Registered number: SC354581

SCOTTISH BUILDING FEDERATION

(A company limited by guarantee)

ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2012

WEDNESDAY

S252CDQ1

SCT 27/03/2013 #328

COMPANIES HOUSE

SCOTTISH BUILDING FEDERATION
(A company limited by guarantee)

INDEPENDENT AUDITORS' REPORT TO SCOTTISH BUILDING FEDERATION UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 4 to 9, together with the financial statements of Scottish Building Federation for the year ended 31 December 2012 prepared under section 396 of the Companies Act 2006.

This report is made solely to the company in accordance with section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special 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, for our work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

The directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts are properly prepared.

OPINION ON FINANCIAL STATEMENTS

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated accounts on pages 4 to 9 have been properly prepared in accordance with the regulations made under that section.

Robert Kerr CA (Senior statutory auditor)

for and on behalf of
French Duncan LLP

Chartered Accountants and Statutory Auditors

56 Palmerston Place
Edinburgh
EH12 5AY
Date: 22 MARCH 2013

SCOTTISH BUILDING FEDERATION

(A company limited by guarantee)
REGISTERED NUMBER: SC354581

ABBREVIATED BALANCE SHEET
AS AT 31 DECEMBER 2012

	Note	£	2012 £	£	*2011 £*
FIXED ASSETS					
Tangible assets	2		**602,643**		*559,335*
Investments	3		**56,516**		*96,112*
			659,159		*655,447*
CURRENT ASSETS					
Debtors		**49,990**		*44,200*	
Cash at bank and in hand		**3,013**		*234*	
		53,003		*44,434*	
CREDITORS: amounts falling due within one year	4	**(184,593)**		*(240,280)*	
NET CURRENT LIABILITIES			**(131,590)**		*(195,846)*
TOTAL ASSETS LESS CURRENT LIABILITIES			**527,569**		*459,601*
CREDITORS: amounts falling due after more than one year	5		**(76,112)**		*(105,774)*
NET ASSETS EXCLUDING PENSION SCHEME LIABILITIES			**451,457**		*353,827*
Defined benefit pension scheme liability			**(238,000)**		*(279,000)*
NET ASSETS INCLUDING PENSION SCHEME LIABILITIES			**213,457**		*74,827*
CAPITAL AND RESERVES					
Revaluation reserve			**410,625**		*360,625*
Other reserves			**(211,280)**		*(211,280)*
Profit and loss account			**14,112**		*(74,518)*
			213,457		*74,827*

ABBREVIATED BALANCE SHEET (continued)
AS AT 31 DECEMBER 2012

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf by:

Ian M Robb
Director

Date: 22nd MARCH 2013

The notes on pages 6 to 9 form part of these financial statements.

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2012

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention as modified by the revaluation of investment property and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2 Turnover

The turnover shown in the profit and loss account represents amounts invoiced during the year exclusive of Value Added Tax.

1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Office equipment	-	25% straight line

1.4 Investment properties

Investment properties are shown at their open market value. The surplus or deficit arising from the annual revaluation is transferred to the investment revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year.

This is in accordance with the FRSSE which unlike the Companies Act 2006 does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company and so their current value is of prime importance. The departure from the provisions of the Act is required in order to give a true and fair view.

1.5 Investments

Investments held as fixed assets are shown at cost less provision for impairment.

1.6 Operating leases

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

1. ACCOUNTING POLICIES (continued)

1.7 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

Deferred tax is not provided on timing differences arising from the revaluation of fixed assets in the financial statements.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

1.8 Pensions

The company operates a defined benefits pension scheme and the pension charge is based on the last triennial valuation dated 31 December 2011 and updated by the actuary to 31 December 2012.

The scheme was closed to further accrual on 31 July 2007. The assets of the scheme are invested and managed independently of the company's finances. The pension scheme assets are measured using market values. Pension scheme liabilities are measured using the projected unit actuarial method and are discounted at the current rate of return measured on a high quality corporate bond of equivalent term and currency to the liability. Any increase in the present value of liabilities within the company's defined benefit pension scheme expected to arise from employee service in the period is charged to the profit and loss account. The expected return on the scheme's assets and the increase during the period in the present values 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.

Pension scheme surpluses, to the extent that they are considered recoverable, or deficits are recognised in full on the face of the balance sheet.

Further information on the structure of the defined benefit scheme is contained in the notes to the accounts.

The company also operates a defined contribution pension scheme for employees. The assets of the scheme are held separately from those of the company. The annual contributions payable are charged to the profit and loss account.

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2012

2. TANGIBLE FIXED ASSETS

	£
Cost or valuation	
At 1 January 2012	582,066
Additions	1,350
Revaluation surplus	50,000
At 31 December 2012	633,416
Depreciation	
At 1 January 2012	22,731
Charge for the year	8,042
At 31 December 2012	30,773
Net book value	
At 31 December 2012	602,643
At 31 December 2011	*559,335*

No provision has been made for deferred tax on gains recognised on revaluing investment property to its market value. The total amount unprovided for is estimated at £60,056 (2011 - £51,845).

The investment property was revalued by the directors at 31 December 2012 at its market value of £600,000, which is the option to purchase price for the current tenants of the property.

3. FIXED ASSET INVESTMENTS

	£
Cost or valuation	
At 1 January 2012	118,848
Additions	63,297
Disposals	(123,173)
At 31 December 2012	58,972
Impairment	
At 1 January 2012	22,736
Reversal of provision in the year	(20,280)
At 31 December 2012	2,456
Net book value	
At 31 December 2012	56,516
At 31 December 2011	*96,112*

3. FIXED ASSET INVESTMENTS (continued)

Listed investments

The market value of the listed investments at 31 December 2012 was £103,330 *(2011 - £179,846).*

4. CREDITORS:
Amounts falling due within one year

The bank hold a standard security over the company's investment property.

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

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

	2012 £	*2011* *£*
Bank loans and overdrafts	**41,440**	*35,690*

5. CREDITORS:
Amounts falling due after more than one year

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

	2012 £	*2011* *£*
Bank loans	**76,112**	*105,774*

Interest is payable on the bank loans at 3.17% over base rate per annum. The bank loans are due to be fully repaid by the expiry date of 30 May 2014.

6. COMPANY STATUS

The company is limited by guarantee. On a winding up of the company, the liability of members is limited to £1.