

Logged 14/5/09
5


SCOTT-MONCRIEFF
EDINBURGH AND GLASGOW

TENANT CONTROLLED HOUSING LIMITED

**Report and Financial Statements
For the year ended 31 March 2009**

TENANT CONTROLLED HOUSING LIMITED

Index to the Financial Statements	Page
Company Information	1
Report of the Committee	2
Report of the Auditors	4
Report by the Auditors on the Management Committee's Statement of Internal Financial Controls	6
Income and Expenditure Account	7
Balance Sheet	8
Cash Flow Statement	9
Notes to the Financial Statements	10

Company Information

Committee members:

George McGuinness	
Gerry Gillin	Chair
R. Marie O'Brien	Treasurer
Agnes Barclay	
Mary Pryce	
Paul Conroy	
Moira McKeown	
Cathy Vernel	Vice-Chair
Anne Ogilvie	
Mary Carr	
Mary T. Scahill	
Betty Swinbourne	

Secretary: Robert Addison

Registered Office: 89 Main Street
Baillieston
Glasgow
G69 6AB

Auditor: Scott-Moncrieff
Chartered Accountants
Registered Auditor
25 Bothwell Street
Glasgow
G2 6NL

Solicitors: T C Young
7 West George Street
Glasgow
G2 1BA

Bankers: Clydesdale Bank
Main Street
Baillieston
G69 6SQ

Industrial and Provident Society Registered Number - SP2600RS
The Scottish Housing Regulator Registered Number – 329
Registered Scottish Charity Number – SC038962

**Report of the Management Committee
In respect of the year ended 31 March 2009**

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

Review of business

The association was incorporated in Scotland, registered with The Scottish Housing Regulator in August 2003 and the Financial Services Authority in March 2003. The association was formed to manage properties under the ownership of Glasgow Housing Association as a result of the Glasgow stock transfer. In December 2003, the management of properties within the Baillieston, Sandyhills, Springboig and North Greenfield areas was transferred to the association.

The association was registered as a charitable organisation on 20th November 2007. The charity number is SCO38962.

Principal Activities

The principal activity of the association during the year was the management of housing properties.

Committee members

The committee members of the company in office during the year were as follows:-

George McGuinness	
Gerry Gillin	Chair
R. Marie O'Brien	Treasurer
Agnes Barclay	
Mary Pryce	
Paul Conroy	
John Mason	Resigned 06/08/08
Moira McKeown	
Cathy Vernel	Vice-Chair
Anne Ogilvie	
Mary Carr	
Mary T. Scahill	
Alex Halliday	Resigned 07/05/08
Betty Swinbourne	

Each member of the Committee of Management holds one fully paid share of £1 in the company.

Statement of Committee's Responsibilities

Housing association legislation requires the committee to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the association and of the income and expenditure of the association for the year ended on that date. In preparing those financial statements the committee 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 association will continue in business.

**Report of the Management Committee
In respect of the year ended 31 March 2009**

Statement of Committees' Responsibilities (Cont'd)

The committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the association.

The committee is also responsible for safeguarding the assets of the association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Internal Financial Controls

The Committee is responsible for the association's system of internal financial control, and has reviewed its effectiveness from information provided by management staff.

Any system can only provide reasonable and not absolute assurance against material miss-statement or loss.

The financial control system within the association is fundamentally simple and appropriate to the size and complexity of the organisation. It includes a combination of regular review of financial results compared with an agreed budget and authorisation of all expenditure by senior staff and Committee. The auditors have confirmed that in their opinion the statements made by the Committee on internal financial controls which are set out above, provide the disclosures required by The Scottish Housing Regulator Guidance Note 97/02, and such statements are consistent with the information of which the auditors are aware from their audit work on the accounts.

The auditors have advised that they have performed their review of those statements in accordance with the guidance issued by the Auditing Practices Board and have not therefore performed any additional procedures to express a separate opinion on internal financial controls.

Auditors

A resolution to re-appoint Scott-Moncrieff as auditors will be put to the members at the annual general meeting.

By Order of the Board



ROBERT ADDISON
Secretary

Dated: 6th May 2009

Independent Auditors' Report to the Members of Tenant Controlled Housing Limited

We have audited the financial statements of Tenant Controlled Housing Limited for the year ended 31 March 2009 set out on pages 7 to 16. These financial statements have been prepared under the historical cost convention and the accounting policies set out on page 11.

This report is made solely to the association's members as a body, in accordance with Section 9 of the Friendly and Industrial and Provident Societies Act 1968. Our audit work has been undertaken so that we might state to the association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the association and the association's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of committee and auditors

As described on pages 2 and 3 the association's Management Committee is responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards.

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 Industrial and Provident Societies Acts 1965 to 2002, Schedule 7 the Housing (Scotland) Act 2001, the Registered Social landlords Accounting Requirements (Scotland) Order 2007 and the Statement of Recommended Practice (SORP) Accounting by Registered Social Landlords 2008. We also report to you if, in our opinion, the association has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the association is not disclosed.

We report to you whether in our opinion the information given in the Management Committee Report is consistent with the financial statements.

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 Committee of Management in the preparation of the financial statements, and of whether the accounting policies are appropriate to the association'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 irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Independent Auditors' Report to the Members of Tenant Controlled Housing Limited

Opinion

In our opinion the financial statements give a true and fair view of the state of affairs of the Association at 31 March 2009 and of its income and expenditure for the year then ended and have been properly prepared in accordance with the Industrial and Provident Societies Acts 1965 to 2002, Schedule 7 the Housing (Scotland) Act 2001, the Registered Social Landlords Accounting Requirements (Scotland) Order 2007 and the Statement of Recommended Practice (SORP) Accounting by Registered Social Landlords 2008.



Scott-Moncrieff
Chartered Accountants
Registered Auditor
25 Bothwell Street
Glasgow
G2 6NL

Dated: 6th May 2009

**Report of the auditors to the Management Committee of
Tenant Controlled Housing Limited on Corporate Governance**

In addition to our audit of the Financial Statements, we have reviewed your Statement on page 3 concerning the association's compliance with the paragraphs of the Internal Financial Control section within the SFHA's publication 'Raising in Standards in Housing'. The objective of our review is to draw attention to non-compliance with those paragraphs, if not otherwise disclosed.

Basis of Opinion

We carried out our review having regard to Bulletin 2006/5 issued by the Auditing Practices Board. The Bulletin does not require us to perform the additional work necessary to, and we do not, express any opinion on the effectiveness of either the association's system of internal financial control or its corporate governance procedures.

Opinion

In our opinion, your statement on internal financial control on page 3 has provided the disclosures required by the paragraphs of the Internal Financial Control section within the SFHA's publication 'Raising in Standards in Housing' and is not inconsistent with the information which came to our attention as a result of our audit work on the Financial Statements.



Scott-Moncrieff
Chartered Accountants
Registered Auditor
25 Bothwell Street
Glasgow
G2 6NL

Dated: 6th May 2009

**Income and Expenditure Account
For the year ended 31 March 2009**

	Notes	2009 £	2008 £
Turnover	2, 3 & 4	13,494	54,209
Operating costs	2, 3 & 4	16,440	53,096
Operating (Loss)/surplus	2, 3 & 4	(2,946)	1,113
<i>(Loss)/Surplus on Ordinary Activities before Taxation</i>		(2,946)	1,113
Taxation on surplus on ordinary activities		-	(142)
(Loss)/Surplus for the Financial Year after Taxation		(2,946)	971

Continuing Operations

None of the company's principal activities were acquired or discontinued during the current period.

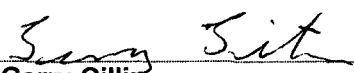
Total Recognised Gains and Losses

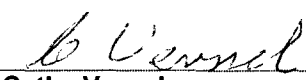
The company has no recognised gains or losses other than the surplus for the current period.

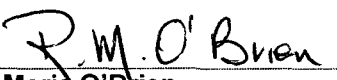
Balance Sheet
As at 31 March 2009

	Notes	2009		2008	
		£	£	£	£
Current Assets					
Debtors	6	2,159		1,840	
Cash at Bank and in Hand		2,833		10,069	
		<u>4,992</u>		<u>11,909</u>	
Creditors: Amounts falling due within one year	7	<u>4,854</u>		<u>8,827</u>	
Net current liabilities			138		3,082
Net liabilities			<u>138</u>		<u>3,082</u>
Capital and Reserves					
Share capital			251		249
Revenue reserve	5		(113)		2,833
			<u>138</u>		<u>3,082</u>

The financial statements were authorised for issue by the Management Committee on 6th May 2009 and were signed on its behalf by:


Gerry Gillin
Chair


Cathy Vernel
Vice chair


R. Marie O'Brien
Treasurer

Cash Flow Statement
For the year ended 31 March 2009

	Notes	2009 £	2008 £
Net cash (outflow) from operating activities	1	(7,238)	(308)
Returns on investments and servicing of finance		-	-
Taxation		-	(142)
Capital expenditure		-	-
		<u>(7,238)</u>	<u>(450)</u>
Financing	2	2	-
(Decrease) in cash		<u><u>(7,236)</u></u>	<u><u>(450)</u></u>

Notes to the Cash Flow Statement
For the year ended 31 March 2009

1. Reconciliation of Surplus for year to Net Cash Inflow from Operating Activities		2009	2008
		£	£
Operating (loss) / surplus		(2,946)	1,113
Decrease / (increase) in debtors		(319)	28,758
(Decrease) / increase in creditors		(3,973)	(30,179)
		<u>(7,238)</u>	<u>(308)</u>
2. Financing			
Shares issued		<u>2</u>	<u>-</u>
	At	Cash	At
	Beginning	Flow	31 March
	of year	£	2009
	£		£
3. Analysis of Changes in Net Debt			
Cash in hand, at bank	10,069	(7,236)	2,833
	<u>10,069</u>	<u>(7,236)</u>	<u>2,833</u>
4. Reconciliation of Net Cash Flow to Movement in Net Debt (Note 3)		2009	2008
		£	£
(Decrease)/increase for the year		(7,236)	(450)
Change in net debt		(7,236)	(450)
Net cash at beginning of year		<u>10,069</u>	<u>10,519</u>
Net cash at 31 March 2009		<u>2,833</u>	<u>10,069</u>

**Notes to the Financial Statements
For the year ended 31 March 2009**

1. Accounting policies

(a) Introduction and accounting basis

The principal accounting policies of the Association are set out in paragraph (b) below.

These financial statements have been prepared under the historical cost convention in accordance with applicable Accounting Standards and Statements of Recommended Practice, and comply with the requirements of the Registered Social Landlords Accounting Requirement (Scotland) Order 200 and the Statement of Recommended Practice (SORP) Accounting by Registered Social Landlords 2008.

(b) Turnover

Turnover represents grant funding received from The Scottish Government and Glasgow Housing Association.

Notes to the Financial Statements
For the year ended 31 March 2009

2. Particulars of Turnover, Operating Costs and Operating Surplus

	Turnover	2009 Operating Costs	Operating Loss	Turnover	2008 Operating Costs	Operating Surplus
	£	£	£	£	£	£
Income and Expenditure From lettings						
Social Lettings	-	-	-	-	-	-
Other activities	13,494	16,440	(2,946)	54,209	53,096	1,113
	<u>13,494</u>	<u>16,440</u>	<u>(2,946)</u>	<u>54,209</u>	<u>53,096</u>	<u>1,113</u>

Notes to the Financial Statements
For the year ended 31 March 2009

3. Particulars of turnover, operating costs and operating surplus from social letting activities

	General Needs Housing £	Supported Housing £	Shared Ownership £	Other £	2009 Total £	2008 Total £
Income from rent and service charges						
Rent receivable net of service charges	-	-	-	-	-	-
Service charges	-	-	-	-	-	-
Gross income from rents and service charges	-	-	-	-	-	-
Less voids						
Net income from rents and service charges						
Grants from the Scottish Ministers	-	-	-	-	-	-
Other revenue grants	-	-	-	-	-	-
Total turnover from social letting activities	-	-	-	-	-	-
Expenditure						
Management and maintenance administration costs	-	-	-	-	-	-
Service charges	-	-	-	-	-	-
Planned cyclical maintenance including major repairs	-	-	-	-	-	-
Reactive maintenance costs	-	-	-	-	-	-
Bad debts – rents and service charges	-	-	-	-	-	-
Depreciation of social housing	-	-	-	-	-	-
Impairment of social housing	-	-	-	-	-	-
Operating costs for social letting activities	-	-	-	-	-	-
Operating Surplus/(Deficit) on letting activities, 2009	-	-	-	-	-	-
Operating Surplus/(Deficit) on letting activities, 2008	-	-	-	-	-	-

4. Particulars of turnover, operating costs and operating surplus from other activities

	Grants from Scottish Ministers	Other revenue grants	Supporting people income	Other income	Total Turnover		Operating costs - bad debts	Other operating costs	Operating (loss) / surplus	
					2009	2008			2009	2008
	£	£	£	£	£	£	£	£	£	
Wider role activities #	-	-	-	13,494	13,494	54,209	-	16,440	(2,946)	1,113
Care and repair of property	-	-	-	-	-	-	-	-	-	-
Factoring	-	-	-	-	-	-	-	-	-	-
Development and construction of property activities	-	-	-	-	-	-	-	-	-	-
Support activities	-	-	-	-	-	-	-	-	-	-
Care activities	-	-	-	-	-	-	-	-	-	-
Agency/management services for RSLs	-	-	-	-	-	-	-	-	-	-
Other agency / management services	-	-	-	-	-	-	-	-	-	-
Developments for sale to RSLs	-	-	-	-	-	-	-	-	-	-
Development and improvements for sale to non RSLs	-	-	-	-	-	-	-	-	-	-
Other activities	-	-	-	-	-	-	-	-	-	-
Total from other activities, 2009				13,494	13,494			16,440	(2,946)	
Total from other activities, 2008						54,209		53,096		1,113

Undertaken to support the community, other than the provision, construction, improvement and management of housing

**Notes to the Financial Statements
For the year ended 31 March 2009**

	2009	2008
	£	£
5. Revenue Reserve		
Balance at 1 April 2008	2,833	1,862
(Loss)/Surplus for year	(2,946)	971
	<u> </u>	<u> </u>
Balance as at 31 March 2009	<u>(113)</u>	<u>2,833</u>
6. Debtors		
Grant receivable	<u>2,159</u>	<u>1,840</u>
7. Creditors: Amounts falling due within one year		
Accruals	<u>4,854</u>	<u>8,827</u>
8. Operating Surplus		
Operating surplus is stated after charging:		
Auditor's remuneration		
- In their capacity as auditors	1,806	1,497
- In respect of other services	353	343
	<u> </u>	<u> </u>
9. Taxation		

The Association is a recognised charity by the Inland Revenue and therefore no corporation tax has been provided.

Notes to the Financial Statements
For the year ended 31 March 2009

10. Housing Stock

The number of units of accommodation in management was as follows:-

	Units in Management 2009 £	Units in Management 2008 £
General needs	2,353	2,387
Sheltered housing	53	53
Shared ownership	-	-
	<u>2,406</u>	<u>2,440</u>

11. Legislative Provisions

The association is incorporated under the Industrial and Provident Societies Act 1965, and was registered as a charitable organisation on 20th November 2007

12. Non audit services

In common with many other organisations of our size and nature we use our auditors to assist with the preparation of the financial statements.