- DO NOT STAPLE
- PRINT ON ONE SIDE ONLY

FORM AR21

Trade Union and Labour Relations (Consolidation) Act 1992

ANNUAL RETURN FOR A TRADE UNION

| Name of Trade Union: | | National House Building Council Staff Association | | |
|--|--|---|--|--|
| Year ended: | CERTIFICATION OF FOR TRADE UNIO & EMPLOYERS' ASSOC | FICE NS | | |
| List no: | 1 3 JUL 201 | | | |
| Head or Main Office | the Charles When | NHBC House Davy Avenue Knowlhill Milton Keynes Buckinghamshire MK 5 8FP | | |
| Website address (if | available) | | | |
| Has the address changed during the year to which the return relates? | | Yes ☐ No ✓ (Click the appropriate box) | | |
| General Secretary: | | Louise McDonald | | |
| Telephone Number: | | 01908 746656 | | |
| Contact name for queries regarding | | Laura Heritage (Treasurer) | | |
| Telephone Number: | | 01908 747837 | | |
| E-mail: | | Iheritage@nhbc.co.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 Officer as below or by telephone to: 020 7210 3734

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

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

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

(Revised February 2011)

RETURN OF MEMBERS

(see notes 10 and 11)

| | NUMBER OF MEMBERS AT THE END OF THE YEAR | | | | | |
|--------|---|----|---|--------|---|-----|
| | Great Northern Irish Elsewhere Abroad Britain Ireland Republic (including Channel Islands) TO | | | TOTALS | | |
| MALE | 476 | 13 | 0 | 1 | | 490 |
| FEMALE | 154 | 4 | 0 | 0 | | 158 |
| TOTAL | 630 | 17 | 0 | 1 | А | 648 |

| Number of members included in totals box 'A' above for whom no home or authorised address is held: | 0 |
|--|-----|
| Number of members at end of year contributing to the General Fund | 648 |

OFFICERS IN POST

(see note 12)

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.

RETURN OF CHANGE OF OFFICERS

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

| Title of Office | Name of Officer ceasing to hold office | Name of Officer Appointed | Date |
|-----------------|--|------------------------------|----------------|
| Staff Rep | New Apt | Paul Ruston | September 2014 |
| Treasurer | Peter K Wright | Laura Heritage | April 2014 |
| Staff Rep | New Apt | Dave Mooney | September 2014 |
| Staff Rep | New Apt | Rachel Colclough | September 2014 |
| Staff Rep | New Apt | Michael Rooney | April 2014 |
| | | | |

| State | e whether the union is: | | |
|-------|---|-----|------|
| a. | A branch of another trade union? | Yes | No ✓ |
| | If yes, state the name of that other union: | | |
| b. | A federation of trade unions? | Yes | No 🗸 |
| unior | If yes, state the number of affiliated | | |
| | and names: | | |
| | | | |

GENERAL FUND

(see notes 13 to 18)

| | £ | £ |
|---|-----------------|--------|
| From Members: Contributions and Subscriptions | | 14,062 |
| From Members: Other income from members (specify) | | |
| | | |
| | | |
| | | |
| Total other income from members | | |
| Total of all income from members | | 14,062 |
| Investment income (as at page 12) | | |
| Other Income | | |
| Income from Federations and other bodies (as at page 4) | | |
| Income from any other sources (as at page 4) | 709 | |
| | | |
| Total of other income (as at page 4) | | 709 |
| | TOTAL INCOME | 14771 |
| EXPENDITURE | | |
| Benefits to members (as at page 5) | | |
| Administrative expenses (as at page 10) | | |
| Federation and other bodies (specify) | | |
| | | |
| | | |
| | | |
| Total expenditure Federation and other bodies | | |
| Taxation | | |
| TOTA | AL EXPENDITURE | 10,575 |
| | AL EXI ENDITORE | 10,575 |
| Surplus (deficit) for year | | 4,196 |
| | | |
| Amount of general fund at beginning of year | | 94,261 |
| Amount of general fund at end of year | | 98,457 |
| Amount of general fund at end of year | | 55,757 |

ANALYSIS OF INCOME FROM FEDERATION AND OTHER BODIES AND OTHER INCOME

(see notes 19 and 20)

| DESCRIPTION | £ | £ |
|---|----------------|-----|
| Federation and other bodies | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| TOTAL FEDERATION AND | O OTHER BODIES | |
| Other income Interest from Bank Account | 709 | |
| Therest north Bank / toooding | 700 | |
| | | |
| | | |
| | | |
| | | |
| | | |
| ΤΟΤΔΙ | OTHER INCOME | 709 |
| IOIAL | . CHIER MOONE | |
| TOTAL OF ALL | OTHER INCOME | 709 |

ANALYSIS OF BENEFIT EXPENDITURE SHOWN AT GENERAL FUND

(see notes 21 to 23)

| | £ | | £ |
|---|---|---|-------------------------|
| Representation – Employment Related Issues | | brought forward Education and Training services | |
| Representation – Non Employment Related Issues | | | |
| | | Negotiated Discount Services | |
| Communications | | | |
| | | Salary Costs | |
| Advisory Services | | | |
| Dispute Benefits | | Other Benefits and Grants (specify) Group legal costs Conference and travel costs Audit and accountancy | 4,598 4,933 1,044 |
| Other Cash Payments | | | |
| carried forward | | Total (should agree with figure in General Fund) | 10,575 |

(See notes 24 and 25)

| FUND 2 | (OCC HOLES 24 and 20) | | Fund Account |
|-------------|---|--------------------|--------------|
| Name: | | £ | £ |
| Income | | | |
| | From members | | |
| | Investment income (as at page 12) | | |
| | Other income (specify) | | |
| | | | |
| | | | |
| | | | |
| | Total other inco | me as specified | |
| | | Total Income | |
| | | | |
| Expenditure | Benefits to members | [| |
| | Administrative expenses and other expenditure (as at page | | |
| | 10) | | |
| | То | tal Expenditure | |
| | | | |
| | | icit) for the year | |
| | Amount of fund at be | | |
| | Amount of fund at the end of year (as | Balance Sheet) | |
| | Number of members contributing | g at end of year | |
| | Number of members continualing | g at ella of year | |

| FUND 3 | | | Fund Account |
|-------------|---|--------------------|--|
| Name: | | £ | £ |
| Income | | | |
| | From members | | |
| | Investment income (as at page 12) | | |
| | Other income (specify) | | |
| | | | |
| | | | |
| | Total other inco | me as specified | |
| | | Total Income | |
| Expenditure | | | |
| Expenditure | Benefits to members Administrative expenses and other expenditure (as at page 10) | | |
| | • | tal Expenditure | |
| | | | |
| | · | icit) for the year | |
| | Amount of fund at be | | |
| | Amount of fund at the end of year (as | Balance Sheet) | |
| | Number of members contributin | g at end of year | P 100 Table 11 (2007) 11 11 11 11 11 11 11 11 11 11 11 11 11 |

| FUND 4 | | | Fund Account |
|-------------|---|--------------------|--------------|
| Name: | | £ | £ |
| Income | | | |
| | From members | | |
| | Investment income (as at page 12) | | |
| | Other income (specify) | | |
| | | | |
| | | | |
| | | | |
| | Total other inco | me as specified | |
| | | Total Income | |
| Expenditure | | | |
| Expenditure | Benefits to members | | |
| | Administrative expenses and other expenditure (as at page | | |
| | 10) | | |
| | То | tal Expenditure | |
| | | | |
| | - · · · · · · · · · · · · · · · · · · · | icit) for the year | |
| | Amount of fund at be | | |
| | Amount of fund at the end of year (as | Baiance Sheet) | |
| | Number of members contributin | g at and of year | ·········· |
| | Number of members contributing | g at ellu oi year | - |

| FUND 5 | | | Fund Account |
|-------------|---|--------------------|--------------|
| Name: | | £ | £ |
| Income | | | |
| | From members | | |
| | Investment income (as at page 12) | | |
| | Other income (specify) | | |
| | | | |
| | | 78 | |
| | | | |
| | Total other inco | me as specified | |
| | | Total Income | |
| Expenditure | | | |
| | Benefits to members | | |
| | Administrative expenses and other expenditure (as at page 10) | | |
| | • | tal Expenditure | |
| | | | |
| | Surplus (Defi | icit) for the year | |
| | Amount of fund at be | | |
| | Amount of fund at the end of year (as | Balance Sheet) | |
| | Number of members contributing | a at end of vear | |
| | Trainibor of moniborio contributing | g at ona or year | |

| FUND 6 | | | Fund Account |
|-------------|---|-------------------|--------------|
| Name: | | £ | £ |
| Income | | | |
| | From members | | 1 |
| | Investment income (as at page 12) | | |
| | Other income (specify) | | |
| | | | |
| | | | |
| | Total other inco | me as specified | |
| | | Total Income | |
| Expenditure | | | |
| • | Benefits to members | | |
| | Administrative expenses and other expenditure (as at page 10) | | |
| | • | tal Expenditure | |
| | Surplus (Defi | cit) for the year | |
| | Amount of fund at be | • | |
| | Amount of fund at the end of year (as | Balance Sheet) | |
| | Number of members contributing | g at end of year | |
| | | J J | L |

| FUND 7 | | Fund Account |
|-------------|---|--------------|
| Name: | £ | £ |
| Income | | |
| | From members | |
| | Investment income (as at page 12) | |
| | Other income (specify) | |
| | | |
| | Total other income as specifie | d |
| | Total Incom | е |
| Expenditure | | |
| | Benefits to members | |
| | Administrative expenses and other expenditure (as at page 10) | |
| | Total Expenditur | е |
| | Surplus (Deficit) for the yea | ar |
| | Amount of fund at beginning of yea | ar |
| | Amount of fund at the end of year (as Balance Shee | t) |
| | Number of members contributing at end of year | ar |

| | (see notes 26 to 31) | | |
|----------------|--|---------------------------------------|--------------------|
| POLITICAL F | UND ACCOUNT 1 To be completed by trade unions when the complete in the complet | nich maintain their c | wn fund |
| | | ţ. | £ |
| Income | Members contributions and levies | | |
| | Investment income (as at page 12) Other income (specify) | | |
| | | · · · · · · · · · · · · · · · · · · · | |
| | Total other | income as specified | |
| Expenditure | | Total income | |
| | Expenditure under section 82 of the Trade Union and Labour Relations (Consolidation) Act 1992 (specify) | | |
| | Administration expenses in connection with political objects (specify) | | |
| | Non-political expenditure | | |
| | | Total expenditure | |
| | · | lus (deficit) for year | |
| | Amount of political fund | | |
| | Amount of political fund at the end of year | (as Balance Sheet) | |
| | Number of members at end of year contributing | to the political fund | |
| | Number of members at end of the year not contributing | | |
| | mbers at end of year who have completed an exemption notice and do not therefore | | |
| political fund | | | |
| | | | |
| POLITICAL F | UND ACCOUNT 2 To be completed by trade unions which act as | s components of a c | entral trade union |
| | | £ | t |
| Income | Contributions and levies collected from members on behalf of central political fund | | |
| | Funds received back from central political fund Other income (specify) | | |
| | | | |
| | | | |
| | Total other | ncome as specified | |
| | | Total income | |
| Expenditure | | | |
| | Expenditure under section 82 of the Trade Union and Labour Relations (Consolidation) Act 1992 (specify) | | |
| | , | | |
| | Administration expenses in connection with political objects (specify) | | |
| | Non-political expenditure | | |
| | | Total expenditure | |
| | Surg | olus (deficit) for year | |

Number of members at end of year who have completed an exemption notice and do not therefore contribute to the political fund

Amount held on behalf of trade union political fund at beginning of year

Number of members at end of year contributing to the political fund Number of members at end of the year not contributing to the political fund

Amount held on behalf of central political fund at end of year

Amount remitted to central political fund

ANALYSIS OF ADMINISTRATIVE EXPENSES AND OTHER OUTGOINGS EXCLUDING AMOUNTS CHARGED TO POLITICAL FUND ACCOUNTS

(see notes 32 and 33)

| Administrative Expenses | £ |
|--|---|
| Remuneration and expenses of staff | |
| Salaries and Wages included in above | |
| Auditors' fees | |
| Legal and Professional fees | |
| Occupancy costs | |
| Stationery, printing, postage, telephone, etc. | |
| Expenses of Executive Committee (Head Office) | |
| Expenses of conferences | |
| Other administrative expenses (specify) | |
| | |
| | |
| | |
| Other Outgoings | |
| Interest payable: | |
| Bank loans (including overdrafts) | |
| Mortgages | |
| Other loans | |
| Depreciation | |
| Taxation | |
| | |
| Outgoings on land and buildings (specify) | |
| | |
| Other outgoings (specify) | |
| | |
| Total | |
| Charged to: General Fund (Page 3) | |
| Fund (Account) | |
| Total | |

ANALYSIS OF OFFICIALS SALARIES AND BENEFITS (see notes 34 to 44 below)

| Office held | Gross Salary | Employers N.I. | | Benefits | | Total |
|-----------------------------|--------------|-------------------|-------------------------|----------------|------------|-------|
| | | | Pension Contribution | Other Benefits | ifits | |
| | £ | Ŧ. | ડ્ર | Description | Value £ | ਖ਼ |
| Pam Walker (Chair) | 0 | 0 | 0 | | 0 | 0 |
| Tom Howard (Deputy Chair) | 0 | 0 | 0 | | 0 | 0 |
| Laura Heritage (Treasurer) | 0 | 0 | 0 | | 0 | 0 |
| Louise McDonald (Secretary) | 0 | 0 | 0 | | 0 | 0 |
| Richard Hartshorn | 0 | 0 | 0 | | 0 | 0 |
| Alan Williamson | 0 | 0 | 0 | | 0 | 0 |
| Steven Greenley | 0 | 0 | 0 | | 0 | 0 |
| Paul Rushton | 0 | 0 | 0 | | 0 | 0 |
| Dave Mooney | 0 | 0 | 0 | | 0 | 0 |
| Des Colgan | 0 | 0 | 0 | | 0 | 0 |
| Mike Rooney | 0 | 0 | 0 | | 0 | 0 |
| Dave Deacon | 0 | 0 | 0 | | 0 | 0 |
| Sharon Brosnan | 0 | 0 | 0 | | 0 | 0 |
| Rachel Colclough | 0 | 0 | 0 | | 0 | 0 |
| | | | | | | |

ANALYSIS OF INVESTMENT INCOME

(see notes 45 and 46)

| | | 709 |
|-------------|---------------------|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| Total ir | nvestment income | 709 |
| , , , , , , | | 703 |
| | | |
| Gene | ral Fund (Page 3) | 709 |
| F | Fund (Account) | |
| | Political Fund | |
| Total Ir | nvestment Income | 709 |
| _ | Gene F F F | Fund (Account) Fund (Account) Fund (Account) Fund (Account) |

BALANCE SHEET as at [

31 December 2014

(see notes 47 to 50)

| Previous Year | | £ | £ |
|---------------|---|---------------|--------|
| | Fixed Assets (at page 14) | | |
| | Investments (as per analysis on page 15) | | |
| | Quoted (Market value £) Unquoted | | |
| | Total Investments | | NIL |
| | Other Assets | | |
| | Loans to other trade unions | | |
| | Sundry debtors | 1,250 | |
| 94,662 | Cash at bank and in hand | 97,675 | |
| | Income tax to be recovered | | |
| | Stocks of goods | | |
| 595 | Others (specify) | 572 | |
| | Total of other assets | | 99,477 |
| | ТОТ | TAL ASSETS | 99,477 |
| | Fund (Account) | | |
| | Fund (Account) | | |
| | Fund (Account) | | |
| | Superannuation Fund (Account) | | |
| | Political Fund (Account) | | |
| | Revaluation Reserve | | |
| | LIABILITIES | | |
| | Amount held on behalf of central trade union political fund | | |
| | Loans: From other trade unions | | |
| | Loans: Other | | |
| | Bank overdraft | | |
| | Tax payable | | |
| | Sundry creditors | | |
| | Accrued expenses | 1,020 | |
| | Provisions | | |
| | Other liabilities | | |
| | ТОТА | L LIABILITIES | 1,020 |
| | то | TAL ASSETS | 98,457 |
| | | | |

FIXED ASSETS ACCOUNT

(see notes 51 to 55)

| | Land and Freehold Leasehold | | ngs £ | Furniture and Equipment £ | Motor Vehicles £ | Not used for union business | Total £ |
|---|-----------------------------------|--|----------|------------------------------------|---|-----------------------------|------------|
| Cost or Valuation | | | | | | | |
| At start of year | | | | | | | |
| Additions | | | | | | | |
| Disposals | | | | | | : | |
| Revaluation/Transfer | | | | | | | |
| s | | | | | | | |
| At end of year | | | | | | | |
| | | | | | - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | <u> </u> | |
| Accumulated Depreciation At start of year | | | | | | | |
| Charges for year | | | | | | | |
| Disposals | | | | | | | |
| Revaluation/Transfer | | | | | | | |
| s | | | | | | | |
| At end of year | | | | | | | |
| | | | | | | L | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Net book value at end of year | | | | | | | |
| | | ······································ | | | | | |
| | | | | | | | |
| | | | | | | | |
| Net book value at end of previous year | | | | | | | |
| Cita of previous year | | | | L | | <u> </u> | |

ANALYSIS OF INVESTMENTS

(see notes 56 and 57)

| QUOTED | | All Funds | Political Fund |
|------------|--|---------------------|----------------|
| | | Except Political | |
| | | Funds | £ |
| | | £ | |
| | Equition (o.g. Sharon) | | |
| | Equities (e.g. Shares) | | |
| | | | |
| | (C:14-) | | |
| | Government Securities (Gilts) | | |
| | | | |
| | | | |
| | Other quoted securities (to be specified) | | |
| | | | |
| : | | | |
| | TOTAL QUOTED (as Balance Sheet) | | |
| | Market Value of Quoted Investment | | |
| | | | |
| | | | |
| | | | |
| LINGUIGIED | | | |
| UNQUOTED | Equities | | |
| | | | |
| | O | | |
| | Government Securities (Gilts) | | |
| | | | |
| | Mantenana | | |
| | Mortgages | | |
| | | | |
| | Bank and Building Societies | | |
| | Bank and Building Societies | | |
| | | | |
| | Other unquated investments (to be exceited) | | |
| | Other unquoted investments (to be specified) | | |
| | TOTAL LINIOLIOTED (Deleves Object) | | |
| | TOTAL UNQUOTED (as Balance Sheet) | | |
| | Market Value of Unquoted Investments | | |

ANALYSIS OF INVESTMENT INCOME (CONTROLLING INTERESTS) (see notes 58 and 59)

| Does the union, or any constituent part of the union, have a controlling interest in any limited company? If YES name the relevant companies: | | YES | NO |
|--|---------------|--|------------------------|
| COMPANY NAME | | STRATION NUMBI and & Wales, state | |
| | | | |
| | | | , |
| | | | |
| | | | |
| | | | |
| | | | |
| Are the shares which are controlled by the union registered in the names of the union's trustees? | | YES | NO |
| If NO, state the names of the persons in whom the shares controlled by the union are registered. | | | |
| COMPANY NAME | NAMES OF SHAP | REHOLDERS | |
| | | | |
| | | | |
| | | | |
| | | | ann y shiridh falish a |
| | | and the second s | |
| | | | |

SUMMARY SHEET

(see notes 60 to 71)

| | All funds except Political Funds £ | Political Funds £ | Total Funds £ |
|--|---|-------------------------|---------------------|
| INCOME | A CONCESS AND A | | |
| From Members | 14,062 | | |
| From Investments | 709 | | |
| Other Income (including increases by revaluation of assets) | | | |
| Total Income | 14,771 | | |
| EXPENDITURE (including decreases by revaluation of | | | |
| Total Expenditure | 10,575 | | |
| Funds at beginning of year (including reserves) Funds at end of year | 94,261 98,457 | | 94,261 |
| (including reserves) | 30,407 | | 30,407 |
| ASSETS | | | |
| | Fixed Assets | | |
| | Investment Assets | | |
| | Other Assets | | 99,477 |
| | | Total Assets | |
| LIABILITIES | | Total Liabilities | 1,020 |
| NET ASSETS (Total Assets less Total | al Liabilities) | | 98,457 |

NOTES TO THE ACCOUNTS

(see notes 72 and 73)

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

| See attached Audited Accounts | |
|-------------------------------|--|
| | |
| | |
| | |
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ACCOUNTING POLICIES

(see notes 74 and 75)

| | and the congression of the state of the stat | | and the second program is the second of the | × |
|---|--|-----------------------------------|--|---|
| See attached Audited Accounts | | | | |
| | | | | |
| | | | | |
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| | | | | |
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| | | | | |
| | | | | |
| | | | | |
| | | Q.(831) (17/2001) (18/20) (18/20) | | Eta san et et et en en et en en et e |
| | | | | |
| SIGNATURES TO THE ANNU | JAL RET | UR | N | |
| (see notes 76 and 77) | | - L | | |
| (see notes to and tr) | | | | |
| including the accounts and balance sheet co | ntained in the | retur | n. | |
| v | | | | |
| Chairman | 1'S. | | | eria fia 1 de l'Arjà politici di Paligi |
| Secretary's Signature | | | | |
| Signature: (or other office | cial whose position s | | | |
| Name: <u>Laura Fenfack</u> Name: T | rom Hon | JARI | | |
| Name. 10 | | | | |
| Date: 02/07/15 | 12/07/ | 15 | | |
| Date. | | - | | |
| | and the grown of process to place to the second section of the se | - A-1 1 3-2 1 1 1 | en en en 1900 en en 1900 en | |
| OUEOK LIOT | | | | |
| CHECK LIST | | | | |
| (see notes 78 to 80) | | | | |
| · | | | | |
| (please tick as appropriate | ∍) | | | |
| | | | <u>Carantee announcement announce</u> | <u> </u> |
| IS THE RETURN OF OFFICERS ATTACHED? | YES | | NO | |
| (see Page 2 and Note 12) | | | • | |
| HAS THE RETURN OF CHANGE OF OFFICERS BEEN | YES | | NO | |
| COMPLETED? | | | | |
| (see Page 2 and Note 12) | | | | |
| HAS THE RETURN BEEN SIGNED? | YES | | NO | |
| (see Pages 19 and 21 and Notes 76 and 77) | | | | |
| HAS THE AUDITOR'S REPORT BEEN COMPLETED? | YES | | NO | |
| (see Pages 20 and 21 and Notes 2 and 77) | | / | , | - |
| IS A RULE BOOK ENCLOSED? | YES | N | NO | П |
| (see Notes 8 and 78) | | | | |
| A MEMBER'S STATEMENT IS: | ENCLOSE | | TO FOLLOW | |
| | | L | · == + · · | ı — |
| (see Note 80) | D | | | |

(see Page 17 and Notes 7 and 59)

NATIONAL HOUSE BUILDING COUNCIL STAFF ASSOCIATION

FINANCIAL STATEMENTS 31 December 2014



CONTENTS

| | rage |
|----------------------------------|------|
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| Auditors' Report to the Members | 2 |
| Income and Expenditure Account | 4 |
| Balance Sheet | 5 |
| Notes to the accounts | 6 |

NATIONAL HOUSE BUILDING COUNCIL STAFF ASSOCIATION ASSOCIATION DETAILS AND ADVISERS

Head office:

NHBC House Davy Avenue Knowlhill Milton Keynes

Buckinghamshire

MK5 8FP

List Number:

711T

General Secretary:

Louise McDonald

Auditor:

BHP, Chartered Accountants

Bathurst House 86 Micklegate

York YO1 6LQ

Bankers:

National Westminer

11 Nursery Parade

Marsh Road Leagrave Luton LU3 1QR

NATIONAL HOUSE BUILDING COUNCIL STAFF ASSOCIATION INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NATIONAL HOUSE BUILDING COUNCIL STAFF ASSOCIATION

Year ended 31 December 2014

We have audited the financial statements of the National House Building Council Staff Association for the year ended 31 December 2014. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the members, as a body, in accordance with the Trade Union and Labour Relations (Consolidation) Act 1992. Our audit work has been undertaken so that we might state to the 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 association and the members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of members and auditor

As described on page 6 the National Treasurer is 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 the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with Auditing Practices Board (APB's) Ethical Standards for Auditors.

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 Trade Union and Labour Relations (Consolidation) Act 1992. We also report to you if, in our opinion, the association 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 officials remuneration and transactions with the Association is not disclosed.

Scope of the audit

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 association's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the treasurer; and the overall presentation of the financial statements.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF NATIONAL HOUSE BUILDING COUNCIL STAFF ASSOCIATION (contd.)

For the year ended 31 December 2014

Opinion

In our opinion the financial statements give a true and fair view of the state of the affairs of the Association as at 31 December 2014 and of the surplus for the year then ended and have been properly prepared in accordance with the Trade Union and Labour Relations (Consolidation) Act 1992.

BHP, CHARTERED ACCOUNTANTS

Chartered Accountants and Registered Auditor

Bathurst House, 86 Micklegate, York

BHP. Amountants

10 June 2015

NATIONAL HOUSE BUILDING COUNCIL STAFF ASSOCIATION INCOME AND EXPENDITURE ACCOUNT Year ended 31 December 2014

| | | 2014 | | 2013 |
|---|-------------------------|---------------|------------------------------|--------|
| INCOME Subscriptions Bank interest received | | 14,062 709 | | 13,490 |
| | | 14,771 | | 13,514 |
| ADMINISTRATION EXPENDITURE | | | | |
| Group legal fees insurance policy Conference & travel expenses Audit & accountancy fees Legal Fees | 4,598 4,933 1,044 | | 4,758 4,564 996 278 | |
| | | 10,575 | | 10,596 |
| SURPLUS FOR THE FINANCIAL YEAR | | £4,196 | | £2,918 |

NATIONAL HOUSE BUILDING COUNCIL STAFF ASSOCIATION

BALANCE SHEET

As at 31 December 2014

| | | 2014 | 2013 |
|---------------------------------------|--|------------------|----------------------------|
| CURRENT ASSET | S | | |
| Cash at bank | Current AccountLiquidity Deposit AccountFixed Rate Deposit Account | 17,226 80,429 | 13,692 20,970 60,000 |
| Sundry debtors Insurance prepaymen | nt | 1,250 572 | 595 |
| | | 99,477 | 95,257 |
| Less: Sundry credito | rs | (1,020) | (996) |
| NET CURRENT A | SSETS | £98,457 | £94,261 |
| CAPITAL AND RE | ESERVES | | |
| GENERAL FUND Balance at 1 January | 2014 | 94,261 | 91,343 |
| Surplus of income ov | ver expenditure for the year | 4,196 | 2,918 |
| MEMBERS' FUND | os | £98,457 | £94,261 |

Approved on behalf of the Association by:

-MFS P Walker TOM HOWARD

Chairman

10 June 2015

NATIONAL HOUSE BUILDING COUNCIL STAFF ASSOCIATION NOTES TO THE ACCOUNTS

For the year ended 31 December 2014

1. Accounting Policies

The financial statements are prepared under the historical cost convention and in accordance with the applicable UK accounting standards.

Funds

General (unrestricted) funds represent the funds of the Association that are not subject to any restrictions regarding their use and are available for application on the general purposes of the Association.

Income

Income consists of subscriptions and interest and is accounted for when received.

Expenditure

Expenditure is accounted for when incurred.

2. National Treasurer's Responsibilities

Law applicable to trade unions in England and Wales requires the national treasurer to prepare financial statements that give a true and fair view of the state of affairs of the Association at the end of the financial year and of its surplus or deficit for the financial year. In doing so the national treasurer is required to:

- a) select suitable accounting policies and then apply them consistently;
- b) make judgments and estimates that are reasonable and prudent;
- c) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business.

The national treasurer is responsible for maintaining proper accounting records, which disclose with reasonable accuracy at any time the financial position of the Association and enable him to ensure that the financial statements comply with the Trade Union and Labour Relations (Consolidation) Act 1992. The Treasurer is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

3. Status

The Association is a members voluntary organisation that is open to all persons employed by the NHBC. The Executive Committee are involved in the running of the Association in accordance with the Staff Association Constitution.

AUDITOR'S REPORT

(see notes 81 to 86)

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

In the opinion of the auditors or auditor do the accounts they have audited and which are

1.

| | 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 83 and 84) | | |
|----|---|--|--|
| | 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 83) | | |
| | YES/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 rule 83) 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 AR21 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 85) | | |

See attached Audited Accounts for all the above

AUDITOR'S REPORT (continued)

| See attached Audited Accounts | |
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| Signature(s) of auditor or auditors: | port become tanto |
| | prii, rea |
| Name(s): | |
| realite(5). | BHP charter Accounters. |
| Profession(s) or Calling(s): | |
| r rolession(s) of calling(s). | CHARTERED ACCOUNTINGS |
| Address(es): | |
| 7 (da1003(03): | 86 MICKLEGATE |
| | TORK |
| | 701 61-0 |
| | |
| Date: | 10 June 2015 |
| Contact name and telephone number: | G.S.WARD 01904 |
| | G.S.WARD 01904. |

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