

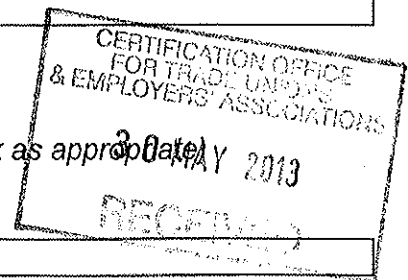
DO NOT STAPLE
PRINT ON ONE SIDE ONLY

FORM AR27

Trade Union and Labour Relations (Consolidation) Act 1992

ANNUAL RETURN FOR AN EMPLOYERS' ASSOCIATION

Name of Employers' Association:	Employers in Voluntary Housing
Year ended:	31 st December 2012
List No:	5035E
Head or Main Office:	137 Sauchiehall Street 5 th Floor Glasgow G2 3EW
Website address (if available)	www.evh.org.uk
Has the address changed during the year to which the return relates?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Tick as appropriate)
General Secretary:	Eamonn Connolly
Contact name for queries regarding the completion of this return:	Eamonn Connolly
Telephone Number:	0141 352 7435
e-mail:	Eamonn@evh.org.uk



PLEASE FOLLOW THE GUIDANCE NOTES IN THE COMPLETION OF THIS RETURN.
Any difficulties or problems in the completion of this return should be directed to the Certification Office as below or by telephone to: 020 7210 3734

The address to which returns and other documents should be sent are:

For Employers' Associations based in England and Wales:
Certification Office for Trade Unions and Employers' Associations
22nd Floor, Euston Tower, 286 Euston Road, London NW1 3JJ

For Employers' Associations based in Scotland:
Certification Office for Trade Unions and Employers' Associations
Melrose House, 69a George Street, Edinburgh EH2 2JG

Assistant Certification Officer
for Scotland
22 MAY 2013

Received

(Revised February 2011)

Certified a True Copy
of the Original

Eline W. Leitch

RETURN OF MEMBERS

(see note 9)

NUMBER OF MEMBERS AT THE END OF THE YEAR				
Great Britain	Northern Ireland	Irish Republic	Elsewhere Abroad (including Channel Islands)	TOTALS
164	-	-	-	164

OFFICERS IN POST

(see note 10)

Please attach as an annexe to this form a complete list of all officers in post at the end of the year to which this form relates, with the title of each persons office.

CHANGE OF OFFICERS

Please complete the following to record any changes of officers during the twelve months covered by this return.

Title of Office	Name of Officer ceasing to hold office	Name of Officer Appointed	Date of Change
Director	Maureen O'Donnell		18/4/12
Director	John Dunlop		2/5/12
Director		Hugh Cameron	11/6/12
Director		David Rose	11/6/12

**EMPLOYERS IN VOLUNTARY HOUSING LIMITED
ANNUAL RETURN – AR27
APPENDIX B**

The Board of Directors

M Alcorn
J Ferguson JP MBE
J Michael
L Paterson
N Reid
C A Newton
G H McGuinness
M Fountain
J Weir
G R Mason
P A McGinlay
A Ramsay
C Lunn
D W Rose
H Cameron
N R Finlayson

Company Secretary

E Connolly

REVENUE ACCOUNT/GENERAL FUND

(see notes 11 to 16)

Previous Year			£	£
	INCOME			
440,223	From Members	Subscriptions, levies, etc	454,839	
-	Investment income	Interest and dividends (gross)	-	
342		Bank interest (gross)	324	
-		Other (specify)	-	
-	Other income	Rents received	-	455,163
-		Insurance commission	-	
19,724		Consultancy fees	45,846	
212,317		Publications/Seminars	220,865	
223,097		Miscellaneous receipts (specify)		
9,000		Recruitment and advertising	240,535	
1,429		Grant Aid	-	
		Other income	9,154	
				516,400
906,132		TOTAL INCOME		971,563
	EXPENDITURE			
	Administrative expenses			
465,969		Remuneration and expenses of staff	459,912	
-		Occupancy costs	-	
25,791		Printing, Stationery, Post	31,853	
6,833		Telephones	5,963	
3,109		Legal and Professional fees	5,464	
184,515		Miscellaneous (specify)		
		See Appendix A	204,334	707,526
924	Other charges	Bank charges	934	
35,062		Depreciation	40,036	
-		Sums written off	-	
-		Affiliation fees	-	
-		Donations	-	
137,370		Conference and meeting fees	153,612	
-		Expenses	-	
6,464		Miscellaneous (specify)		
		Bank interest	6,085	200,667
69	Taxation			634
866,106		TOTAL EXPENDITURE		908,827
40,026		Surplus/Deficit for year		62,736
608,888		Amount of fund at beginning of year		648,914
648,914		Amount of fund at end of year		711,650

ACCOUNTS OTHER THAN THE REVENUE ACCOUNT/GENERAL FUND

(see notes 17 to 18)

ACCOUNT 2		Fund Account	
Name of account:		£	£
Income			
From members		-	
Investment income		-	
Other income (specify)		-	
			-
	Total Income		-
Expenditure			
Administrative expenses		-	
Other expenditure (specify)		-	
			-
	Total Expenditure		-
	Surplus (Deficit) for the year		-
	Amount of fund at beginning of year		-
	Amount of fund at the end of year (as Balance Sheet)		-

ACCOUNT 3		Fund Account	
Name of account:		£	£
Income			
From members		-	
Investment income		-	
Other income (specify)		-	
			-
	Total Income		-
Expenditure			
Administrative expenses		-	
Other expenditure (specify)		-	
			-
	Total Expenditure		-
	Surplus (Deficit) for the year		-
	Amount of fund at beginning of year		-
	Amount of fund at the end of year (as Balance Sheet)		-

ACCOUNTS OTHER THAN THE REVENUE ACCOUNT/GENERAL FUND

(see notes 17 to 18)

ACCOUNT 4		Fund Account	
Name of account:		£	£
Income			
From members		-	
Investment income		-	
Other income (specify)		-	
			-
	Total Income		-
Expenditure			
Administrative expenses		-	
Other expenditure (specify)		-	
			-
	Total Expenditure		-
	Surplus (Deficit) for the year		-
	Amount of fund at beginning of year		-
	Amount of fund at the end of year (as Balance Sheet)		-

ACCOUNT 5		Fund Account	
Name of account:		£	£
Income			
From members		-	
Investment income		-	
Other income (specify)		-	
			-
	Total Income		-
Expenditure			
Administrative expenses		-	
Other expenditure (specify)		-	
			-
	Total Expenditure		-
	Surplus (Deficit) for the year		-
	Amount of fund at beginning of year		-
	Amount of fund at the end of year (as Balance Sheet)		-

ACCOUNTS OTHER THAN THE REVENUE ACCOUNT/GENERAL FUND

(see notes 17 to 18)

ACCOUNT 6		Fund Account		
Name of account:		£	£	
Income	From members	-		
	Investment income	-		
	Other income (specify)	-		
				-
		Total Income	-	
Expenditure	Administrative expenses	-		
	Other expenditure (specify)	-		
				-
				-
			Total Expenditure	-
	Surplus (Deficit) for the year			-
Amount of fund at beginning of year			-	
Amount of fund at the end of year (as Balance Sheet)			-	

ACCOUNT 7		Fund Account		
Name of account:		£	£	
Income	From members	-		
	Investment income	-		
	Other income (specify)	-		
				-
		Total Income	-	
Expenditure	Administrative expenses	-		
	Other expenditure (specify)	-		
				-
				-
			Total Expenditure	-
	Surplus (Deficit) for the year			-
Amount of fund at beginning of year			-	
Amount of fund at the end of year (as Balance Sheet)			-	

BALANCE SHEET AS AT 31 DECEMBER 2012

(see notes 19 and 20)

Previous Year		£	£
527,604	Fixed Assets (as at page 11)		520,395
	Investments (as per analysis on page 13)		
-	Quoted (Market value £)	-	
-	Unquoted	-	
	Total Investments		-
	Other Assets		
35,213	Sundry debtors	46,134	
285,640	Cash at bank and in hand	322,669	
-	Stocks of goods	-	
-	Others (specify)	-	
	Total of other assets		368,803
848,457	TOTAL ASSETS		889,198
648,914	Fund (Account)	711,650	711,650
-	Fund (Account)	-	
-	Fund (Account)	-	
-	Revaluation Reserve	-	
	Liabilities		
178,986	Loans	167,914	
	Bank overdraft	-	
7,354	Tax payable	5,184	
3,516	Sundry creditors	-	
9,687	Accrued expenses	4,450	
-	Provisions	-	
-	Other liabilities	-	
848,457	TOTAL LIABILITIES		177,548
	TOTAL ASSETS		889,198

FIXED ASSETS ACCOUNT

(see note 21)

	Land & Buildings	Fixtures & Fittings	Motor Vehicles & Equipment	Total
	£	£	£	£
COST OR VALUATION				
At start of period	520,376	86,727	-	607,103
Additions during period	-	32,827	-	32,827
Less: Disposals during period	-	-	-	-
Less: DEPRECIATION:	(10,408)	(29,628)	-	(40,036)
Total to end of period	(31,224)	(88,311)	-	(119,535)
BOOK AMOUNT at end of period	489,152	31,243	-	520,395
Freehold	489,152			
Leasehold (50 or more years unexpired)				
Leasehold (less than 50 years unexpired)				
AS BALANCE SHEET	489,152	31,243	-	520,395

ANALYSIS OF INVESTMENTS

(see note 22)

		Other Funds £
QUOTED	British Government & British Government Guaranteed Securities	-
	British Municipal and County Securities	-
	Other quoted securities (to be specified)	-
	TOTAL QUOTED (as Balance Sheet)	-
	*Market Value of Quoted Investments	-
UNQUOTED	British Government Securities	-
	British Municipal and County Securities	-
	Mortgages	-
	Other unquoted securities (to be specified)	-
	TOTAL QUOTED (as Balance Sheet)	-
	*Market Value of Unquoted Investments	-

* Market value of investments to be stated where these are different from the figures quoted in the balance sheet

ANALYSIS OF INVESTMENT INCOME (CONTROLLING INTERESTS)

(see notes 23 to 25)

Does the association, or any constituent part of the association, have a controlling interest in any limited company?		YES	NO
If YES name the relevant companies:			
COMPANY NAME	COMPANY REGISTRATION NUMBER (if not registered in England & Wales, state where registered)		
INCORPORATED EMPLOYERS' ASSOCIATIONS			
Are the shares which are controlled by the association registered in the association's name		YES	NO
If NO, please state the names of the persons in whom the shares controlled by the association are registered.			
COMPANY NAME	NAMES OF SHAREHOLDERS		
UNINCORPORATED EMPLOYERS ASSOCIATIONS			
Are the shares which are controlled by the association registered in the names of the association's trustees?		YES	NO
If NO, state the names of the persons in whom the shares controlled by the association are registered.			
COMPANY NAME	NAMES OF SHAREHOLDERS		

SUMMARY SHEET

(see notes 26 to 35)

	All funds except Political Funds £	Political Funds £	Total Funds £
INCOME			
From Members	454,839	-	454,839
From Investments	324	-	324
Other Income (including increases by revaluation of assets)	516,400	-	516,400
Total Income	971,563	-	971,563
EXPENDITURE (including decreases by revaluation of assets)			
Total Expenditure	908,827	-	908,827
Funds at beginning of year (including reserves)	648,914		648,914
Funds at end of year (including reserves)	711,650		711,650
ASSETS			
Fixed Assets			520,395
Investment Assets			-
Other Assets			368,803
		Total Assets	889,198
LIABILITIES		Total Liabilities	177,548
NET ASSETS (Total Assets less Total Liabilities)			711,650

NOTES TO THE ACCOUNTS

(see note 36)

All notes to the accounts must be entered on or attached to this part of the return.

2. Operating surplus

Operating surplus is stated after charging:

	2012	2011
	£	£
Directors' remuneration	—	—
Staff pension contributions	67,056	62,823
Depreciation of owned fixed assets	40,036	35,062
Auditor's fees	<u>3,925</u>	<u>3,800</u>

3. Taxation on ordinary activities

Analysis of charge in the year

	2012	2011
	£	£
Current tax:		
UK Corporation tax based on the results for the year	634	69
Total current tax	<u>634</u>	<u>69</u>

The company's taxable income for the year ended 31 December 2012 is bank interest received and profit arising on room hire to non members.

4. Tangible fixed assets

	Heritable Property £	Computers & Printers £	Furniture & Fittings £	Office improvements £	Total £
Cost					
At 1 January 2012	520,376	24,979	26,268	35,480	607,103
Additions	—	4,836	—	27,991	32,827
At 31 December 2012	<u>520,376</u>	<u>29,815</u>	<u>26,268</u>	<u>63,471</u>	<u>639,930</u>
Depreciation					
At 1 January 2012	20,816	22,607	18,018	18,058	79,499
Charge for the year	10,408	3,613	6,722	19,293	40,036
At 31 December 2012	<u>31,224</u>	<u>26,220</u>	<u>24,740</u>	<u>37,351</u>	<u>119,535</u>
Net book value					
At 31 December 2012	<u>489,152</u>	<u>3,595</u>	<u>1,528</u>	<u>26,120</u>	<u>520,395</u>
At 31 December 2011	<u>499,560</u>	<u>2,372</u>	<u>8,250</u>	<u>17,422</u>	<u>527,604</u>

5. Debtors

	2012 £	2011 £
Trade debtors	21,767	21,142
Prepayments and accrued income	24,367	14,071
	<u>46,134</u>	<u>35,213</u>

6. Creditors: amounts falling due within one year

	2012 £	2011 £
Bank loans	11,466	11,072
Trade creditors	-	3,516
Other creditors including taxation:		
Taxation	5,184	7,354
Accruals and deferred income	4,450	9,687
	<u>21,100</u>	<u>31,629</u>

The following liabilities disclosed under creditors falling due within one year are secured by the company:

	2012 £	2011 £
Bank loans	<u>11,466</u>	<u>11,072</u>

7. Creditors: amounts falling due after more than one year

	2012 £	2011 £
Bank loans and overdrafts	<u>156,448</u>	<u>167,914</u>

The bank loan is secured by standard security over the company's heritable property. In addition, Triodos Bank holds a right of set-off for any other accounts held with them by the company.

The following liabilities disclosed under creditors falling due after more than one year are secured by the company:

	2012 £	2011 £
Bank loans and overdrafts	<u>156,448</u>	<u>167,914</u>

Included within creditors falling due after more than one year is an amount of £106,357 (2011 - £119,543) in respect of liabilities which fall due for payment after more than five years from the balance sheet date.

8. Pensions

Employers in Voluntary Housing Limited participates in the Career Average Revalued Earnings (CARE) 120th benefit option within the SHAPS Pension Scheme ('the Scheme'). The Scheme is funded and is contracted-out of the State Pension scheme. The CARE 120 option calls for a total contribution of 9.4%, which the directors have agreed the company will fund for at least 3 years through to March 2014. In addition the company is required to pay towards past service deficit as part of the Pension trust recovery plan. The directors have agreed that from 1 July 2013 the company will cease to participate in the CARE 120 option and will participate in a defined contribution option within the scheme.

It is not possible in the normal course of events to identify the share of underlying assets and liabilities belonging to an individual participating employer as the Scheme is a multi-employer arrangement where the assets are co-mingled for investment purposes, benefits are paid from the total Scheme assets, and the contribution rate for all employers is set by reference to the overall financial position of the Scheme rather than by reference to individual employer experience. Accordingly, due to the nature of the Scheme, the accounting charge for the period under FRS17 represents the employer contribution payable.

The Trustee commissions an actuarial valuation of the Scheme every three years. The main purpose of the valuation is to determine the financial position of the Scheme in order to determine the level of future contributions required, so that the Scheme can meet its pension obligations as they fall due.

The last formal valuation of the Scheme was performed as at 30 September 2009 by a professionally qualified Actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £294.6 million. The valuation revealed a shortfall of assets compared with the value of liabilities of £160.1 million, equivalent to a past service funding level of 64.8%.

The Scheme Actuary has prepared an Actuarial Report that provides an approximate update on the funding position of the Scheme as at 30 September 2011. Such a report is required by legislation for years in which a full actuarial valuation is not carried out. The funding update revealed an increase in the assets of the Scheme to £341 million and indicated an increase in the shortfall of assets compared to liabilities to approximately £207 million, equivalent to a past service funding level of 62.2%.

Following a change in legislation in September 2005 there is a potential debt on the employer that could be levied by the Trustee of the Scheme. The debt is due in the event of the employer ceasing to participate in the Scheme or the Scheme winding up.

The debt for the Scheme as a whole is calculated by comparing the liabilities for the Scheme (calculated on a buy-out basis, i.e. the cost of securing benefits by purchasing annuity policies from an insurer, plus an allowance for expenses) with the assets of the Scheme. If the liabilities exceed assets there is a buy-out debt.

The leaving employer's share of the buy-out debt is the proportion of the Scheme's liability attributable to employment with the leaving employer compared to the total amount of the Scheme's liabilities (relating to employment with all the employers). The leaving employer's debt therefore includes a share of any 'orphan' liabilities in respect of previously participating employers. The amount of the debt therefore depends on many factors including total Scheme liabilities, Scheme investment performance, the liabilities in respect of current and former employees of the employer, financial conditions at the time of the cessation event and the insurance buy-out market. The amounts of debt can therefore be volatile over time.

Employers in Voluntary Housing Limited has been notified by The Pensions Trust of the estimated employer debt on withdrawal from the SFHA Pension Scheme based on the financial position of the Scheme as at 30 September 2011. As of this date the estimated employer debt for Employers in Voluntary Housing Limited was £2,255,406.

9. Commitments under operating leases

At 31 December 2012 the company had aggregate annual commitments under non-cancellable operating leases as set out below.

	2012	2011
	£	£
Operating leases which expire:		
Within 1 year	-	778
Within 2 to 5 years	<u>9,117</u>	<u>9,117</u>
	<u>9,117</u>	<u>9,895</u>

10. Related party transactions

The Directors of the company are also Board Members of member Housing Associations with which the company transacts. All transactions with the Housing Associations are made on a normal arms length basis.

No other transactions with related parties were undertaken such as are required to be disclosed under the Financial Reporting Standard for Smaller Entities (effective April 2008).

11. Company limited by guarantee

The company is limited by guarantee and does not have a share capital. As such no director has a beneficial interest in the company. The liability of the members is limited to one pound sterling each.

12. Reconciliation of shareholders' funds and movement on reserves

	Income and expenditure account £
Balance brought forward	648,914
Surplus for the year	62,736
Balance carried forward	<u>711,650</u>

ACCOUNTING POLICIES

(see notes 37 and 38)

1. Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Going concern

The financial statements have been prepared on a going concern basis. The directors have assessed the Company's ability to continue as a going concern and have reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing these financial statements.

Turnover

The turnover shown in the Income and Expenditure Account represents amounts earned during the year, exclusive of Value Added Tax.

Fixed assets

All fixed assets are initially recorded at cost.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Heritable Property	-	2% Straight Line
Computers & Printers	-	33.3% Straight Line
Furniture & Fittings	-	33.3% Straight Line
Office Improvements	-	33.3% Straight Line

Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against income on a straight line basis over the period of the lease.

Pension costs

The company participates in the centralised, multi-employer, Scottish Housing Associations' defined benefits pension scheme. Retirement benefits to employees of the company are funded by contributions from all participating employers and employees. Contributions are made in accordance with periodic calculations by consulting actuaries and are based on pension costs applicable across all participants taken as a whole, thus the scheme qualifies for exemption from the full requirements of FRS 17 "Retirement Benefits" and accounts for the scheme as if it were a defined contribution scheme. The charge to the Income and Expenditure Account therefore represents the contributions payable in the period.

Deferred taxation

Deferred tax is provided on the liability method to take account of timing differences between the treatment for certain items for financial statements purposes and the treatment for tax purposes. Tax deferred is accounted for in respect of all material timing differences. Deferred tax assets are only recognised to the extent that they are regarded as recoverable.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

SIGNATURES TO THE ANNUAL RETURN

(see notes 39 and 40)

including the accounts and balance sheet contained in the return.

Secretary's Signature: <u>E. Connolly</u>	Chairman's Signature: <u>Clare Newton</u> <small>(or other official whose position should be stated)</small>
Name: <u>EAMONN CONNOLLY</u>	Name: <u>CLARE NEWTON</u>
Date: <u>1 MARCH 2013</u>	Date: <u>1 MARCH 2013</u>

CHECK LIST

(see note 41)

(please tick as appropriate)

IS THE RETURN OF OFFICERS ATTACHED? (see Page 3)	YES		NO	
HAS THE RETURN OF CHANGE OF OFFICERS BEEN COMPLETED? (see Page 3)	YES		NO	
HAS THE RETURN BEEN SIGNED? (see Note 38)	YES		NO	
HAS THE AUDITOR'S REPORT BEEN COMPLETED (see Note 39)	YES		NO	
IS A RULE BOOK ENCLOSED? (see Note 40)	YES		NO	
HAS THE SUMMARY SHEET BEEN COMPLETED (see Notes 6 and 25 to 34)	YES		NO	

AUDITOR'S REPORT

(see notes 42 to 47)

made in accordance with section 36 of the Trade Union and Labour Relations (Consolidation) Act 1992.

1. In the opinion of the auditors or auditor do the accounts they have audited and which are contained in this return give a true and fair view of the matters to which they relate?
(See section 36(1) and (2) of the 1992 Act and notes 43 and 44)

YES/NO

If "No" please explain below.

2. Have the auditors or auditor carried out such investigations in the preparation of their audit report as will enable them to form an opinion as to:
- (a) whether the trade union has kept proper accounting records in accordance with section 28 of the 1992 Act;
 - (b) whether it has maintained a satisfactory system of control over its transactions in accordance with the requirements of that section; and
 - (c) whether the accounts to which the report relates agree with the accounting records?
- (See section 36(3) of the 1992 Act, set out in note 43)

YES/NO

If "No" please explain below.

3. Are the auditors or auditor of the opinion that the union has complied with section 28 of the 1992 Act and has:
- (a) kept proper accounting records with respect to its transactions and its assets and liabilities; and
 - (b) established and maintained a satisfactory system of control of its accounting records, its cash holding and all its receipts and remittances.
- (See section 36(4) of the 1992 Act set out in note 43)

YES/NO

If "No" please explain below.

4. Please set out a copy of the report made by the auditors or auditor to the union on the accounts to which this AR27 relates. The report is to set out the basis upon which the audit has been conducted and/or such other statement as the auditor considers appropriate. Such a statement may be provided as a separate document.
(See note 45)

AUDITOR'S REPORT (continued)

We have audited the financial statements of Employers in Voluntary Housing Limited for the year ended 31 December 2012 which comprise the Income and Expenditure Account, Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

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.

Respective responsibilities of directors and auditor

As explained more fully in the Directors' Responsibilities Statement set out on pages 2 to 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2012 and of its surplus for the year then ended;
- have been prepared in accordance with the United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities;
- have been properly prepared in accordance with the Trade Unions and Labour Relations (Consolidation) Act 1992; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matters prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

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 in preparing the directors' report.

MALCOLM BEVERIDGE BA CA (Senior Statutory Auditor)
For and on behalf of
CHIENE + TAIT
Chartered Accountants & Statutory Auditor

61 Dublin Street
Edinburgh
EH3 6NL

25 February 2013

Signature(s) of auditor or auditors:	<i>Malcolm Beveridge</i>	
Name(s):	Malcolm Beveridge BA CA (Chiene + Tait)	
Profession(s) or Calling(s):	Senior Statutory Auditor	
Address(es):	61 Dublin Street Edinburgh EH3 6NL	
Date:	1 MARCH 2013	
Contact name and telephone number:	Malcolm Beveridge 0131 558 5800	

N.B. When notes to the accounts are referred to in the auditor's report a copy of those notes must accompany this return.

EMPLOYERS IN VOLUNTARY HOUSING LIMITED
ANNUAL RETURN – AR27
APPENDIX A

	2012	2011
	£	£
Miscellaneous Expenditure		
Rent, rates and insurance	36,236	39,713
Light and heat	10,180	2,549
Office maintenance and computer costs	11,591	13,489
Travel and subsistence	10,728	9,274
Committee costs	5,846	3,854
Recruitment costs	3,612	4,200
JNC costs	4,608	5,112
Consultancy costs	350	2,650
Staff training	4,390	3,552
Laundry and cleaning	3,219	3,105
Sundry expenses	18,319	6,631
Health and safety consultancy	18,810	8,821
Subscriptions	2,383	1,909
Grant aid expenditure	-	15,386
Irrecoverable VAT	39,788	37,395
Publication and advertising costs	25,054	18,602
Diaries and manuals	1,591	1,634
Accountancy fees	3,704	2,839
Auditor's remuneration	3,925	3,800
	<u>204,334</u>	<u>184,515</u>