

# North West Highland Community Enterprises Limited

## **FINANCIAL STATEMENTS**

for the year ended

31 March 2018



DIRECTORS

A Nicolson - Resigned 17 January 2018  
J Laing  
A Jones  
R Liley  
Professor R Hill – Appointed 19 February 2018

SECRETARY

L MacDonald

REGISTERED OFFICE

Morrison House  
Bayfield  
Portree  
Isle of Skye  
IV51 9EW

AUDITOR

RSM UK Audit LLP  
Third Floor  
Centenary House  
69 Wellington Street  
Glasgow  
G2 6HG

BANKERS

Royal Bank of Scotland  
Bank Street  
Portree  
Isle of Skye  
IV51 9BX



The directors submit their report and financial statements of North West Highland Community Enterprises Limited for the year ended 31 March 2018.

#### PRINCIPAL ACTIVITIES

The principal activity of the company during the period was the provision of housing properties for letting at mid-market rents.

#### DIRECTORS

The directors who served the company during the year and up to the date of this report are listed on page 1.

#### STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITOR

So far as each director is aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, each director has taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information.

#### AUDITOR

RSM UK Audit LLP has indicated its willingness to continue in office.

#### SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies' exemption.

By order of the Board



L MacDonald

Company Secretary

Date: 26 June 2018



North West Highland Community Enterprises Limited  
DIRECTORS' RESPONSIBILITIES IN THE PREPARATION OF  
FINANCIAL STATEMENTS

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The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

In preparing those financial statements, the directors are required to:

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

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.





## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NORTH WEST HIGHLAND COMMUNITY ENTERPRISES LIMITED

### **Opinion**

We have audited the financial statements of North West Highland Community Enterprises Limited for the year ended 31 March 2018 which comprise Income Statement, Statement of Financial Position and notes to the financial statements, 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2018 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **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 company 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 directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company'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 other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information. 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.

### **Opinions on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF  
NORTH WEST HIGHLAND COMMUNITY ENTERPRISES LIMITED

**Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies exemption from the requirement to prepare a strategic report or in preparing the directors' report.

**Responsibilities of directors**

As explained more fully in the directors' responsibilities statement set out on page 3, the directors 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 directors determine 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 directors are responsible for assessing the company'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 directors either intend to liquidate the company or to cease operations, or have 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.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

**Use of Our Report**

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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 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 company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



KELLY ADAMS CA MA (Hons) (Senior Statutory Auditor)

For and on behalf of RSM UK Audit LLP, Statutory Auditor  
Chartered Accountants

Third Floor  
Centenary House  
69 Wellington Street  
Glasgow G2 6HG

Date: 27/1/18



North West Highland Community Enterprises Limited  
INCOME STATEMENT  
for the year ended 31 March 2018

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|   | <i>Notes</i> | <b>2018</b><br>£  | <b>2017</b><br>£  |
|---|--------------|-------------------|-------------------|
| TURNOVER  |              | 28,516            | 28,192            |
| Administrative expenses   |              | 28,373            | 28,033            |
| OPERATING PROFIT  | 1            | <u>143</u>        | <u>159</u>        |
| Interest payable and similar charges                              |              | -                 | -                 |
| PROFIT BEFORE TAXATION  |              | <u>143</u>        | <u>159</u>        |
| Tax on profit   |              | -                 | -                 |
| PROFIT AFTER TAXATION FOR THE FINANCIAL<br>FOT THE FINANCIAL YEAR |              | <u><u>143</u></u> | <u><u>159</u></u> |



North West Highland Community Enterprises Limited  
 STATEMENT OF FINANCIAL POSITION  
 as at 31 March 2018

|  | Notes | 2018      |                | 2017       |                |
|--|-------|-----------|----------------|------------|----------------|
|  |       | £         | £              | £          | £              |
| <b>CURRENT ASSETS</b>                        |       |           |                |            |                |
| Stocks                                       |       | 1         |                | 1          |                |
| Debtors                                      | 2     | -         |                | 151        |                |
| Cash at bank and in hand                     |       | 48        |                | 57         |                |
|  |       | <u>49</u> |                | <u>209</u> |                |
| <b>CREDITORS</b>                             |       |           |                |            |                |
| Amounts falling due within one year          | 3     | (1,952)   |                | (2,255)    |                |
| <b>NET CURRENT LIABILITIES</b>               |       |           | <u>(1,903)</u> |            | <u>(2,046)</u> |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> |       |           | <u>(1,903)</u> |            | <u>(2,046)</u> |
| <b>NET LIABILITIES</b>                       |       |           |                |            |                |
|  |       |           | <u>(1,903)</u> |            | <u>(2,046)</u> |
| <b>CAPITAL AND RESERVES</b>                  |       |           |                |            |                |
| Called up share capital                      | 5     |           | 1              |            | 1              |
| Profit and loss account                      | 6     |           | (1,904)        |            | (2,047)        |
| <b>SHAREHOLDERS' FUNDS</b>                   |       |           | <u>(1,903)</u> |            | <u>(2,046)</u> |

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The financial statements on pages 6 to 9 were approved by the Board of Directors and authorised for issue on 26 June 2018 and are signed on its behalf by:



W R Liley

Director





#### BASIS OF ACCOUNTING

The financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), the requirements of the Companies Act 2006 as applicable to companies subject to the small companies' regime, and under the historical cost convention. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

#### TURNOVER

Turnover represents the rental income receivable from the letting of properties.

#### VALUE ADDED TAX

The company is registered for VAT as part of a group registration with Lochalsh and Skye Housing Association. The income to 31 March 2018 is exempt and therefore expenditure is shown inclusive of VAT.

#### GOING CONCERN

The financial statements have been prepared on a going concern basis. There were net current liabilities of £1,903 at 31 March 2018 (2017 £2,046) and the company relies on the continued support of the company's Parent organisation which has been confirmed in writing.

#### FINANCIAL INSTRUMENTS

The Association has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102, in full, to all of its financial instruments.

Financial assets and financial liabilities are recognised when the Association becomes a party to the contractual provisions of the instrument, and are offset only when the Association currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Debtors which are receivable within one year and which do not constitute a financing transaction are initially measured at the transaction price. Debtors are subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses. A provision for impairment of debtors is established when there is objective evidence that the amounts due will not be collected according to the original terms of the contract. Impairment losses are recognised in profit or loss.

Creditors payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.



1 OPERATING PROFIT

Operating profit is stated after charging:

|                | 2018  | 2017  |
|----------------|-------|-------|
|                | £     | £     |
| Auditor's fees | 1,320 | 1,296 |

2 DEBTORS:

|                              | 2018     | 2017       |
|------------------------------|----------|------------|
|                              | £        | £          |
| Former tenant rent arrears   | 781      | 1,482      |
| Provision for doubtful debts | (781)    | (1,331)    |
|                              | <u>-</u> | <u>151</u> |

3 CREDITORS: Amounts falling due within one year

|                                    | 2018         | 2017         |
|------------------------------------|--------------|--------------|
|                                    | £            | £            |
| Amounts owed to group undertakings | 632          | 1,007        |
| Corporation tax                    | -            | -            |
| Rents in advance                   | -            | -            |
| Other creditors                    | 1,320        | 1,248        |
|                                    | <u>1,952</u> | <u>2,255</u> |

4 RELATED PARTY TRANSACTIONS

During the year ended 31 March 2018, rent of £19,397 (2017- £19,035) was charged from Lochalsh and Skye Housing Association, the company's ultimate parent company, to North West Highland Community Enterprises Limited for the rental properties to be made available for letting.

Lochalsh and Skye Housing Association also charged a management fee of £8,103 (2017- £7,783) to the company in the year for the provision of administration services.

Amounts due from North West Highland Community Enterprises Limited to Lochalsh and Skye Housing Association amounted to £632 at 31 March 2018 (2017- £1,007).

5 SHARE CAPITAL

|   | 2018     | 2017     |
|---|----------|----------|
|   | £        | £        |
| Allotted, called up and fully paid:<br>1 Ordinary shares of £1 each | <u>1</u> | <u>1</u> |

6 PROFIT AND LOSS ACCOUNT

|                               | 2018           | 2017           |
|-------------------------------|----------------|----------------|
|                               | £              | £              |
| At the beginning of the year  | (2,047)        | (2,206)        |
| Profit for the financial year | 143            | 159            |
| At the end of the year        | <u>(1,904)</u> | <u>(2,047)</u> |

7 ULTIMATE PARENT COMPANY

The company's parent undertaking at the balance sheet date was Lochalsh and Skye Housing Association, a charitable registered society under the Co-operative and Community Benefit Societies Act 2014 and registered with the Financial Conduct Authority, registration number 2132 RS.



The following pages do not form part of the statutory financial statements which are the subject of the independent auditor's report on pages 4 and 5.



North West Highland Community Enterprises Limited  
 NOTES TO THE DETAILED STATEMENT OF COMPREHENSIVE INCOME  
 for the year ended 31 March 2018

|  | 2018         |               | 2017         |               |
|--|--------------|---------------|--------------|---------------|
|  | £            | £             | £            | £             |
| <b>TURNOVER</b>                          |              |               |              |               |
| Rental Income                            |              | 28,516        |              | 28,192        |
| <b>OVERHEADS</b>                         |              |               |              |               |
| Property leases                          | 19,397       |               | 19,035       |               |
| Property management services             | 8,103        |               | 7,783        |               |
| Companies House fee                      | 13           |               | 13           |               |
| Bank Charges                             | 90           |               | 106          |               |
| Movement in provision for doubtful debts | (550)        |               | (200)        |               |
| Auditors' remuneration                   | <u>1,320</u> |               | <u>1,296</u> |               |
|  |              | <u>28,373</u> |              | <u>28,033</u> |
| <b>OPERATING PROFIT</b>                  |              | 143           |              | 159           |
| Interest payable to group company        |              | -             |              | -             |
| <b>PROFIT ON ORDINARY ACTIVITIES</b>     |              | <u>143</u>    |              | <u>159</u>    |

