

LISTER HOUSING CO-OPERATIVE LTD

Accounts for the year ending 31 March 2020

	2019-20			2018-19
	Social lettings	Other activities	Total £	Total £
Income	894,243	15,480	909,723	892,549
Operating costs	(691,825)	(3,300)	(695,125)	(785,407)
Operating surplus	202,418	12,180	214,598	107,142
Interest payable - Pension			(3,000)	(3,000)
Interest receivable			31,265	24,629
Tax on Non-housing/Interest			(8,255)	(40,945)
Pension liability revaluation			61,973	(18,000)
Net surplus			296,581	69,826

Operating income and costs on Social letting

The Co-operative's earned income of £894,243 came from rents, service charges and amortised grants (we are allowed to 'absorb' our Government grants into our accounts at a steady rate). Our expenditure of £691,825 was incurred in the management and maintenance of its properties. This resulted in an operating surplus of £202,418.

Non-housing surplus

Non-housing income of £15,480 came from renting out a commercial property. Against this income is set the expenditure associated with non-housing activities of £3,300, giving an operating surplus of £12,180. Tax is paid both on this surplus and on interest earned, which is received gross of tax.

Interest earned

The Co-operative earned gross interest of £31,265 from its money deposits. This is higher again than the previous year but interest rates continue to be poor. The Co-operative has widened further the number of savings institutions it uses, to spread risk and increase income from savings' interest.

Taxation

The Corporation tax on our non-housing income and deposit interest was £8,255.

Pension past service deficit liability

There is a collective deficit for the Defined Benefit staff pension scheme which Lister offered until April 2014. Lister together with other employer members pays deficit liability contributions as part of an agreed Deficit repayment plan, which is on course to pay off this deficit. In 2019-20 the remeasurement of the pension valuation resulted in a reduction in our liability (which we have to show in our accounts) which thus gave our surplus a boost of £61,973.

Net surplus

Lister achieved a surplus last year as well as continuing to invest in its housing stock. The Co-operative remains in a strong financial position with good cash reserves. These are needed to fund future programmes of major works and enhancements to meet the requirements of the Energy Efficiency Standard for Social Housing (ESSH), as well as other priorities for the Co-operative.

Alistair Cant
Ngeme Ntuli

Director - Lister
Acting Director of Finance and Corporate Services - Port of Leith HA