

## LISTER HOUSING CO-OPERATIVE LTD

### Accounts for the year ending 31 March 2021

	2020-21			2019-20
	Social lettings	Other activities	Total £	Total £
Income	910,193	5,169	915,362	909,723
Operating costs	(712,878)	(1,306)	(714,184)	(695,125)
<b>Operating surplus</b>	<b>197,315</b>	<b>3,863</b>	<b>201,178</b>	214,598
Interest payable - Pension			(1,000)	(3,000)
Interest receivable			37,098	31,265
Tax on Non-housing/Interest			(11,788)	(8,255)
Pension liability revaluation			(93,000)	61,973
<b>Net surplus</b>			<b>132,488</b>	296,581

#### Operating income and costs on Social letting

The Co-operative's earned income of £910,193 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 £712,878 was incurred in the management and maintenance of its properties. This resulted in an operating surplus of £197,315.

#### Non-housing surplus

Non-housing income of £5,169 came from renting out a commercial property. Against this income is set the expenditure associated with non-housing activities of £1,306. Giving an operating surplus of £3,863. This is greatly reduced due to the impact of Covid-19 on the business. Tax is paid both on this surplus and on interest earned, which is received gross of tax.

#### Interest earned

The Co-operative earned interest of £37,098 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 £7,823 plus an increase in the deferred tax liability of £4,005, which total £11,788.

#### 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 2020-21 the remeasurement of the pension valuation resulted in an increase in our liability which reduced our surplus by £93,000. This therefore more than cancelled out our 'gain' of £61,973 from the year before.

#### Net surplus

Lister still managed to achieve 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 (EESH), as well as other priorities for the Co-op.

Alistair Cant  
Ngeme Ntuli

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