on their agreed facilities. We spent £11,919,436 on our capital programme which received grant assistance of £6,006,733. The balance was funded by private finance. We also repaid capital of £562,243 on our housing loans as per the individual loan agreements.

Capital Structure and Treasury Policy

Borrowings at the year end were £23.7 million. This debt is borrowed wholly from banks and building societies in the UK.

The Board recognises that the association's level of debt makes it important to consider its treasury policy. The treasury function operates within a framework of clearly defined Board approved policies, procedures and delegated authorities. The association borrows on a conventional basis with loans typically repayable over 30 years. These loans are secured over the properties being financed.

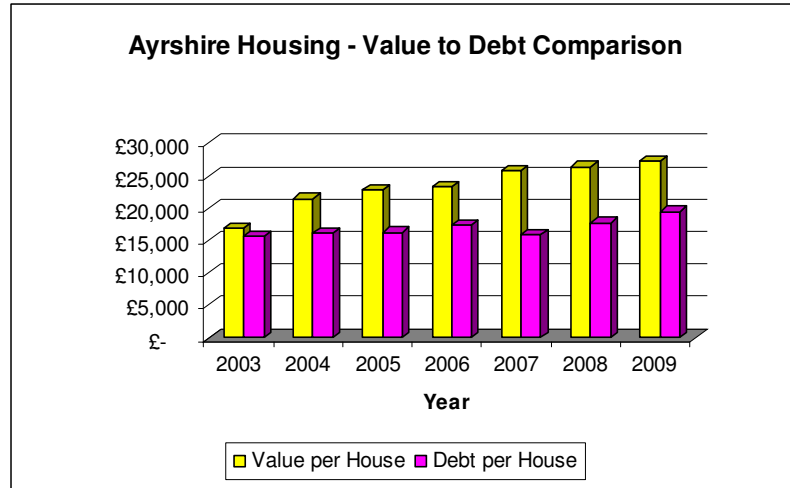
Maturity profile: the following table provides an analysis of when the debt falls due for repayment.

Between one and two years	£ 1,464,516
Between three and five years	£ 1,624,142
In five years or more	£20,578,253
Total	£23,666,911

AYRSHIRE HOUSING
OPERATING AND FINANCIAL REVIEW
FOR THE YEAR ENDED 31ST MARCH, 2009

Capital Structure and Treasury Policy/Cont...

A graphical representation of our Loan to Value can be found in the graph below:



Future Prospects:

The association's financial position is sound and a trend of improvement in its financial and operational performance has been maintained over many years. We comply with all of our lenders covenants which, based on our financial projections, will continue into the future.

We will continue to manage our finances in a prudent manner and will also deliver value for money to our tenants and other private owners.

We will achieve this by:

- Setting rents at levels which are affordable to our tenants;
- Providing a quality service and
- Tight cost control.

We have a well motivated and competent workforce of over 20 employees with a relatively low turnover. We are full members of the Federation of Employers in Voluntary Housing which provides us with support in managing and developing our staff to foster a culture of continuous improvement.

The association is following a number of strategies which we expect will contribute and inform the above actions.

The association continues to invest in housing through its development and refurbishment programme. However, new build opportunities may be lost through the reduced amount of grant assistance currently available from government. We will look towards innovative approaches in generating finance to allow much needed new houses to be delivered.

Our major repair programme remains a key element of our strategy to provide good quality homes for all of our tenants. Our financial projections demonstrate that we will be able to meet our obligations under the Scottish Housing Quality Standards.

We are aware of the possible impact that a deepening economic recession may have on our tenants. Our housing officers work closely with all our tenants identifying issues as early as possible to ensure that the tenant is aware of the different types of assistance available to them. In this way it is hoped to minimise rent arrears and bad debt write off and other costs associated with rent arrears.

AYRSHIRE HOUSING
ADVISORS AND REGISTERED OFFICE
FOR THE YEAR ENDED 31ST MARCH, 2009

Auditors

Armstrongs, Chartered Accountants
142 West Nile Street
Glasgow, G1 2RQ

Bankers

The Royal Bank of Scotland plc
Corporate Banking
139 St Vincent Street
Glasgow, G2 5JF

Legal advisors

HBJ Gateley Wareing
19 Canning Street
Edinburgh, EH3 8EU

Drummond Miller
65 Bath Street
Glasgow, G2 2DD

Registered Office

119 Main Street
Ayr, KA8 8BX

Registration Particulars

Communities Scotland Registration Number : 304

Scottish Charity Number : SC027906

AYRSHIRE HOUSING
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST MARCH, 2009

The Trustees present their report and the audited financial statements for the year ended 31st March, 2009.

Principal Activities

Ayrshire Housing is a company limited by guarantee and is governed by its Memorandum and Articles of Association. Accordingly the Company has no share capital. It is a registered charity and is registered with Communities Scotland as a Registered Social Landlord. The Company's principle activities are the provision, construction, improvement and management of rented and shared ownership accommodation.

Review of the Year

The financial results for the year are set out in the income and expenditure account. The surplus for the year is £868,679 (2008 - £593,052) and this will be transferred to our reserves as part of our overall risk management strategy. During the year 31 new homes for rent were brought into management via our continuing development programme and our involvement with the national Mortgage to Rent Scheme.

Changes in Fixed Assets

Details of changes in fixed assets are set out in Notes 12-13.

The Trustees and Executive Officer

The Trustees and Executive Officer of the Company are as follows:-

Executive Officer

. J. Whiston

Trustees

. P. Torrance	(Chairperson)	. A. MacLeod	(Appointed 24.09.08)
. P. Boyd	(Vice Chairperson)	. R. Smith	(Appointed 24.09.08)
. G. McDines		. J. Mitchell	(Appointed 24.09.08)
. Cllr J. McDowall		. D. Kiltie	(Resigned 24.09.08)
. J. Scott		. L. Laurie	(Resigned 24.09.08)
. L. Allison		. N. Larkin	(Resigned 18.04.08)
. A. Cassidy	(Appointed 24.09.08)	. G. Muir	(Resigned 24.09.08)
. Cllr W. Grant	(Appointed 11.12.08)	. J. Ledgerwood	(Resigned 24.09.08)
. Cllr M. Low	(Appointed 11.12.08)	. Cllr J. Hampton	(Resigned 11.12.08)
. M. Imrie	(Appointed 26.11.08)	. Cllr T. Slider	(Resigned 29.09.08)
. A. Shilliday	(Appointed 24.09.08)	. P. McLean	(Resigned 24.09.08)

AYRSHIRE HOUSING
REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31ST MARCH, 2009/Cont...

Insurance

The Company has purchased insurance against liabilities in relation to the Company arising from the actions of Trustees and other officers of the Company.

Statement of Trustees' Responsibilities

Housing Association legislation requires the Trustees to prepare financial statements for each financial year which gave a true and fair view of the state of affairs of the Company and of the income and expenditure of the Company for the year ended on that date. In preparing these financial statements, the Trustees are 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 a going concern basis unless it is inappropriate to presume that the Company will continue in business;
- . prepare a statement on internal financial control.

Key procedures that have been established, and are designed to provide effective internal financial control, are:-

Control environment – the Company has an organisational structure with clearly defined lines of responsibility, job descriptions and delegation of authority. These are set out in accordance with the Company's Standing Orders and Policy and Procedure Manuals. The Company has complied with the Scottish Housing Regulator Code of Audit Practice (SHGN 97/06).

Information systems – the Company has a comprehensive system of financial reporting. The annual budget and thirty year projections are approved by the Trustees. Quarterly actual results are reported against budget and any significant adverse variances are examined by management and remedial action taken. There are quarterly and thirty year cashflow projections and revised budget forecasts are considered as at 30th September each year.

Control procedures – policies and procedures are maintained for all areas of operations. In particular, there are clearly defined policies for development projects and capital expenditure. Large or unusual capital expenditure projects require Trustees' approval.

The Trustees are responsible for keeping proper accounting records which disclose, with reasonable accuracy at any time, the financial position of the Company and to enable it to ensure that the financial statements comply with the requirements of the Industrial and Provident Societies Acts 1965-2002, the Housing (Scotland) Act 2001 and the Registered Social Landlords (Accounting Requirements) (Scotland) Order 2007. It is also responsible for safeguarding the assets of the Trust and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Corporate Governance

The Company has complied throughout the accounting period with the Code of Best Practice published by the Cadbury Trustees in 1992 on the Financial Aspects of Corporate Governance.

In accordance with the requirements of the Scottish Housing Regulator, the auditors have confirmed that they consider this statement appropriately reflects the Company's compliance with those paragraphs of the Code of Best Practice required to be revised by them. The auditors have also confirmed that, in their opinion, with regard to the Trustees' Statement on Internal Financial Control on page five the Trustees have provided the disclosures required by Paragraph 4.5 of the Code of Best Practice as supplemented by the related guidance for Trustees and such a statement is not inconsistent with the information of which they are aware from their audit work on the financial statements.

AYRSHIRE HOUSING

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31ST MARCH, 2009/Cont...

Statement as to Disclosure of Information to Auditors

So far as the Trustees are aware, there is no relevant audit information (as defined by Section 234ZA of the Companies Act 1985) of which the Company's auditors are unaware, and each Trustee has taken all the steps that he or she ought to have taken as a Trustee in order to make himself or herself aware of any relevant audit information and to establish the the Company's auditors are aware of that information.

Auditors

A resolution to appoint the auditors, Messrs. Armstrongs, will be proposed at the Annual General Meeting.

By order of the Board

Secretary

Dated :

AYRSHIRE HOUSING

**TRUSTEES STATEMENT ON THE COMPANY'S
SYSTEM OF INTERNAL FINANCIAL CONTROL
FOR THE YEAR ENDED 31ST MARCH, 2009**

The Trustees acknowledge their ultimate responsibility for ensuring that the Company has in place a system of controls that is appropriate to the various business environments in which it operates. These controls are designed to give reasonable assurance with respect to:

- . The reliability of financial information used within the Company or for publication;
- . The maintenance of proper accounting records;
- . The safeguarding of assets (against unauthorised use or disposition).

It is the Trustees' responsibility to establish and maintain systems of internal financial control. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. Key elements include ensuring that:

- . Formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Company's assets;
- . Experienced and suitably qualified staff take responsibility for important business functions. Annual appraisal procedures have been established to maintain standards of performance;
- . Forecasts and budgets are prepared regularly which allow the Trustees and staff to monitor the key business risks and financial objectives, and progress towards financial plans set for the year and the medium term;
- . Regular management accounts are prepared promptly, providing relevant, reliable and up-to-date financial and other information and significant variances from budgets are investigated as appropriate;
- . All significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through relevant sub-committees comprising Trustee members and others;
- . The Trustees review reports from management, from directors, staff and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed. This includes a general review of the major risks facing the Company;
- . Formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.

The Trustees have reviewed the effectiveness of the system of internal financial control in existence in the Company for the year ended 31st March 2009 and until the below date. No weaknesses were found in 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.

By order of the Board

Secretary

Dated :

AYRSHIRE HOUSING

REPORT OF THE AUDITORS ON THE TRUSTEES

STATEMENT ON THE COMPANY'S SYSTEM OF INTERNAL FINANCIAL CONTROL

FOR THE YEAR ENDED 31ST MARCH, 2009

Corporate Governance

In addition to our audit of the financial statements, we have reviewed the Trustees' statement concerning the Company's compliance with the information required by the section on internal financial control within SFHA's publication "Raising Standards in Housing".

Basis of Opinion

We carried out our review having regard to the Bulletin "Disclosures Relating to Corporate Governance" issued by the Auditing Practices Board. The Bulletin does not require us to review the effectiveness of the Company'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 three has provided the disclosures required by the section on internal financial control within SFHA's publication "Raising Standards in Housing" and is consistent with the information which came to our attention as a result of our audit work on the financial statements.

Through enquiry of certain Trustee members, directors and officers of the Company, and examination of relevant documents, we have satisfied ourselves that the Trustees' Statement on Internal Financial Control appropriately reflects the Company's compliance with the information required by the section on internal financial control within SFHA's publication "Raising Standards in Housing".

Armstrongs,
Registered Auditors,
Chartered Accountants,
Victoria Chambers,
142, West Nile Street,
Glasgow.
G1 2RQ.

Dated :

**REPORT OF THE INDEPENDENT AUDITORS TO
THE MEMBERS OF AYRSHIRE HOUSING**

We have audited the financial statements of Ayrshire Housing for the year ended 31st March 2009 which comprise the Income and Expenditure Account, the Balance Sheet, the Cash Flow Statement and the related notes. These financial statements have been prepared under the historical cost convention and the accounting policies set out therein.

This report is made solely to the Company's members, as a body, in accordance with Industrial and Provident Societies Act 1965. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of trustees and auditors

The Trustees' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the statement of Trustees' responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the relevant legislation. We also report to you if, in our opinion, a satisfactory system of control over transactions has not been maintained if the Company has not kept proper accounting records, or if we have not received all the information and explanation we require for our audit, or if information specified by law regarding director's remuneration and other transactions is not disclosed.

We read the information contained in the Report of the Trustees and consider whether it is consistent with the audited financial statements. We consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements. Our responsibilities do not extend to any other information.

Basis of Opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the Trustees in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion the financial statements:

- give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice of the state of the Company's affairs as at 31st March 2009 and of its surplus for the year then ended;
- have been properly prepared in accordance with the Industrial and Provident Societies Acts 1965 to 2002, Schedule 1, the Housing (Scotland) Act 2001 and the Registered Social Landlords (Accounting Requirements) (Scotland) Order 2007;
And
- the information given in the Report of the Trustees is consistent with the financial statements.

Armstrongs,
Registered Auditors,
Chartered Accountants,
Victoria Chambers,
142, West Nile Street,
Glasgow.
G1 2RQ.

Dated :

AYRSHIRE HOUSING
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31ST MARCH, 2009

	Notes	2009 £	2008 £
Turnover	2	4,006,751	3,685,995
Operating Costs	2	(2,167,347)	(2,257,520)
Operating Surplus	2	1,839,404	1,428,475
Gain on Disposal of Housing Property	5	99,496	322,352
Interest Receivable and Other Income	8	73,920	139,608
Interest Payable and Similar Charges	9	(1,144,141)	(1,297,383)
Surplus for the year		<u>868,679</u>	<u>593,052</u>

The results for the year relate wholly to continuing activities.

AYRSHIRE HOUSING
STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
FOR THE YEAR ENDED 31ST MARCH, 2009

	2009 £	2008 £
Surplus/(Deficit) for the year	868,679	593,052
Actuarial loss on pension scheme	(23,000)	-
Total recognised gains and losses relating to the year	<u>845,679</u>	<u>593,052</u>

AYRSHIRE HOUSING
NOTE OF HISTORICAL SURPLUSES AND DEFICITS
FOR THE YEAR ENDED 31ST MARCH 2009

	2009 £	2008 £
Reported surplus/(deficit) on ordinary activities before taxation	845,679	593,052
Difference between historical cost depreciation and the actual charge for the year calculated on the revalued amount	37,725	36,718
Realisation of property revaluation gains of previous years	16,678	41,788
Historical cost surplus/(deficit) on ordinary activities	<u>900,082</u>	<u>671,558</u>
Historical cost surplus/(deficit) on ordinary activities	<u>900,082</u>	<u>671,558</u>

AYRSHIRE HOUSING

BALANCE SHEET

AS AT 31ST MARCH, 2009

	Notes	2009 £	2008 £
Tangible Fixed Assets			
Housing Properties (net of depreciation)	12	33,227,011	31,187,327
Other	13	290,477	314,606
		<u>33,517,488</u>	<u>31,501,933</u>
Current Assets			
Investments	14	1	1
Debtors	15	4,014,435	1,422,598
Cash at Bank and in Hand		2,460,499	2,299,058
		<u>6,474,935</u>	<u>3,721,657</u>
Creditors : amounts falling due within one year	16	4,591,797	3,456,040
Net Current Assets/(Liabilities)		<u>1,883,138</u>	<u>265,617</u>
Total Assets less Current Liabilities		35,400,626	31,767,550
Creditors : amounts falling due after more than one year	17	(22,993,371)	(20,228,994)
pension liability	20	(23,000)	-
Net Assets		<u>12,384,255</u>	<u>11,538,556</u>
Capital and Reserves			
Designated Reserve	18	400,000	400,000
Revaluation Reserves	19	6,170,360	6,224,743
Revenue Reserve	21	5,813,895	4,913,813
		<u>12,384,255</u>	<u>11,538,556</u>

These financial statements were approved by the Trustees on

and signed on their behalf by:

..... Chairperson

..... Trustee

..... Secretary

AYRSHIRE HOUSING
CASH FLOW STATEMENT
FOR THE YEAR ENDED 31ST MARCH, 2009

	2009 £	2008 £
Net Cash inflow from operating activities	<u>2,637,612</u>	<u>1,493,125</u>
Returns on investments and servicing of Finance		
Interest Received	73,920	139,608
Interest Paid	(1,144,141)	(1,297,383)
	<u>(1,070,221)</u>	<u>(1,157,775)</u>
Capital Expenditure and Financial Investment		
Payments to acquire and develop housing properties	(11,919,436)	(5,682,057)
Payments to acquire other fixed assets	(18,254)	(36,693)
Grants Received	6,006,733	3,202,516
Proceeds of disposal of housing property	170,991	503,180
	<u>(5,759,966)</u>	<u>(2,013,054)</u>
Net cash inflow (outflow) before financing	<u>(4,192,575)</u>	<u>(1,677,704)</u>
Financing		
Loans - Received	3,321,108	3,431,321
- Repaid	(562,243)	(431,629)
	<u>2,758,865</u>	<u>2,999,692</u>
Increase/(Decrease) in cash	<u>(1,433,710)</u>	<u>1,321,988</u>
Reconciliation of net cash flow to movement in net debt		
Increase/(Decrease) in cash in the year	(1,433,710)	1,321,988
Cash (inflow)/outflow from (increase)/decrease in loan finance	(2,758,865)	(2,999,692)
Decrease/(Increase) in net debt resulting from cash flow	(4,192,575)	(1,677,704)
Net debt at 01.04.08	(19,868,813)	(18,191,109)
Net debt at 31.03.09	<u>(24,061,388)</u>	<u>(19,868,813)</u>

AYRSHIRE HOUSING

NOTES TO THE CASH FLOW STATEMENT

FOR THE YEAR ENDED 31ST MARCH, 2009

	2009	2008
	£	£
1. Reconciliation of surplus for the year to net cashflow from operating activities		
Operating Surplus	1,839,404	1,428,475
Depreciation	417,383	428,610
(Increase)/Decrease in Debtors	392,937	(843,730)
Increase/(Decrease) in Creditors	(12,112)	479,770
	<u>2,637,612</u>	<u>1,493,125</u>

2. Analysis of changes in net debt

	2009	Cash Flow	2008
	£	£	£
Cash in hand and at bank	2,460,499	161,441	2,299,058
Development Overdraft	(2,854,976)	(1,595,151)	(1,259,825)
Debt due within one Year	(673,540)	5,512	(679,052)
Debt due after one Year	(22,993,371)	(2,764,377)	(20,228,994)
	<u>24,061,388</u>	<u>(4,192,575)</u>	<u>(19,868,813)</u>

	2008	Cash Flow	2007
	£	£	£
Cash in hand and at bank	2,299,058	(918,673)	3,217,731
Development Overdraft	(1,259,825)	2,240,661	(3,500,486)
Debt due within one Year	(679,052)	(127,426)	(551,626)
Debt due after one Year	(20,228,994)	(2,872,266)	(17,356,728)
	<u>(19,868,813)</u>	<u>1,677,704</u>	<u>(18,191,109)</u>

AYRSHIRE HOUSING

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH, 2009

1. Principal Accounting Policies

The Company is incorporated under the Industrial and Provident Societies Act 1965.

The financial statements have been prepared under the historical cost convention as modified by the revaluation of housing properties and in compliance with the Registered Social Landlords (Accounting Requirements) (Scotland) Order 2007, the Statement of Recommended Practice (SORP) 2008 and applicable Accounting Standards. A summary of the more important accounting policies is set out below.

Turnover

Turnover relates to the income from letting of properties at affordable rents, and the supply of feuing services, together with revenue grants from the Scottish Housing Regulator, local authorities and other organisations.

Housing Properties

Housing Properties are stated at cost, less social housing and other public grants and less accumulated depreciation. Depreciation is charged on a straight line basis over the expected economic useful lives of the properties at an annual rate of 2%.

Improvements are capitalised where these result in an enhancement of the economic benefits of the property. Such enhancement can occur if the improvements result in an increase in rental income, a material reduction in future maintenance costs or a significant extension of the life of the property. Works to existing properties, which fail to meet the above criteria, are charged to the Income and Expenditure Account.

Reviews for impairment of housing properties are carried out regularly and any impairment in an income-generating unit is recognised by a charge to the Income and Expenditure Account. Impairment is recognised where the carrying value of an income-generating unit exceeds the higher of its net realisable value or its value in use. Value in use represents the net present value of expected future cash flows from these units. Impairment of assets would be recognised in the Income and Expenditure Account.

Work to Existing Housing Properties

Expenditure on improvements to existing property, which adds to the value of the property or extends its useful life, is capitalised as part of the cost of the property. All other maintenance expenditure is written off the income and expenditure account in the year in which it is incurred.

Sale of Housing Properties

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

The Statement of Recommended Practice 2008 states that the disposal of shared-ownership properties first tranche sales be included in turnover at completion with the balance being classified as fixed assets. Due to the Company's last shared-ownership scheme being off-site in 2000 and records only being required to be held for six years, this exercise has not been carried out.

Other Fixed Assets

Other fixed assets are stated at cost less accumulated depreciation. Depreciation is charged by equal instalments commencing with the year of acquisition at rates estimated to write off costs less any residual value over the expected economic useful lives at annual rates :-

Furniture and Fittings	- 20% straight line
IT Systems	- 20% straight line
Offices	- 2% straight line
Let Properties	- 20% straight line

/Cont...

AYRSHIRE HOUSING

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH, 2008/Cont...

1. Principal Accounting Policies/Cont...

Social Housing Grant and Other Grants

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

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

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

Pension Costs

Pension contributions are charged to the income and expenditure account on a systematic basis so as to spread the cost of pensions over the estimated remaining working lives of employees.

Leases

Assets held under operating leases are not capitalised. The lease rentals are expensed to the income and expenditure account in the year in which they are incurred.

Capitalisation of Interest

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

2. Lettings and other related information

Particulars of turnover, operating costs and operating surplus by class of business

	Notes	Turnover £	2009	
			Operating Costs £	Operating Surplus/ (Deficit) £
Social Lettings	3	3,979,387	2,167,347	1,812,040
Other Activities	4	27,364	-	27,364
Total		<u>4,006,751</u>	<u>2,167,347</u>	<u>1,839,404</u>
			2008	
	Notes	Turnover £	Operating Costs £	Operating Surplus/ (Deficit) £
Social Lettings	3	3,660,848	2,238,633	1,422,215
Other Activities	4	25,147	18,887	6,260
Total		<u>3,685,995</u>	<u>2,257,520</u>	<u>1,428,475</u>

None of the income or expenditure from lettings related to special needs.

AYRSHIRE HOUSING

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH, 2009/Cont...

3. Particulars of Income and Expenditure from Lettings

	General Needs £	Shared Ownership £	Total 2009 £	2008 £
Income from Lettings				
Rent receivable net of identifiable service chrgs	3,778,282	38,302	3,816,584	3,519,618
Service charges receivable	<u>184,908</u>	-	<u>184,908</u>	<u>170,455</u>
Gross income from rents and service charges	3,963,190	38,302	4,001,492	3,690,073
Less: voids	(22,105)	-	(22,105)	(29,225)
Total turnover from social letting activities	<u><u>3,941,085</u></u>	<u><u>38,302</u></u>	<u><u>3,979,387</u></u>	<u><u>3,660,848</u></u>
Expenditure on Lettings				
Management and maintenance admin costs	881,794	9,838	891,632	800,215
Reactive repairs and maintenance	576,748	-	576,748	551,617
Bad debts – rents and service charges	31,805	-	31,805	8,751
Planned and cyclical maint incl major repairs	292,162	-	292,162	513,050
Depreciation of social housing	375,000	-	375,000	365,000
Operating costs for social letting activities	<u><u>2,157,509</u></u>	<u><u>9,838</u></u>	<u><u>2,167,347</u></u>	<u><u>2,238,633</u></u>
Operating surplus for social lettings for 2009	<u><u>1,783,576</u></u>	<u><u>28,464</u></u>	<u><u>1,812,040</u></u>	<u><u>1,422,215</u></u>
Operating surplus for social lettings for 2008	<u><u>1,394,390</u></u>	<u><u>27,825</u></u>	<u><u>1,422,215</u></u>	

The amount of service charges receivable on housing accommodation not eligible for housing benefit is £Nil.

4. Particulars of Turnover, Operating Costs and Surpluses from Other Activities

	Other Income £	Operating Costs £	Total 2009 £	Total 2008 £
Development and construction of property activities	-	-	-	(18,887)
Commercial rent	9,418	-	9,418	8,949
Factoring	17,946	-	17,946	16,198
Care and repair	-	-	-	-
Wide role activities	-	-	-	-
Total for other activities for 2009	<u><u>27,364</u></u>	<u><u>-</u></u>	<u><u>27,364</u></u>	<u><u>6,260</u></u>
Total for other activities for 2008	<u><u>25,147</u></u>	<u><u>(18,887)</u></u>	<u><u>6,260</u></u>	

5. Profit on Disposal of Fixed Assets

	2009 £	2008 £
Proceeds from sale of fixed assets	<u>170,991</u>	<u>509,930</u>
Less: Cost of Sales		
Value of property	70,886	180,828
HAG received	-	(7,207)
HAG repaid	-	7,207
Legal and valuation costs	<u>609</u>	<u>6,750</u>
	<u>71,495</u>	<u>187,578</u>
	<u><u>99,496</u></u>	<u><u>322,352</u></u>

AYRSHIRE HOUSING

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH, 2009/Cont...

6. Directors Emoluments

The directors are defined as the members of the Trustees, the Chief Executive Officer and any other person reporting directly to the directors or the Trustees whose total emoluments exceed £60,000 per year.

	2009	2008
	£	£
Total Emoluments (including pension contributions and benefits in kind)	<u>63,262</u>	<u>60,436</u>
Total Emoluments (excluding pension contributions) to the highest paid director amounted to	<u>54,240</u>	<u>52,549</u>
Total expenses reimbursed to the Committee in so far as not chargeable to United Kingdom income tax	<u>178</u>	<u>Nil</u>

None of the Trustees received any remuneration during the year.

7. Employee Information

The monthly average number of full time equivalent employees (excluding Executive Trustees) during the year was :-

	2009	2008
	£	£
The monthly average number of full time equivalent employees (excluding Executive Trustees) during the year was :-	<u>21</u>	<u>21</u>
Wages and Salaries	581,088	533,541
Social Security Costs	44,983	42,256
Pension Contributions	<u>82,472</u>	<u>71,757</u>
	<u>708,543</u>	<u>647,554</u>

8. Interest Receivable and Other Income

Bank Interest Receivable	<u>73,920</u>	<u>139,608</u>
--------------------------	---------------	----------------

9. Interest Payable and Similar Charges

Loan Interest	1,225,446	1,316,785
Interest Capitalised on Housing Properties	(81,305)	(19,402)
	<u>1,144,141</u>	<u>1,297,383</u>

10. Operating Surplus

Operating surplus is stated after charging/(crediting):-

Depreciation - Property	375,000	365,000
- Other Assets	42,383	63,610
Auditor's Remuneration	6,672	6,280
Leasing	9,156	6,276
Bad Debts	<u>31,805</u>	<u>8,751</u>

11. Taxation

The organisation was granted charitable status on 5th May 1998 and as such is no longer subject to taxation.

AYRSHIRE HOUSING

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH, 2009/Cont...

12. Tangible Fixed Assets - Housing Properties

	Heritable Housing Prop. Held For Letting £	Rented Accommod. Under Construction £	Shared Ownership Held For Letting £	Total £
Cost/Valuation				
At 01.04.08	32,566,235	9,526,362	483,485	42,576,082
Additions	846,997	10,630,669	-	11,477,666
Disposals	(71,495)	-	-	(71,495)
Transfers	2,752,156	(2,752,156)	-	-
At 31.03.09	<u>36,093,893</u>	<u>17,404,875</u>	<u>483,485</u>	<u>53,982,253</u>
Grants				
At 01.04.08	3,871,677	6,906,822	-	10,778,499
Received	-	8,748,101	-	8,748,101
Transfers	1,890,084	(1,890,084)	-	-
At 31.03.09	<u>5,761,761</u>	<u>13,764,839</u>	<u>-</u>	<u>19,526,600</u>
Other Grants				
At 01.04.08	-	245,256	-	245,256
Received	-	243,386	-	243,386
At 31.03.09	<u>-</u>	<u>488,642</u>	<u>-</u>	<u>488,642</u>
Depreciation				
At 01.04.08	365,000	-	-	365,000
Charge for Year	375,000	-	-	375,000
At 31.03.09	<u>740,000</u>	<u>-</u>	<u>-</u>	<u>740,000</u>
Net book value at 31.03.09	<u>29,592,132</u>	<u>3,151,394</u>	<u>483,485</u>	<u>33,227,011</u>
Net book value at 31.03.08	<u>28,329,558</u>	<u>2,374,284</u>	<u>483,485</u>	<u>31,187,327</u>

Development Administration cost capitalised amounted to £163,386 (2008 - £154,320) for which grants of £5,953 (2008 - £131,004) were received in the year. Interest capitalised in the year amounted to £81,305 (2008 - £19,402).

Completed housing properties were revalued on the basis of existing use value for social housing at 14th June 2007 by DTZ Debenham Tie Leung, Chartered Surveyors. The valuation report has been made in accordance with the RICS Appraisal and Valuation Manual. The Trustees do not believe that the values would have been materially different at the balance sheet date.

All housing properties are freehold.

AYRSHIRE HOUSING

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH, 2009/Cont...

12. Tangible Fixed Assets - Housing Properties/Cont...

	2009	2008
Cost of Properties	76,931,492	71,009,872
Less: Social Housing and Other Grants	<u>49,860,040</u>	<u>44,071,069</u>
	27,071,452	26,938,803
Less: Depreciation	(1,733,211)	(1,724,218)
	<u><u>25,338,241</u></u>	<u><u>25,214,585</u></u>

13. Tangible Fixed Assets - Other Fixed Assets

	Office Premises £	Fixtures and Fittings £	Computer Equipment £	Let Properties Furniture & Fittings £	Total £
Cost					
As at 01.04.08	264,481	92,687	186,876	136,305	680,349
Additions	315	6,372	11,567	-	18,254
As at 31.03.09	<u>264,796</u>	<u>99,059</u>	<u>198,443</u>	<u>136,305</u>	<u>698,603</u>
Depreciation					
As at 01.04.08	25,092	91,973	125,907	122,771	365,743
Charge for Year	5,330	1,555	26,850	8,648	42,383
As at 31.03.09	<u>30,422</u>	<u>93,528</u>	<u>152,757</u>	<u>131,419</u>	<u>408,126</u>
Net Book Value as at 31.03.09	<u><u>234,374</u></u>	<u><u>5,531</u></u>	<u><u>45,686</u></u>	<u><u>4,886</u></u>	<u><u>290,477</u></u>
Net Book Value as at 01.04.08	<u><u>239,389</u></u>	<u><u>714</u></u>	<u><u>60,969</u></u>	<u><u>13,534</u></u>	<u><u>314,606</u></u>

14. Investment

Ayrshire Housing holds the one issued share of Ayrshire Homestake Limited, a company registered in Scotland.

The principal activity of Ayrshire Homestake Limited is the administration of the new supply of shared equity properties.

	2009 £	2008 £
15. Debtors		
Rental Debtors	172,580	193,948
Provision for Doubtful Debts	(10,000)	(10,000)
Connected Undertaking	-	300,505
Other Debtors	3,851,855	938,145
	<u><u>4,014,435</u></u>	<u><u>1,422,598</u></u>

AYRSHIRE HOUSING

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH, 2009/Cont...

16. Creditors due within one year

	2009	2008
	£	£
Housing Loans	673,540	679,052
Trade Creditors	175,102	31,093
Development Creditors	602,649	1,044,419
Other Creditors	24,581	24,350
Accruals	79,171	245,120
Development Overdrafts	2,854,976	1,259,825
Prepaid Rents	181,778	172,181
	<u>4,591,797</u>	<u>3,456,040</u>

Creditors due within one year include development guarantees totalling £2,854,976 (2008 - £1,259,825) for which agreement in principal has been received for conversion into long term finance.

	2009	2008
	£	£
17. Creditors due after more than one year		
Loans	<u>22,993,371</u>	<u>20,228,994</u>

Loans are secured by specific charges on the Company's properties and are repayable at rates of interest ranging from 1.25% to 6.50% (2008 – 5.20% to 6.74%) which will mature over a period of 14 to 30 years as follows:-

	2009	2008
	£	£
Between one and two years	790,976	663,885
Between two and five years	1,624,142	1,366,971
In five years or more	20,578,253	18,198,138
	<u>22,993,371</u>	<u>20,228,994</u>

18. Designated Reserves

	Major Repair Reserve	
	£	
Balance at 01.04.08	400,000	
Transfers from Income & Expenditure Account	-	
Balance at 31.03.09	<u>400,000</u>	

19. Revaluation Reserve

	2009	2008
	£	£
Balance at 01.04.08	6,224,743	6,303,249
Transfer on Disposal of Properties	(16,678)	(41,788)
Depreciation Adjustment	(37,725)	(36,718)
Balance at 31.03.09	<u>6,170,360</u>	<u>6,224,743</u>

AYRSHIRE HOUSING

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH, 2009/Cont...

20. Pensions

The Company is a member of two pension funds in order to provide benefits for its employees.

Firstly, the Company is a member of the Strathclyde Pension Fund administered by Glasgow Council, a defined benefit scheme, which is externally funded and contracted out of the State Earnings-Related Pension Scheme. The assets of the scheme are held in a separate trustee-administered fund. The pension costs are assessed with the advice of independent qualified actuaries, using the projected unit method.

The assumptions and other data that have the most significant effect on the determination of the contribution levels of the scheme were taken at the last actuarial date of 31st March 2009. It was assumed that salary increases would average 4.6% per annum, that present and future pensions would increase at the rate of 3.1% per annum. It was also assumed that the discount rate would be 6.9% and the expected return on assets was 6.5%. The Company's share of assets in the scheme and expected rate of return was equities at 7.0%, bonds at 5.4%, property at 4.9% and cash at 4.0%. The estimated employer asset share was £436,000 and the value of the present scheme liabilities was £459,000 leaving a surplus of assets of £23,000. The net revenue account cost was £15,000 this equalled the amount of service costs charged to operating profit at £20,000, less the expected return on employers assets of £38,000 reduced by the interest on pension scheme liabilities of £33,000. The actuarial loss recognised in the Statement of Total Recognised Gains and Losses (STRGL) was £79,000 comprising the actual return on pension scheme assets of £(149,000) and the changes in the present value of £70,000.

Movement in surplus during the year	£
Surplus at beginning of year	63,000
Current service cost	(20,000)
Employers contributions	9,000
Estimated benefits paid	(1,000)
Net returns on assets	5,000
Actuarial gain/(Loss)	(79,000)
Deficit at end of year	<u>23,000</u>

History of experience gains and losses	£
Fair value of employer assets	436,000
Present value of defined benefit obligation	459,000
Deficit	23,000
Experience gains on assets	149,000

Secondly, the Company participates in the SFHA Pension Scheme. The SFHA Pension Scheme is a multi-employer defined benefit scheme. The scheme is funded and is contracted out of the state scheme.

The scheme offers three benefit structures to employers namely (a) final salary with a 1/60th accrual rate, (b) career average revalued earnings with a 1/60th accrual rate and (c) career average revalued earnings with a 1/70th accrual rate. An employer can elect to operate different benefit structures for their active members (as at the first day of April in any given year) and their new entrants. An employer can only operate one open benefit structure at any one time. An open benefit structure is one which new entrants are able to join. The Co-operative has elected to operate the final salary with a 1/60th accrual rate benefit structure for all members.

The Trustee commissions an actuarial valuation every three years. The main purpose of the valuation is to determine the financial position of the scheme in order to determine the level of future contributions required so that the scheme can meet its pension obligations as they fall due. The actuarial valuation assesses whether the scheme's assets at the valuation date are likely to be sufficient to pay the pension benefits accrued by members as the valuation date. Asset values are calculated by reference to market levels. Accrued pension benefits are valued by discounting expected future benefit payments using a discount rate calculated by reference to the expected future investment returns.

During the accounting period the Company paid contributions at the rate of 15.4%. Member contributions were 7.7%. As at the balance sheet date there were twelve active members of the scheme employed by the Company. The Company continues to offer membership of the scheme to its employees.

AYRSHIRE HOUSING

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH, 2009/Cont...

20. Pensions/Cont...

It is not possible in the normal course of events to identify the share of underlying assets and liabilities belonging to individual participating employers. SFHA is a multi-employer scheme where the scheme assets are co-mingled for investment purposes, benefits are paid from the total scheme assets, and the contribution rate for all employers is set by reference to the overall financial position of the scheme rather than by reference to individual employer experience. Accordingly, due to the nature of the scheme, the accounting charge for the period under FRS17 represents the employer contribution payable.

The last formal valuation of the scheme was performed as at 30th September 2006 by a professionally qualified actuary using the "projected unit credit" method. The market value of the scheme's assets at the valuation date was £268million. The valuation revealed a shortfall of assets compared with the value of liabilities of £54million (equivalent to a past service funding level of 83.4%).

The Scheme Actuary has prepared an actuarial report that provides an approximate update on the funding position of the scheme as at 30th September 2008. Such a report is required by legislation for years in which a full actuarial valuation is not carried out. The funding update revealed a decrease in the assets of the scheme to £265million and indicated an increase in the shortfall of assets compared to liabilities to approximately £149million, equivalent to a past service funding level of 63.9%. Annual funding updates of the SFHA Pension Scheme are carried out using approximate actuarial techniques rather than member by member calculations, and will therefore not produce the same results as a full actuarial valuation. However, they will provide a good indication of the financial progress of the scheme since the last full valuation.

Since the contribution rates payable to the scheme have been determined by reference to the last full actuarial valuation the following notes relate to the formal actuarial valuation as at 30th September 2006.

The financial assumptions underlying the valuation as at 30th September 2006 were as follows:

- a. rate of investment return pre retirement - 7.2% per annum;
- b. rate of investment return post retirement - 4.9% per annum;
- c. rate of salary increases - 4.6% per annum;
- d. rate of pension increases
 - Leavers before 1.10.93 - 5.0% per annum
 - pension accrued pre 6.04.05 - 2.6% per annum.
 - pension accrued from 6.04.05 - 2.25% per annum.
- e. rate of price inflation - 2.6% per annum;

The valuation was carried out using the PA92C2025 short cohort mortality table for non-pensioners, whose assumed life expectancy in years at age 65 was 21.6 for men and 24.4 for women, and PA92C2013 short cohort mortality table for pensioners, whose assumed life expectancy in years at age 65 was 20.7 for men and 23.6 for women. The long-term joint contribution rates required from employers and members to meet the cost of future benefit accrual were 17.8% for final salary 60ths, 14.6% for career average 60ths and 12.6% for career average 70ths. If an actuarial valuation reveals a shortfall of assets compared to liabilities the Trustee must prepare a recovery plan setting out the steps to be taken to make up the shortfall.

Following consideration of the results of the valuation it was agreed that the shortfall of £54million would be dealt with by the payment of additional contributions of 5.3% of pensionable salaries per annum with effect from 1st April 2008. It is the scheme policy that the joint contribution rate payable is split between employers and members in the ratio 2:1. Accordingly the joint contribution rates from 1st April 2008 for each of the benefit structures will be:

Final salary 60ths	-	23.1% of pensionable salaries per annum comprising contributions from employers of 15.4% and members of 7.7%
Career average 60ths	-	19.9% of pensionable salaries per annum comprising contributions from employers of 13.3% and members of 6.6%
Career average 70ths	-	17.9% of pensionable salaries per annum comprising contributions from employers of 11.9% and members of 6%

AYRSHIRE HOUSING

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH, 2009/Cont...

20. Pensions/Cont...

A small number of employers that have closed the scheme to new members are required to pay an additional employer contribution of 3.5% to reflect the higher costs of a closed arrangement. If the valuation assumptions are borne out in practice this pattern of contributions should be sufficient to eliminate the past service deficit, on an ongoing funding basis, by 31st March 2020.

A copy of this recovery plan, setting out the level of deficit contributions payable and the period for which they will be payable, must be sent to The Pensions Regulator. The Regulator has the power under Part 3 of the Pensions Act 2004 to issue scheme funding directions where it believes that the actuarial valuation assumptions and/or recovery plan are inappropriate. For example the Regulator could require that the Trustee strengthens the actuarial assumptions (which would increase the scheme liabilities and hence impact on the recovery plan) or impose a schedule of contributions on the scheme (which would effectively amend the terms of the recovery plan). The Regulator has reviewed the recovery plan for the SFHA Pension Scheme and confirmed that, in respect of the September 2006 actuarial valuation, it does not propose to issue any scheme funding directions under Part 3 of the Pensions Act 2004.

The next full actuarial valuation will be carried out as at 30th September 2009.

Following a change in legislation in September 2005 there is a potential debt on the employer that could be levied by the Trustee of the Scheme. The debt is due in the event of the employer ceasing to participate in the Scheme or the Scheme winding up. The debt for the scheme as a whole is calculated by comparing the liabilities for the Scheme (calculated on a buyout basis i.e. the cost of securing benefits by purchasing annuity policies from an insurer, plus an allowance for expenses) with the assets of the Scheme. If the liabilities exceed assets there is a buy-out debt.

The leaving employer's share of the buy-out debt is the proportion of the scheme's liability attributable to employment with the leaving employer compared to the total amount of the scheme's liabilities (relating to employment with all the currently participating employers). The leaving employer's debt therefore includes a share of any 'orphan' liabilities in respect of previously participating employers. The amount of the debt therefore depends on many factors including total scheme liabilities, scheme investment performances, the liabilities in respect of current and former employees of the employer, financial conditions at the time of the cessation event and the insurance buy-out market. The amounts of debt can therefore be volatile over time.

The Company has been notified by the Pensions Trust of the estimated employer debt on withdrawal from the SFHA scheme based on the financial position of the scheme as at 30th September 2006. As of that date the estimated employer debt for the Company was £386,303.

The total pension cost for the Company was £41,544 (2008: £48,100) of which £4,571 (2008: £6,072) was unpaid and is included in creditors.

21. Revenue Reserves

	2009	2008
	£	£
Balance at 01.04.08	4,913,813	4,242,235
Surplus for the year	900,082	671,578
Balance at 31.03.09	<u>5,813,895</u>	<u>4,913,813</u>

22. Related Parties

Some members of the Trustees are tenants of the Company. Their transactions with the Company are all done on standard terms, as applicable to all tenants and they cannot use their position to their advantage.

Three Trustees are Councillors with South Ayrshire Council. Any transactions with the Council are made at arms length, on normal commercial terms and the said Trustees cannot use their position to their advantage.

During the period five tenants of the Company acted as Trustees. In total they paid rent of £13,627 (2008 : £12,775), which is at arm's length.

AYRSHIRE HOUSING

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH, 2009/Cont...

23. Financial Commitments

At 31st March 2009 the amounts due in future years under operating leases were as follows :-

	£	£
Expiring within one year	8,127	8,259
Expiring between one and two years	8,259	8,259
Expiring between two and five years	14,945	22,418
	31,331	38,936

24. Housing Stock

2009

2008

The number of units of accommodation in management at the period end was :-

General Needs	1,199	1,164
Shared Ownership	17	17
	1,216	1,181

25. Capital Commitments

2009

2008

£

£

Expenditure authorised and contracted

7,921,874

3,865,971

The Board of Management expect that expenditure they have authorised to be fully funded by the Scottish Housing Regulator, Local Authorities, banks and building societies.

Expenditure not yet contracted, on a scheme by scheme basis, is subject to formal Trustee approval procedures.

26. Contingent Liabilities

At 31st March 2009, the Company had £Nil contingent liabilities (2008 - £Nil).

27. Group Structure

Ayrshire Housing is a housing company registered in Scotland and forms part of a group. The other member is Ayrshire Homestake Limited and the company is registered in Scotland. The main activity of Ayrshire Homestake Limited is the administration of the supply of low cost home ownership. Ayrshire Housing is considered to be the ultimate parent. Separate group accounts are not prepared as the Trustees are of the opinion that the group is exempt from this requirement.