

COMPANY NO: 4876696
A company limited by guarantee



Annual Report and Financial Statements

For the year ended 31 March 2008

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Company Information

Board Members

Council Members (4)

Gwen Murfin : resigned 10/10/2007
Robin Brown :
David Vatcher :
Graham Donning : resigned 01/05/2008
Frank Hodson : appointed 17/01/2008

Tenant Members (4)

Ron Pritchard :
Joan Chadwick :
John Short :
Peter Bland : appointed 24/05/2007

Independent Members (4)

John Stanton (Chairman) :
Mary Dowling :
Peter W Thompson :
Christine Chadwick : appointed 19/04/2007

Co-opted Members

Paul Jones : appointed 19/04/2007

Executive Officers

Chief Executive : Peter Thomas BA (Hons) FCIH MRICS
Director of Operations : David Stubbs FCIH
Director of Finance : Garry Ronson ACMA ACMI

Secretary : Garry Ronson ACMA ACMI

Registered Office : Little Aynam House
Little Aynam
Kendal
Cumbria
LA9 7AH

Registered Number : 4876696

Auditors : Beaver and Struthers
St Georges House
215-219 Chester Road
Manchester
M15 4JE

Bankers : Lloyds TSB Bank plc
11 Finkle Street
Kendal
Cumbria
LA9 4AG

Chairman's Statement

Introduction

Welcome to the 2007/08 South Lakes Housing Annual Report.

We have had a successful year which saw us gain recognition from the Audit Commission as a two star organisation with excellent prospects for improvement. The Audit Commission commented that SLH was close to being rated as a three star organisation and commented on the improvements in many areas since the last inspection. In particular reference was made in the final report to the effective management of business pressures, robust governance and financial management, strong leadership and robust corporate management systems.

This accreditation is hugely important for the future of the company, and is testament to the enormous effort made by the Board, staff and tenants to improve the effectiveness and value for money across all of our services. It has also demonstrated our commitment to continuously seek improvements in our operations and services to tenants and leaseholders.

Our financial position has also improved this year and this together with the Audit Commission report enables us to look to the future with confidence.

John Stanton
Chairman
18 September 2008

Report of the Board

The Board presents its report and audited financial statements for the year ended 31 March 2008. South Lakes Housing (SLH) is a company limited by guarantee without share capital and is managed by a Board, with day-to-day management undertaken by the executive officers. South Lakeland District Council (SLDC) is the sole member of SLH and effectively owns SLH.

Principal activity

The company's principal activities are to manage and maintain the housing stock of SLDC.

Performance for the year

The Board report a deficit before taxation of £124,417 (2007: £56,049). Prior to accounting adjustments for current year pension costs, as required under FRS 17, the company showed an operating surplus of £99,782. The company's turnover was £5,590,000 (2007: £5,348,000).

Board members and executive officers

The Board Members and the Executive Officers of the company who served during the year are set out on page 2. The Board consists of tenant representatives, SLDC nominees and independents.

The executive officers are the Chief Executive, the Director of Finance and the Director of Operations, details of whom are set out on page 2. None of the Directors or the Executive Officers have any financial interest in the company.

The company has insurance policies that indemnify its Board Members and Executive Officers against liability when acting for SLH.

Remuneration

The Board is responsible for setting the company's remuneration policy for its executive officers. It agrees the appointment of executive officers and their remuneration.

Remuneration – pensions

The company participates in the Local Government Pension Scheme, a defined benefit pension scheme managed by Cumbria County Council. The assets of the scheme are invested and managed independently of the finances of the company. Contributions are based on pension costs of the company's units in the fund.

As at 31 March 2008, SLH's share of the scheme liabilities was £4,114,000, as shown on the balance sheet and Note 15. However, under the TUPE arrangements at 1 April 2004, SLH has an indemnity from SLDC for the pension deficit for staff transferring to the ALMO. The apparent deficit on the balance sheet is therefore partly covered by the SLDC indemnity, which is not shown as an asset on the balance sheet, and subject to future performance of the pension fund.

Employees

The strength of the company lies in the quality and commitment of its employees. The company's ability to meet its objectives and commitments to tenants in an efficient and effective manner depends on the contribution of employees throughout the company.

The company continues to communicate its corporate vision and values through regular office and departmental meetings, staff training days and newsletters. The company's Investors in People award re-inspection is scheduled for November 2008, and it is committed to equal opportunities for all its employees.

Report of the Board (continued)

The company is committed to fulfilling the Commission for Race Equality's Code of Practice in Rented Housing and the Equality Standard for Local Government.

Health and safety

The Board is aware of its responsibilities on all matters relating to health and safety. SLH's needs are wide and varied, with specialist construction knowledge required to protect customers as well as employees.

The Board and the committees

SLH's Board is supported in its work by three sub-committees. These deal with Finance & Procurement, Human Resources and Policy issues respectively. The sub-committees bring an added level of monitoring, control and review to the running of SLH. Each sub-committee has its own detailed terms of reference.

Statement of Directors' responsibilities for the annual report and financial statements

The directors are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Company law requires the directors to prepare financial statements for each financial year which 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:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.

The directors are responsible for keeping proper accounting records which 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 1985. 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.

Disclosure of information to auditors

At the date of making this report each of the company's directors, as set out on page 2, confirm the following:

- so far as each director is aware, there is no relevant information needed by the company's auditors in connection with preparing their report of which the company's auditors are unaware, and
- each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant information needed by the company's auditors in connection with preparing their report and to establish that the company's auditors are aware of that information.

Going Concern

After making enquiries the Board has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, it continues to adopt the going concern basis in the financial statements.

Report of the Board (continued)

Annual General Meeting

The Annual General Meeting is to be held on 18 September 2008 to receive the accounts to 31 March 2008.

Auditors

A resolution to re-appoint Beever and Struthers as auditors for three years was proposed and accepted at last year's annual general meeting in accordance with section 385 of the Companies Act 1985.

Small Company Provisions

This report has been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985.

Approval

The Report of the Board was approved by the Board on 18 September 2008 and was signed on its behalf by:

John Stanton
Chairman

Independent Auditors Report to the Members of South Lakes Housing

We have audited the financial statement on pages 9 to 20 which have been prepared in accordance with the Companies Act 1985 as applicable to small companies under the historical cost convention and the accounting policies on pages 11 to 12.

This report is made solely to the Company's members, as a body, in accordance with Section 235 of the Companies Act 1985. 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 auditors' 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.

Respective responsibilities of directors and auditors

As described in the Statement of Directors Responsibilities the Company's directors are 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 Companies Act 1985. We also report to you if, in our opinion, the Company 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 other transactions is not disclosed.

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

Basis of audit 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 directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Company'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 other 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 South Lakes Housing (continued)

Opinion

In our opinion:

- The financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of affairs of the company as at 31 March 2008 and of its loss for the year then ended;
- The financial statements have been properly prepared in accordance with the Companies Act 1985 as applicable to small companies; and
- The information given in the Report of the Board is consistent with the financial statements.

Beever and Struthers
Chartered Accountants
St. George's House
215-219 Chester Road
Manchester M15 4JE

Registered Auditors

Profit and Loss Account

For the year ended 31 March 2008

	Note	2008 £	2007 £
Turnover	3	5,590,234	5,348,346
Operating costs	4	(5,615,453)	(5,275,890)
		<hr/>	<hr/>
Operating (loss) / profit	5	(25,219)	72,456
Interest received	6	26,802	7,495
Other finance charges	7	(126,000)	(136,000)
		<hr/>	<hr/>
(Loss) on ordinary activities before taxation		(124,417)	(56,049)
Tax charge on ordinary activities	10	(7,250)	(2,446)
		<hr/>	<hr/>
Retained (loss) for the year		(131,667)	(58,495)
		<hr/> <hr/>	<hr/> <hr/>

All activities are continuing.

The notes on pages 11 to 20 form part of these financial statements.

Historical cost profits and losses were identical to those shown in the profit and loss account.

Statement of Total Recognised Gains and Losses

For the year ended 31 March 2008

	2008 £	2007 £
(Loss) for the financial year after taxation	(131,667)	(58,495)
Actuarial (loss) / gain relating to the pension scheme	(819,000)	513,000
	<hr/>	<hr/>
Total recognised gains / (losses) for the year	(950,667)	454,505
	<hr/> <hr/>	<hr/> <hr/>

Balance Sheet

At 31 March 2008

	Note	2008 £	2007 £
Tangible fixed assets	11	95,050	-
Current assets		<hr/>	<hr/>
Stock		33,603	61,749
Debtors	12	361,074	361,290
Cash at bank and in hand		392,139	145,169
		<hr/>	<hr/>
		786,816	568,208
Creditors: Amounts falling due within one year	13	(693,551)	(499,226)
		<hr/>	<hr/>
Net current assets		93,265	68,982
		<hr/>	<hr/>
Net assets excluding pension liability		188,315	68,982
Pension liability	15	(4,114,000)	(3,044,000)
		<hr/>	<hr/>
Net liabilities including pension liability		(3,925,685)	(2,975,018)
		<hr/> <hr/>	<hr/> <hr/>
Capital and reserves			
Profit and loss deficit	14	(3,925,685)	(2,975,018)
		<hr/> <hr/>	<hr/> <hr/>

This report has been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985.

The financial statements were approved by the Board on 18 September 2008 and signed on its behalf by:

J. Stanton
Chairman

M. Dowling
Vice Chair

Notes to the Financial Statements

For the year ended 31 March 2008

1. LEGAL STATUS

South Lakes Housing Limited is a company incorporated under the Companies Act and limited by guarantee.

2. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared in accordance with applicable United Kingdom accounting standards (United Kingdom Generally Accepted Accounting Practice) under the historical cost convention, on a going concern basis.

Going Concern

The Company has a deficiency of funds which has been created by the implementation of FRS 17. The loss on the pension scheme arises due to the difference between pension charges and the required contributions, which are non cash items. The directors assess the ability of the Company to continue as a going concern based on future cash flows. Based on the cash flows, the directors believe that the Company will continue to be able to meet its obligations as they fall due, and have prepared the financial statements on the going concern basis.

Cash Flow Statement

The directors have taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from including a cash flow statement in the financial statements on the grounds that the company is small.

Turnover

Turnover consists of the invoiced value (excluding VAT) for goods and services supplied.

Tangible fixed assets and depreciation

Depreciation is provided evenly on the cost (or valuation where appropriate) of tangible fixed assets, to write them down to their estimated residual values over their expected useful lives. The principal annual rates used are:

<i>Asset description</i>	<i>Depreciation method</i>	<i>Period</i>
IT equipment	Straight line	Over 5 years

Stock

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Work in Progress

Work in progress is valued on the basis of direct costs plus attributable overheads based on normal level of activity. Provision is made for any unforeseeable losses where appropriate. No element of profit is included in the valuation of work in progress.

Notes to the Financial Statements

For the year ended 31 March 2008

2. ACCOUNTING POLICIES (continued)

Taxation

The company pays Corporation Tax on bank interest and trading income from non-Council clients at the rate applicable.

Pension costs

The Company operates a contributory pension scheme, of the defined benefit type, for employees. The scheme is administered by trustees and is independent of the Company finances. Contributions are paid to the scheme in accordance with the recommendations of an independent actuary to enable the trustees to meet from the scheme the benefits accruing in respect of current and future service.

Pension scheme assets are measured using market value. Pension scheme liabilities are measured using a projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency to the liability. The increase in the present value of the liabilities of the Company's defined benefit pension scheme expected to arise from employee service in the period is charged to operating surplus. The expected return of the scheme's assets and the increase during the period in the present value of the scheme's liabilities arising from the passage of time are included in other finance income/charges. Actuarial gains and losses are recognised in the statement of total recognised gains and losses.

The pension scheme's surpluses, to the extent that they are considered recoverable, or deficits, are recognised in full and presented on the face of the balance sheet.

Operating leases

The Company uses assets under operating leases. Rentals paid under these are charged to the profit and loss account in the year they are incurred.

3. TURNOVER

Turnover and operating profit arise solely from the Company's housing management activities in the District of South Lakeland.

	2008	2007
	£	£
Management fee	2,228,052	1,776,900
Sheltered income	793,845	772,129
Repairs funding	2,490,841	2,750,587
Capital grants	23,762	-
External income	53,734	48,730
	<hr/>	<hr/>
	5,590,234	5,348,346
	<hr/> <hr/>	<hr/> <hr/>

Notes to the Financial Statements

For the year ended 31 March 2008

4. OPERATING COSTS

	2008 £	2007 £
Management fee expenses	2,189,774	1,836,173
Sheltered expenditure	800,788	778,266
Repairs	2,495,852	2,599,579
FRS 17 pension costs	125,000	60,000
Bank charges	4,039	1,872
	<hr/>	<hr/>
	5,615,453	5,275,890
	<hr/> <hr/>	<hr/> <hr/>

5. OPERATING (LOSS) / PROFIT

	2008 £	2007 £
Operating (loss) / profit is stated after charging:		
Auditor's remuneration:		
- Statutory audit	5,889	6,666
- Non-audit services	595	646
	<hr/>	<hr/>

6. INTEREST RECEIVABLE

	2008 £	2007 £
Bank interest receivable	26,802	7,495
	<hr/>	<hr/>

7. OTHER FINANCE CHARGES

	2008 £	2007 £
Expected return on pension scheme assets	270,000	210,000
Interest on pension scheme liabilities	(396,000)	(346,000)
	<hr/>	<hr/>
Net return / (charge)	(126,000)	(136,000)
	<hr/> <hr/>	<hr/> <hr/>

Notes to the Financial Statements

For the year ended 31 March 2008

8. EMPLOYEES

	2008 No.	2007 No.
The average number of people employed by the Company for the year was:	101	106
	<u> </u>	<u> </u>

The employee costs for the year were:

	2008 £	2007 £
Wages and salaries	2,372,945	2,321,603
Social security costs	175,958	165,024
Pension costs	461,000	390,000
	<u> </u>	<u> </u>
	3,009,903	2,876,627
	<u> </u>	<u> </u>

Pension costs include:

	2008 £	2007 £
Current service cost of defined benefit scheme	(461,000)	(390,000)
	<u> </u>	<u> </u>

The current service costs of defined benefit scheme comprises:

	2008 £	2007 £
Current service costs	(347,000)	(390,000)
Past service costs	(114,000)	-
	<u> </u>	<u> </u>
Total operating charge	(461,000)	(390,000)
	<u> </u>	<u> </u>

Notes to the Financial Statements

For the year ended 31 March 2008

9. BOARD MEMBERS AND EXECUTIVE OFFICERS

No Board Members received any remuneration from the Company during the year. Expenses / allowances paid during the year amounted to less than £4,600.

The aggregate amount of emoluments (including pension and social security contributions) paid to or receivable by the Executive Officers of the Company during the year was £201,308 (2007: £176,084).

10. TAX ON PROFIT ON ORDINARY ACTIVITIES

	2008	2007
	£	£
Current taxation:		
UK Corporation tax on profits of the period	7,250	1,700
Adjustments in respect of prior period	-	746
Deferred taxation:		
Origination and reversal of timing differences	-	-
Adjustment in respect of earlier period	-	-
	<hr/>	<hr/>
Tax on profit on ordinary activities	7,250	2,446
	<hr/> <hr/>	<hr/> <hr/>
Current tax reconciliation		
	2008	2007
	£	£
(Loss) / Profit on trading activities before taxation	(124,417)	(56,049)
	<hr/>	<hr/>
Theoretical tax at UK corporation tax rate of 20% (2007: 19%)	(24,884)	(10,649)
Effects of:		
- income not taxable under non-trading status	32,134	12,349
- adjustments in respect of prior period	-	746
	<hr/>	<hr/>
Actual current taxation charge	7,250	2,446
	<hr/> <hr/>	<hr/> <hr/>

Notes to the Financial Statements

For the year ended 31 March 2008

11. TANGIBLE FIXED ASSETS

	Computer Equipment £	Total £
Cost		
At 1 April 2007	-	-
Additions	118,812	118,812
	<hr/>	<hr/>
At 31 March 2008	118,812	118,812
	<hr/>	<hr/>
Depreciation		
At 1 April 2007	-	-
Charge for the year	23,762	23,762
	<hr/>	<hr/>
At 31 March 2008	23,762	23,762
	<hr/>	<hr/>
Net book value		
At 31 March 2008	95,050	95,050
	<hr/> <hr/>	<hr/> <hr/>
At 31 March 2007	-	-
	<hr/> <hr/>	<hr/> <hr/>

12. DEBTORS

	2008 £	2007 £
Trade debtors	42,757	176,265
Prepayments	66,641	52,049
Accrued income	228,141	132,976
Other debtors	23,535	-
	<hr/>	<hr/>
	361,074	361,290
	<hr/> <hr/>	<hr/> <hr/>

13. CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	2008 £	2007 £
Trade creditors	402,999	45,519
Accruals and deferred income	219,853	436,205
Corporation tax creditor	7,250	2,446
Other taxation and social security	63,449	15,056
	<hr/>	<hr/>
	693,551	499,226
	<hr/> <hr/>	<hr/> <hr/>

Notes to the Financial Statements

For the year ended 31 March 2008

14. RECONCILIATION OF MOVEMENT IN RESERVES

	2008 £	2007 £
Opening deficit	(2,975,018)	(3,429,523)
Total recognised (losses) / gains for the year	(950,667)	454,505
	<hr/>	<hr/>
Closing deficit	(3,925,685)	(2,975,018)
	<hr/> <hr/>	<hr/> <hr/>

15. PENSIONS

The company participates in the defined benefit Local Government Pension Scheme ('LGPS'), administered by Cumbria County Council. This is a funded scheme, meaning that both employer and employees pay contributions into the fund, calculated at a level that is estimated to balance the pensions liabilities with investment assets.

A qualified actuary using the "projected unit" method performs the triennial actuarial valuations. The most recent full valuation was completed as at 31 March 2007. This valuation relates to the whole fund.

Contributions

The employers' contributions to the LGPS by the Company for the year to 31 March 2008 were £336,000 (2007: £390,000). The employer's contribution rate was fixed at 19.8% of pensionable pay until 31 March 2007. Following the triennial actuarial valuation as at 31 March 2007, the employer's contribution rate has been fixed at 18.7% for 2008/09, 20.6% for 2009/10 and 22.6% for 2010/11.

Assumptions

The major assumptions used by the actuary in assessing scheme liabilities on an FRS 17 basis were:

	2008 % per annum	2007 % per annum	2006 % per annum
Rate of increase in salaries	5.35	4.85	4.65
Rate of increase in pensions in payment	3.60	3.10	2.90
Discount rate	6.10	5.40	4.90
Inflation assumptions (RPI)	3.60	3.10	2.90

Notes to the Financial Statements

For the year ended 31 March 2008

15. PENSIONS (continued)

Fair rate and expected return on assets

The fair rate value of assets in the pension scheme and the expected rates of return were:

	Expected rate of return 2008 %	Fair value 2008 £'000	Expected rate of return 2007 %	Fair value 2007 £'000	Expected rate of return 2006 %	Fair value 2006 £'000
Equities	7.50	2,384	7.50	2,442	7.00	2,057
Government bonds	4.60	864	4.70	813	4.30	736
Other bonds	6.10	447	5.40	398	4.90	328
Property	6.50	317	6.50	345	6.00	259
Cash	5.25	200	5.25	103	4.50	76
Other	7.50	130	7.50	4	7.00	-
		4,342		4,105		3,456
		4,342		4,105		3,456

There is no provision for utilising the assets of a fund under the LGPS. The above assets as a whole are allocated to participating bodies on a consistent and reasonable basis.

	2008 £'000	2007 £'000	2006 £'000
Fair value of the above assets related to the company	4,342	4,105	3,456
Value placed on liabilities related to the company	(8,456)	(7,149)	(6,817)
	(4,114)	(3,044)	(3,361)
Deficit relating to the company	(4,114)	(3,044)	(3,361)
Net pension liability	(4,114)	(3,044)	(3,361)

Notes to the Financial Statements

For the year ended 31 March 2008

15. PENSIONS (continued)

Analysis of amount recognised in the statement of total recognised gains and losses (STRGL)

	2008 £'000	2007 £'000
Actual return less expected return on pension scheme assets	(254)	22
Experience gains and losses	(310)	-
Change in assumptions underlying the present value of scheme liabilities	(255)	491
	<hr/>	<hr/>
Actuarial profit recognised in STRGL	(819)	513
	<hr/> <hr/>	<hr/> <hr/>

History of gains and losses

	2008 £'000	2007 £'000
Difference between expected and actual return on scheme assets:		
Amount (£'000)	(254)	22
Percentage of share of scheme assets	(5.8%)	0.5%
Experience gains and losses on share of scheme liabilities:		
Amount (£'000)	(310)	-
Percentage of the present value share of scheme liabilities	(3.7%)	-
Total amount recognised in STRGL		
Amount (£'000)	(819)	513
Percentage of the present value share of scheme liabilities	(9.7%)	7.2%

Movement in deficit during the period

	2008 £'000	2007 £'000
Company share of scheme liabilities at the beginning of the period	(3,044)	(3,361)
Movement in period:		
- current service cost	(347)	(390)
- employer contributions	336	330
- past service / settlements / curtailments	(114)	-
- net interest / return on assets	(126)	(136)
- actuarial gain / (loss)	(819)	513
	<hr/>	<hr/>
Company share of scheme liabilities at end of period	(4,114)	(3,044)
	<hr/> <hr/>	<hr/> <hr/>

Notes to the Financial Statements

For the year ended 31 March 2008

15. PENSIONS (continued)

Indemnity from South Lakeland District Council

The Company has an indemnity from South Lakeland District Council (SLDC) against the pension fund deficit. Under the terms of the Management Agreement, SLDC has agreed to fund the level of the deficit arising on the employees transferring under TUPE arrangements up to the level it stood at on 1 April 2004. Any subsequent liability on those, and any new employees, falls to be funded by SLH from within the management fee received from SLDC.

16. RELATED PARTY TRANSACTIONS

South Lakes Housing Limited (by guarantee) is a local authority controlled company of South Lakeland District Council (SLDC). The accounts of SLDC are publicly available on the council's website www.southlakeland.gov.uk. The Council has delegated responsibility for overseeing the management and maintenance of its residential and related stock to SLH in accordance with the Management Agreement effective from 1 April 2004.

The Council pays the company a management fee in accordance with the Management Agreement and any subsequently approved variations. In 2007/08 the management fee amounted to £4,499,860 (2006: £4,796,000). The total income from SLDC for 2007/08 was £5,604,305 (2007: £5,299,616).

South Lakes Housing maintains its own financial ledger independently of SLDC.

Tenant Board Members

Certain Members of the Board are resident in properties maintained by South Lakes Housing and owned by the parent undertaking, South Lakeland District Council. These residents have a standard tenancy agreement and are required to fulfil the same obligations and receive the same benefits as other tenants.

17. ULTIMATE CONTROLLING PARTY

The ultimate controlling party is South Lakeland District Council, which is the sole member of South Lakes Housing.