



Alexander Sloan
Accountants and Business Advisers

Blochairn Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2019

Registered Housing Association No. HAG 223

FCA Reference No. 2341R(S)

Scottish Charity No. SC040816

BLOCHAIRN HOUSING ASSOCIATION LIMITED

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BLOCHAIRN HOUSING ASSOCIATION LIMITED

MANAGEMENT COMMITTEE, EXECUTIVES AND ADVISERS YEAR ENDED 31 MARCH 2019

MANAGEMENT COMMITTEE

Lynsey Morgan	Chairperson
Rosemary Cairns	Secretary
Joan Reuston	Vice-Chair
Frances Tierney	
Olga Vassiljeva	
Manal Eshelli	
Susan Aktemel	(Appointed 26 June 2018; Resigned 30 October 2018)
Andy Duffus	(Appointed 26 June 2018)
Michelle Moore	
Denise Doherty	(Appointed 26 June 2018)
Sheena Stephen	
Rose McLeish	(Appointed 26 June 2018)
Sakina Masih	(Appointed 26 June 2018)

EXECUTIVE OFFICERS

Michael Carberry	Director
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REGISTERED OFFICE

1 Blochairn Road
Royston
Glasgow
G21 2ED

EXTERNAL AUDITORS

Alexander Sloan
Accountants & Business Advisers
180 St Vincent Street
Glasgow
G2 5SG

FINANCE AGENTS

Wylie and Bisset
168 Bath Street
Glasgow
G2 4TP

BANKERS

RBS UK Corporate Banking
Kirkstane House
139 St Vincent Street
Glasgow
G2 5JF

SOLICITORS

Mellicks
160 Hope Street
Glasgow
G2 2TL

BLOCHAIRN HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2019

The Management Committee presents its report and the Financial Statements for the year ended 31 March 2019.

Legal Status

The Association is a registered non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 No.2341R(S). The Association is governed under its Rule Book. The Association is a registered Scottish Charity with the charity number SC040816.

Principal Activities

The principal activities of the Association are the provision and management of affordable rented accommodation.

1. providing, constructing, improving and managing land, accommodation and associated facilities and providing care;
2. providing or arranging home maintenance, repair and improvement services and providing facilities and services for the benefit of such people either exclusively for them or together with other persons;
3. undertaking any activities which are charitable, allowed under section 58 of the Housing (Scotland) Act 2001, including any statutory amendment or re enactment of the provisions of this section from time to time being in force and;
4. carrying on any other charitable activities permitted to registered social landlords from time to time.

Review of Business and Future Developments

During the financial year to 31 March 2019 business was conducted in accordance with agreed policies and procedures which are freely available to the general public. Openness and accountability are important elements in the Association's success.

The Association's ethos is one of continuous improvement. Even small, incremental improvements are important. Tenant Satisfaction is high (Overall Satisfaction 95%; Repairs Service 97% and Management of the Neighbourhood 93%). It is important to maintain and to try to improve upon these high standards.

The introduction of Universal Credit by the Department of Work and Pensions continues to be chaotic and causes hardship to tenants. However, tenants pay their rent, albeit many with difficulty and some with the aid of Discretionary Housing Payment. The Association manages the situation and protects its interests whilst providing additional tenant support services, including on financial management and Welfare Benefits Advice.

A Major Repairs programme continued throughout the year for the Association's tenement properties modernised in 1990's. The programme provides new external wall insulation, gutters, downpipes, facia, all common windows and doors and door entry systems. The specification will reduce future maintenance costs.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2019

Review of Business and Future Developments (Continued)

Blochairn introduced a Tenant Bonus Scheme in 2001, the first housing organisation in Glasgow to do so. The Association maintains optimum staffing levels, engaging with residents to ensure a collaborative approach. Tenants are encouraged to keep to the Tenancy Agreement; be a good neighbour and to show respect and consideration for others. A Christmas Bonus of £75 was paid to 69% of tenants in 2018. This has made a real and lasting difference, helping to make Blochairn a place where people want to live and are proud to say they come from.

In 2014 the Association was instrumental in creating the Royston Strategy Group (community owned organisations, Glasgow City Council, Local Councillors and MSP) to seek a strategic approach to complete the regeneration of the wider Royston area and to protect the public investment already made. Several community projects are in the pipeline with £400k being obtained from the Scottish Land Fund and Glasgow City Council to return land into community ownership.

The Association ends the year in a strong financial position with a positive outlook for the future.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2019

Management Committee and Executive Officers

The members of the Management Committee and the Executive Officers are listed on Page 1.

Each member of the Management Committee holds one fully paid share of £1 in the Association. The Executive Officers hold no interest in the Association's share capital and, although not having the legal status of Directors, they act as Executives within the authority delegated by the Management Committee.

The members of the Management Committee are also Trustees of the Charity. Members of the Management Committee are appointed by the members at the Association's Annual General Meeting.

Statement of Management Committee's Responsibilities

The Co-operative and Community Benefit Act 2014 requires the Management Committee to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus or deficit of the Association for that period. In preparing those Financial Statements, the Management Committee is required to:-

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements;
- prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business;
- prepare a statement on Internal Financial Control.

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to: ensure that the Financial Statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2014 and the Determination of Accounting Requirements - 2019. They are also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

The Management Committee must in determining how amounts are presented within items in the income and expenditure account and balance sheet, have regard to the substance of the reported transaction or arrangement, in accordance with generally accepted accounting practices.

In so far as the Management Committee are aware:

- There is no relevant audit information (information needed by the Housing Association's auditors in connection with preparing their report) of which the Association's auditors are unaware, and
- The Management Committee have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the Housing Association's auditors are aware of that information.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2019

Statement on Internal Financial Control

The Management Committee acknowledges its ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate for the business environment in which it operates. These controls are designed to give reasonable assurance with respect to:

- the reliability of financial information used within the Association, or for publication;
- the maintenance of proper accounting records;
- the safeguarding of assets against unauthorised use or disposition.

It is the Management Committee's responsibility to establish and maintain systems of Internal Financial Control. Such systems can only provide reasonable and not absolute assurance against material financial mis-statement or loss. Key elements of the Association's systems include ensuring that:

- formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating to the delegation of authority, which allow the monitoring of controls and restrict the unauthorised use of Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared which allow the management team and the Management Committee to monitor key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term;
- Quarterly financial management reports are prepared promptly, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- Regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies.
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Management Committee;
- the Management Committee receive reports from management and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Association is undertaken;
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Management Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2019. No weaknesses were found in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

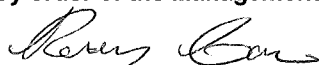
Donations

During the year the Association made charitable donations amounting to £1,950 (2018 - £1,150).

Auditors

A resolution to re-appoint the Auditors, Alexander Sloan, Accountants and Business Advisers, will be proposed at the Annual General Meeting.

By order of the Management Committee



ROSEMARY CAIRNS

Secretary

18th June 2019

BLOCHAIRN HOUSING ASSOCIATION LIMITED

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

In addition to our audit of the Financial Statements, we have reviewed your statement on page 5 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained in the publication 'Regulation of Social Housing in Scotland' and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion

We carried out our review having regard to the requirements relating to corporate governance matters within Bulletin 2006/5 issued by the Auditing Practices Board. The Bulletin does not require us to review the effectiveness of the Association's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reasons given for non-compliance.

Opinion

In our opinion the Statement on Internal Financial Control on page 5 has provided the disclosures required by the relevant Regulatory Standards with the publication 'Regulation of Social Housing in Scotland' and associated Regulatory Advice Notes by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

Through enquiry of certain members of the Management Committee, and Officers of the Association, and examination of relevant documents, we have satisfied ourselves that the Management Committee's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the relevant Regulatory Standards in respect of internal financial controls within the publication 'Regulation of Social Housing in Scotland' and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.



ALEXANDER SLOAN

Accountants and Business Advisers
Statutory Auditors
GLASGOW
18th June 2019



Alexander Sloan

Accountants and Business Advisers

BLOCHAIRN HOUSING ASSOCIATION LIMITED

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

Opinion

We have audited the financial statements of Blochairn Housing Association Limited (the 'Association') for the year ended 31 March 2019 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows, Statement of Changes in Equity and related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the Association's members, as a body, in accordance with the Co-operative and Community Benefit Society Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2019 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefits Societies Act 2014, the Housing (Scotland) Act 2014 and the Determination of Accounting Requirements 2019.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Management Committee's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Management Committee has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The Management Committee is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

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

BLOCHAIRN HOUSING ASSOCIATION LIMITED

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

Responsibilities of the Management Committee

As explained more fully in the Statement of Management Committee's Responsibilities as set out on Page 4, the Management Committee are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Management Committee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Management Committee is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Committee either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management Committee.
- Conclude on the appropriateness of the Management Committee use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Association to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the Association audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



ALEXANDER SLOAN
Accountants and Business Advisers
Statutory Auditors
GLASGOW
18th June 2019



Alexander Sloan
Accountants and Business Advisers

BLOCHAIRN HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2019

	Notes	2019	2018
		£	£
REVENUE	2	1,465,187	1,387,234
Operating Costs	2	(1,105,968)	(1,030,747)
OPERATING SURPLUS		359,219	356,487
Interest Receivable and Other Income		4,206	1,787
Interest Payable and Similar Charges	7	(114,728)	(182,981)
Other Finance Income / (Charges)	10	(4,000)	(3,444)
		(114,522)	(184,638)
SURPLUS FOR THE YEAR	8	244,697	171,849
Other comprehensive income			
Adjustment relating to Opening Pension Liability		(36,308)	-
Actuarial Gains/ (Losses) on defined benefit Pension Plan		(56,000)	-
TOTAL COMPREHENSIVE INCOME		152,389	171,849

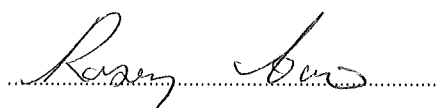
The notes on pages 13 to 31 form part of these financial statements.

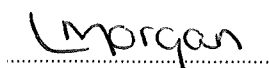
BLOCHAIRN HOUSING ASSOCIATION LIMITED

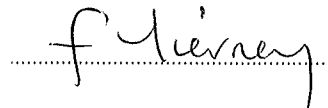
STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2019

	Notes	2019	2018
		£	£
NON-CURRENT ASSETS			
Housing Properties - Depreciated Cost	11 (a)	17,333,413	16,326,011
Other Non-current Assets	11 (b)	275,875	284,460
		<u>17,609,288</u>	<u>16,610,471</u>
CURRENT ASSETS			
Receivables	13	49,072	19,137
Investments	23	100,000	100,000
Cash at bank and in hand		1,393,966	2,398,501
		<u>1,543,038</u>	<u>2,517,638</u>
CREDITORS: Amounts falling due within one year	14	<u>(317,778)</u>	<u>(176,082)</u>
NET CURRENT ASSETS		<u>1,225,260</u>	<u>2,341,556</u>
TOTAL ASSETS LESS CURRENT CREDITORS: Amounts falling due after more than one year	15	<u>(5,505,304)</u>	<u>(5,623,926)</u>
PENSIONS AND OTHER PROVISIONS FOR LIABILITIES AND CHARGES			
Scottish Housing Association Pension Scheme	28	<u>(198,000)</u>	-
		<u>(198,000)</u>	-
DEFERRED INCOME			
Social Housing Grants	17	<u>(10,539,097)</u>	<u>(10,888,328)</u>
		<u>(10,539,097)</u>	<u>(10,888,328)</u>
NET ASSETS		<u><u>2,592,147</u></u>	<u><u>2,439,773</u></u>
EQUITY			
Share Capital	18	105	120
Revenue Reserves		2,790,042	2,439,653
Pension Reserves		<u>(198,000)</u>	-
		<u><u>2,592,147</u></u>	<u><u>2,439,773</u></u>

The Financial Statements were approved by the Management Committee and authorised for issue and signed on their behalf on 18th June 2019.







The notes on pages 13 to 31 form part of these financial statements.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2019

	Notes	2019 £	2018 £
Net cash inflow from operating activities	16	597,333	511,578
Investing Activities			
Acquisition and Construction of Properties	(1,498,224)	(313,590)	
Purchase of Other Fixed Assets	-	(7,519)	
Net cash outflow from investing activities		(1,498,224)	(321,109)
Financing Activities			
Loan Advances Received	-	5,500,000	
Interest Received on Cash and Cash Equivalents	4,206	1,787	
Interest Paid on Loans	(95,250)	(182,981)	
Loan Principal Repayments	(12,608)	(3,868,237)	
Share Capital Issued	8	27	
Net cash (outflow) / inflow from financing activities		(103,644)	1,450,596
(Decrease) / increase in cash		(1,004,535)	1,641,065
Opening Cash & Cash Equivalents		2,398,501	757,436
Closing Cash & Cash Equivalents		<u>1,393,966</u>	<u>2,398,501</u>
Cash and Cash equivalents as at 31 March			
Cash		1,393,966	2,398,501
		<u>1,393,966</u>	<u>2,398,501</u>

The notes on pages 13 to 31 form part of these financial statements.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2019

	Share Association Capital Pension reserve £	Scottish Housing Share Association Pension reserve £	Revenue Reserve £	Total £
Balance as at 31 March 2017				
Issue of Shares	200	-	2,267,804	2,268,004
Cancellation of Shares	27	-	-	27
Surplus for the year	(107)	-	-	(107)
	-	-	171,849	171,849
Balance as at 31 March 2018	120	-	2,439,653	2,439,773
Balance as at 1 April 2018	120	-	2,439,653	2,439,773
Issue of Shares	8	-	-	8
Cancellation of Shares	(23)	-	-	(23)
Other comprehensive income	-	(198,000)	105,692	(92,308)
Surplus for the year	-	-	244,697	244,697
Balance as at 31 March 2019	105	(198,000)	2,790,042	2,592,147

The notes on pages 13 to 31 form part of these financial statements.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Statement of Recommended Practice for social housing providers 2014. The Association is a Public Benefit Entity in terms of its compliance with Financial Reporting Standard 102, applicable for accounting periods on or after 1 January 2015.

Basis of Accounting

The Financial Statements have been prepared in accordance with applicable Accounting Standards, the Statement of Recommended Practice - Accounting by Registered Social Landlords 2014, and on the historical cost basis. They also comply with the Determination of Accounting Requirements 2019. A summary of the more important accounting policies is set out below.

Revenue

The Association recognises rent receivable net of losses from voids. Service Charge Income (net of voids) is recognised with expenditure as it is incurred as this is considered to be the point when the service has been performed and the revenue recognition criteria is met.

Government Grants are released to income over the expected useful life of the asset to which it

Retirement Benefits

The Association previously participated in the Scottish Housing Association's Defined Benefit Pension Scheme where retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the Scheme. Payments are made in accordance with periodic calculations by consulting Actuaries and are based on pension costs applicable across the various participating organisations taken as a whole. The Association accounts for this scheme as a defined benefit pension scheme in accordance with FRS 102. The Association moved to the Scottish Housing Associations Defined Contribution scheme on leaving the defined benefit scheme. Contributions to defined contribution plans are recognised as employee benefit expense when they are due.

Valuation Of Housing Properties

Housing Properties are stated at cost less accumulated depreciation. Housing under construction and Land are not depreciated. The Association depreciates housing properties by major component on a straight line basis over the estimated useful economic lives of each identified component. All components are categorised as Housing Properties within note 11. Impairment reviews are carried out if events or circumstances indicate that the carrying value of the components listed below is higher than the recoverable amount.

Component	Useful Economic Life
Land	Not depreciated
Structure	50 Years
Kitchens	15 Years
Bathrooms	15 Years
Central Heating	12 Years
Windows	25 Years
Cladding	50 Years

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES

Depreciation and Impairment of Other Non-Current Assets

Non-current Assets are stated at cost less accumulated depreciation. Depreciation is charged on a straight line basis over the expected economic useful lives of the assets at the following annual rates:

Asset Category	Depreciation Rate
Office Premises	-2%
Furniture & Fittings	-33%
Computer & Office Equipment	-33%
Van	-33%

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

Social Housing Grant and Other Grants in Advance/Arrears

Social Housing Grants and Other Capital Grants are accounted for using the Accrual Method as outlined in Section 24 of Financial Reporting Standard 102. Grants are treated as deferred income and recognised in income on a systematic basis over the expected useful life of the property and assets to which it relates.

Social Housing Grant attributed to individual components is written off to the Statement of Comprehensive Income when these components are replaced.

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.

Leases/Leased Assets

Costs in respect of operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term. Assets held under finance leases and hire purchase contracts are capitalised in the Statement of Financial Position and are depreciated over their useful lives.

Works to Existing Properties

The Association capitalises major repairs expenditure where these works result in an enhancement of economic benefits by increasing the net rental stream over the life of the property.

Capitalisation Of Development Overheads

Directly attributable development administration costs relating to development activities are capitalised in accordance with the Statement of Recommended Practice.

Development Interest

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

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES

Key Judgements made in the application of Accounting Policies

a) The Categorisation of Housing Properties

In the judgement of the Board of Management the entirety of the Association's housing stock is held for social benefit and is therefore classified as Property, Plant and Equipment in accordance with FRS 102.

b) Identification of cash generating units

The Association considers its cash-generating units to be the schemes in which it manages its housing property for asset management purposes.

c) Pension Liability

The Association participates in a defined benefit pension scheme arrangement with the Scottish Housing Association Pension Scheme. The fund is administered by the Pensions Trust. This year the Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The Association has decided that this method is appropriate and provides a reasonable estimate of the pension assets and liabilities of the Association and has therefore adopted this valuation method.

Financial Instruments - Basic

The Association classes all of its loans as basic financial instruments including agreements with break clauses. The Association recognises basic financial instruments in accordance with Section 11 of Financial Reporting Standard 102.

The Association's debt instruments are measured at amortised cost using the effective interest rate method.

Estimation Uncertainty

The preparation of financial statements requires the use of certain accounting judgements and accounting estimates. It also requires the Management Committee to exercise judgement in applying the Association's accounting policies. The areas requiring a higher degree of judgement, or complexity, and areas where assumptions or estimates are most significant to the financial statements are disclosed below.

a) Rent Arrears - Bad Debt Provision

The Association assesses the recoverability of rent arrears through a detailed assessment process which considers tenant payment history, arrangements in place and court action.

b) Life Cycle of Components

The Association estimates the useful lives of major components of its housing property with reference to surveys carried out by external qualified surveyors.

c) Useful life of properties, plant and equipment

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

d) Defined pension liability

Determining the value of the Association's share of defined benefit pension scheme assets and obligations, the valuation prepared by the Scheme actuary includes estimates of life expectancy, salary growth, inflation and the discount rate on corporate bonds.

e) Allocation of share of assets and liabilities for multi employer schemes

Judgements in respect of the assets and liabilities to be recognised are based upon source information provided by administrators of the multi employer pension schemes and estimations performed by the Pensions Trust.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

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

	Notes	2019			2018		
		Turnover £	Operating Costs £	Operating Surplus / (Deficit) £	Turnover £	Operating Costs £	Operating Surplus / (Deficit) £
Affordable letting activities	3	1,441,788	1,082,569	359,219	1,369,075	1,012,588	356,487
Other Activities	4	23,399	23,399	-	18,159	18,159	-
Total		1,465,187	1,105,968	359,219	1,387,234	1,030,747	356,487

3. PARTICULARS OF INCOME & EXPENDITURE FROM AFFORDABLE LETTING ACTIVITIES

	General Needs Housing £	2019 Total £	2018 Total £
Revenue from Lettings			
Rent receivable net of service charges	1,063,723	1,063,723	1,008,964
Gross income from rent and service charges	1,063,723	1,063,723	1,008,964
Less: Rent losses from voids	1,865	1,865	217
Net Rents Receivable	1,061,858	1,061,858	1,008,747
Grants released from deferred income	349,231	349,231	349,231
Other revenue grants	30,699	30,699	11,097
Total turnover from affordable letting activities	1,441,788	1,441,788	1,369,075
Expenditure on affordable letting activities			
Management and maintenance administration costs	430,470	430,470	445,849
Reactive maintenance costs	157,371	157,371	115,325
Bad Debts - rents and service charges	3,906	3,906	954
Depreciation of affordable let properties	490,822	490,822	450,460
Operating costs of affordable letting activities	1,082,569	1,082,569	1,012,588
Operating surplus on affordable letting activities	359,219	359,219	356,487
2018	356,487		

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019
NOTES TO THE FINANCIAL STATEMENTS (Continued)

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

	Other Income	Total Turnover	Operating Costs Other	Operating Surplus / (Deficit) 2019	Operating Surplus / (Deficit) 2018
	£	£	£	£	£
Factoring	23,399	23,399	23,399	-	-
Total From Other Activities	23,399	23,399	23,399	-	-
2018	18,159	18,159	18,159	-	-

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

5. OFFICERS' EMOLUMENTS

	2019	2018
The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Management Committee, managers and employees of the Association.	£	£
Aggregate Emoluments payable to Officers with Emoluments greater than £60,000 (excluding Pension Contributions)	<u>69,500</u>	<u>64,441</u>
Pension contributions made on behalf on Officers with emoluments greater than £60,000	<u>6,705</u>	<u>6,532</u>
Emoluments payable to Chief Executive (excluding pension contributions)	<u>69,500</u>	<u>64,441</u>
Total Emoluments paid to key management personnel	<u>69,500</u>	<u>64,441</u>
number of Officers, including the highest paid Officer, who received emoluments over £60,000 was in the following ranges:-		
	Number	Number
£60,001 to £70,000	<u>1</u>	<u>1</u>

6. EMPLOYEE INFORMATION

	2019	2018
	No.	No.
The average monthly number of full time equivalent persons employed during the year was:	<u>5</u>	<u>5</u>
The average total number of Employees employed during the year was:	<u>5</u>	<u>5</u>
Staff Costs were:	£	£
Wages and Salaries	178,437	157,470
Social Security Costs	14,703	11,139
Other Pension Costs	19,668	16,479
	<u>212,808</u>	<u>185,088</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

7. INTEREST PAYABLE & SIMILAR CHARGES

	2019	2018
	£	£
On Bank Loans & Overdrafts	<u>114,728</u>	<u>182,981</u>

Interest incurred in the development period of housing properties which has been written off to the income and expenditure account amounted to £5,304 (2018 - £17,912).

8. SURPLUS FOR THE YEAR

	2019	2018
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - Tangible Owned Fixed Assets	497,200	461,280
Auditors' Remuneration - Audit Services	6,346	6,464
Operating Lease Rentals - Other	<u>-</u>	<u>658</u>

9. TAX ON SURPLUS ON ORDINARY ACTIVITIES

The Association is a Registered Scottish Charity and is not liable to United Kingdom Corporation Tax on its charitable activities.

10. OTHER FINANCE INCOME / CHARGES

	2019	2018
	£	£
Net Interest on Pension Liabilities	<u>4,000</u>	<u>(3,444)</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

11. NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties Held for Letting £	Total £
COST		
As at 1 April 2018	22,229,836	22,229,836
Additions	1,498,224	1,498,224
Disposals	(96,307)	(96,307)
As at 31 March 2019	23,631,753	23,631,753
DEPRECIATION		
As at 1 April 2018	5,903,825	5,903,825
Charge for Year	488,615	488,615
Disposals	(94,100)	(94,100)
As at 31 March 2019	6,298,340	6,298,340
NET BOOK VALUE		
As at 31 March 2019	17,333,413	17,333,413
As at 31 March 2018	16,326,011	16,326,011

Additions to housing properties include capitalised development administration costs of £NII (2018 - £NII) and capitalised major repair costs to existing properties of £1,498,224 (2018 - £291,553).

All land and housing properties are heritable.

Total expenditure on existing properties in the year amounted to £1,655,595 (2018 - £428,915). The amount capitalised is £1,498,224 (2018 - £313,590) with the balance charged to the statement of comprehensive income. The amounts capitalised can be further split between component replacement of £229,464 (2018 - £36,432) and improvement of £1,268,760 (2018 - £255,121).

The Association's Lenders have standard securities over Housing Property with a carrying value of £5,530,706 (2018 - £4,817,255).

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

11. NON CURRENT ASSETS (Continued)

(b) Other Tangible Assets	Office Premises £	Furniture & Equipment £	Total £
COST			
As at 1 April 2018	323,668	17,388	341,056
As at 31 March 2019	323,668	17,388	341,056
AGGREGATE DEPRECIATION			
As at 1 April 2018	45,312	11,284	56,596
Charge for year	6,473	2,112	8,585
As at 31 March 2019	51,785	13,396	65,181
NET BOOK VALUE			
As at 31 March 2019	271,883	3,992	275,875
As at 31 March 2018	278,356	6,104	284,460

12. COMMITMENTS UNDER OPERATING LEASES

At the year end, the total future minimum lease payments under non-cancellable operating leases were as follows:-	2019	2018
	£	£
Other		
Not later than one year	2,435	164

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

13. RECEIVABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Arrears of Rent & Service Charges	32,365	21,052
Less: Provision for Doubtful Debts	(9,879)	(9,879)
	<u>22,486</u>	<u>11,173</u>
Other Receivables	26,586	7,964
	<u>49,072</u>	<u>19,137</u>

14. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2019 £	2018 £
Trade Payables	199,184	30,834
Rent Received in Advance	22,838	22,240
Other Payables	8,386	9,724
Liability for Past Service Contributions	-	33,678
Accruals and Deferred Income	87,370	79,606
	<u>317,778</u>	<u>176,082</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

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

	2019 £	2018 £
Liability for Past Service Contributions	-	106,014
Housing Loans	5,505,304	5,517,912
	<u>5,505,304</u>	<u>5,623,926</u>
Housing Loans		
Amounts due in two years or more but less than five years	677,304	1,055,845
Amounts due in more than five years	4,828,000	4,462,067
	<u>5,505,304</u>	<u>5,517,912</u>
Less: Amount shown in Current Liabilities	-	-
	<u>5,505,304</u>	<u>5,517,912</u>
Liability for Past Service Contributions		
Amounts due within one year	-	33,678
Amounts due in one year or more but less than two years	-	33,678
Amounts due in two years or more but less than five years	-	72,336
	<u>-</u>	<u>139,692</u>
Less: Amount shown in Current Liabilities	-	33,678
	<u>-</u>	<u>106,014</u>

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

Lender	Number of Properties Secured	Effective Interest Rate	Maturity (Year)	Variable / Fixed
Unity Trust Bank	Standard security over 127 properties	2.1%	2042	Variable

Due to lenders at the year end	5,500,000	5,500,000
Effective interest rate adjustment	5,304	17,912
Loans at amortised cost using the effective interest rate	<u>5,505,304</u>	<u>5,517,912</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

16. STATEMENT OF CASH FLOWS

<i>Reconciliation of surplus for the year to net cash inflow from operating activities</i>	2019	2018
	£	£
Surplus for the year	244,697	171,849
Depreciation	499,407	461,279
Amortisation of Capital Grants	(349,231)	(349,231)
Change in debtors	(29,935)	642
Change in creditors	175,374	45,952
Unwinding of Discount on Pension Liability	(34,000)	(3,444)
Transfer of interest to financial activities	91,044	184,638
Share Capital Written Off	(23)	(107)
Net cash inflow from operating activities	<u>597,333</u>	<u>511,578</u>

<i>Reconciliation of net cash flow to movement in net debt</i>	2019	2018
	£	£
(Decrease) / increase in cash	(1,004,535)	1,641,065
Cashflow from change in net debt	<u>118,622</u>	<u>(1,450,623)</u>
Movement in net debt during the year	(885,913)	190,442
Net debt at 1st April 2018	(3,125,425)	(3,315,867)
Net debt at 31 March 2019	<u>(4,011,338)</u>	<u>(3,125,425)</u>

<i>Analysis of changes in net debt</i>	At		Other	At
	01/04/2018	Cashflows	Changes	31/03/2019
Cash at bank and in hand	2,398,501	(1,004,535)	-	1,393,966
	<u>2,398,501</u>	<u>(1,004,535)</u>	<u>-</u>	<u>1,393,966</u>
Liquid resources	100,000	-	-	100,000
Debt: Due within one year	-	-	-	-
Due after more than one year	(5,623,926)	118,622	-	(5,505,304)
Net Debt	<u>(3,125,425)</u>	<u>(885,913)</u>	<u>-</u>	<u>(4,011,338)</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

17. DEFERRED INCOME

	Housing Properties Held for Letting £	Total £
Social Housing Grants		
As at 1 April 2018	16,381,470	16,381,470
As at 31 March 2019	16,381,470	16,381,470
Amortisation		
As at 1 April 2018	5,493,142	5,493,142
Amortisation in year	349,231	349,231
As at 31 March 2019	5,842,373	5,842,373
Net book value		
As at 31 March 2019	10,539,097	10,539,097
As at 31 March 2018	10,888,328	10,888,328

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

	2019 £	2018 £
Amounts due within one year	349,231	349,231
Amounts due in one year or more	10,189,866	10,539,097
	10,539,097	10,888,328

18. SHARE CAPITAL

Shares of £1 each Issued and Fully Paid	2019 £	2018 £
As at 1 April 2018	120	200
Issued in year	8	27
Cancelled in year	(23)	(107)
As at 31 March 2019	105	120

Each member of the Association holds one share of £1 in the Association. These shares carry no rights to dividend or distributions on a winding up. When a shareholder ceases to be a member, that person's share is cancelled and the amount paid thereon becomes the property of the Association. Each member

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

19. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2019 No.	2018 No.
General Needs - New Build	285	285
	<u>285</u>	<u>285</u>

20. RELATED PARTY TRANSACTIONS

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

Any transactions between the Association and any entity with which a Management Committee member has a connection with is made at arm's length and is under normal commercial terms.

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

	2019 £	2018 £
Rent received from tenants on the Management Committee and their close family members	<u>32,108</u>	<u>43,958</u>
Factoring charges received from factored owners on the Management Committee and their close family members	<u>959</u>	<u>1,276</u>

At the year end total rent arrears owed by the tenant members on the Management Committee (and their close family) were £1,379 (2018 - £2,790).

At the year end total factoring arrears owed by the factored owners on the Management Committee (and their close family) were £291 (2018 - Nil).

Members of the Management Committee who are tenants	8	10
Members of the Management Committee who are owner occupiers	2	1
Members of the Management Committee who are local authority employees	1	1

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

21. DETAILS OF ASSOCIATION

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

The Association's principal place of business is 1 Blochairn Road, Royston, Glasgow.

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

22. MANAGEMENT COMMITTEE MEMBER EMOLUMENTS

Management Committee members received £Nil (2018 - £Nil) in the year by way of reimbursement of expenses. No remuneration is paid to Management Committee members in respect of their duties to the Association.

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

23. INVESTMENTS

Short term deposits

	2019	2018
	£	£
Short term deposits	100,000	100,000

24. SHAPS PENSION PROVISION

	2019	2018
	£	£
As at 1 April 2018	-	-
Decrease in Provision	(198,000)	-
	<hr/>	<hr/>
Balance as at 31 March 2019	(198,000)	-
	<hr/>	<hr/>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

25. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

The Association operates a defined benefit scheme as an admitted body under the Scottish Housing Association Pension Fund, the assets of which are held in a separate trustee administered fund.

The administering authority has responsibility for the management of the Fund. As most of the Fund's investments are equity based, there is an inherent risk of volatility in the investment market having a significant effect on the value of the fund's assets. In order to mitigate this risk, the Fund holds a diverse investment portfolio with a range of investment managers.

The following figures are prepared by the Actuaries in accordance with their understanding of FRS 102 and Guidance Note 36: Accounting for Retirement Benefits under FRS 102 issued by the Institute and Faculty of Actuaries.

The Scheme Actuary has prepared an Actuarial Report that provides an approximate update on the funding position of the Scheme as at 30th September 2016. Such a report is required by legislation for years in which a full actuarial valuation is not carried out. The funding update revealed a increase in the assets of the Scheme to £341m and indicated an increase in the shortfall of assets compared to liabilities to approximately £207m, equivalent to a past service funding level of 62.2%.

Principal Actuarial Assumptions

Assumptions as at	2019 %p.a.	2018 %p.a.	2017 %p.a.
Salary increases	3.3%	3.2%	0.0%
Pension increases	3.3%	3.2%	0.0%
Discount rate	2.3%	2.6%	0.0%

The defined benefit obligation is estimated to comprise of the following:

	2019 £000
Employee members	2
Deferred pensioners	3
Pensioners	2
	<hr/>
	7

Mortality Rates

Life expectancy is based on the PFA92 and PMA92 tables, with mortality improvements projected based on members' individual year of birth. Based on these assumptions, the average future life expectancies at age 65 are summarised below:

	Males (Years)	Females (Years)
Current Pensioners	21.7	23.4
Future Pensioners	23.1	24.7

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

25. RETIREMENT BENEFIT OBLIGATIONS

Fair value of scheme assets by category

	2019 £000
Growth Assets	580
Matching Plus	135
Liability Driven Investment	442
Net Current Assets	1
	<u>1,158</u>

Net Pension Liability

	2019 £000
Fair value of employer's assets	1,158
Present value of scheme liabilities	(1,356)
	<u>(198)</u>

Reconciliation of fair value of employer assets

	2019 £000
Opening fair value of employer assets	1,063
Expected Return on Assets	28
Contributions by Members	-
Contributions by the Employer	39
Actuarial Gains / (Losses)	36
Estimated Benefits Paid	(8)
Closing fair value	<u>1,158</u>

Reconciliation of defined benefit obligations

	2019 £000
Opening defined benefit obligation	1,239
Current Service Cost	1
Interest Cost	32
Contributions by members	-
Actuarial Gains	92
Estimated Benefits Paid	(8)
Closing defined benefit obligation	<u>1,356</u>

BLOCHAIRN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2019 NOTES TO THE FINANCIAL STATEMENTS (Continued)

24. RETIREMENT BENEFIT OBLIGATIONS

Analysis of amount charged to the Statement of Comprehensive Income

	2019 £000
Charged to operating costs:	
Service cost	(2)
	<hr/>
Charged to Other Finance Costs / (Income)	
Expected Return on employer assets	(28)
Interest on pension scheme liabilities	32
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	4
	<hr/>
Net Charge to the Statement of Comprehensive Income	2

Actuarial Gain / (Loss) recognised in Other Comprehensive Income

	2019 £000
Actuarial gain/(loss) recognised in year	(56)
Cumulative actuarial gains	(56)