

Registered Housing Association No. HAC326  
FCA Reference No. 2562R(S)  
Scottish Charity No. SC029908

**HILLHEAD HOUSING ASSOCIATION 2000 LIMITED**

**REPORT and FINANCIAL STATEMENTS**

**For the year ended 31 March 2023**

**CT:**

**HILLHEAD HOUSING ASSOCIATION 2000 LIMITED**

**REPORT and FINANCIAL STATEMENTS**

**For the year ended 31 March 2023**

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**HILLHEAD HOUSING ASSOCIATION 2000 Limited**

**MANAGEMENT COMMITTEE, EXECUTIVES and ADVISERS**

**Year ended 31 March 2023**

**Management Committee**

John Jamieson  
Lisa Scott  
Robert Smith  
Mary Docherty  
David Wilson  
Cllr Susan Murray  
Stuart Niven  
Claire Taylor  
Gary Jackson  
Walid Hassan  
Peter O'Connell  
Alistair MacPhee  
Cllr Pamela Marshall  
Karen McIntyre

Chairperson  
Vice Chairperson  
  
Secretary  
Resigned 02 March 2023  
  
Treasurer

**Executive Officers**

Stephen Macintyre  
Catherine McKiernan

Director  
Depute Director

**Registered Office**

2 Meiklehill Road  
Hillhead  
Kirkintilloch  
Glasgow  
G66 1LA

**External Auditors**

Chiene + Tait LLP (trading as CT)  
Chartered Accountants and  
Statutory Auditor  
Edinburgh  
EH3 6NL

**Internal Auditors**

Quinn Internal Auditors  
55 Lady Place  
Livingston  
EH54 6TB

**Bankers**

RBS  
116 Cowgate  
Kirkintilloch  
Glasgow  
G66 1JX

**Finance Agents**

FMD Financial Services

**Solicitors**

Brechin Tindall Oats  
48 St Vincent Street  
Glasgow  
G2 5HS

# HILLHEAD HOUSING ASSOCIATION 2000 LIMITED

## REPORT of the MANAGEMENT COMMITTEE

### For the year ended 31 March 2023

The Management Committee presents its report and the Financial Statements for the year ended 31 March 2023.

#### **Legal Status**

The Association is a registered non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 No. 2562R(S). The Association is governed under its Rule Book. The Association is a registered Scottish Charity with the charity number SC029908.

#### **Principal Activities**

The principal activities of the Association are the provision and management of affordable rented accommodation.

#### **Review of Business and Future Developments**

Just as we were adjusting to a new post pandemic operating environment, we found ourselves facing an unprecedented cost of living crisis, increasing levels of inflation and latterly, rising interest rates. And to top that the Scottish Government announced that it would seek Parliamentary approval to apply rent controls including a freeze on rents not just for the year 22/23 but also for the following financial year.

As our main income source is rents, any interference on rent setting poses a significant and potentially very damaging effect on our future viability and short-term financial health. In Scotland, housing associations have had full control of its rents since 1989, so this move by the Government was quite unexpected. We established very quickly that the impact of a rent freeze when inflation was reaching a high of 11.1% in October 2022 would mean an immediate halt to any investment plans for the next few years and to a significant loss of income. Fortunately, the sector came together and after successful lobbying the threat of a rent freeze or a rent cap as applied in other parts of the United Kingdom was averted. As required by legislation we consulted on an increase of 7% which was the minimum we could afford if we wanted to ensure continued investment in our properties. Whilst not universally welcomed by our tenants we remain of the view that this was the most sensible approach to ensure our ongoing viability and to protect and maintain our housing and maintenance services at a level to which our tenants have come to expect.

During the year, the level of investment in cyclical and planned maintenance was minimal for the reasons outlined above. We also took the opportunity to review our longer-term investment plans on the back of an updated Stock Condition Survey and revised Life Cycle Costing plan. The rising cost of living and continuing increase in interest rates has prompted a further review of our Business Plan assumptions.

Whilst we anticipate a slowing down of inflation, we are still seeing an upward trend in interest rates. Whilst the bulk of our loans are on a fixed rate, we are reviewing our revolving credit facility and plan to repay some of this early to offset the cost of the facility.

We reported last year that the level of rent arrears had stabilised and subsequently fell back to a level lower than at the start of the pandemic. This trend has continued throughout the year and arrears at the end of March 2023 have dropped further to 2.43%. We believe this may be attributable to enhanced levels of tenant engagement that were deployed during the year and the fact we had some significant amounts of grant support that we were able to disburse to many vulnerable families and individuals all of which will have impacted on household budgets.

Staff well-being remains a key focus of the Association and we endeavour to offer our staff an attractive work life balance. We have retained some form of hybrid working with a minimum requirement of office working at least 3 days per week, for full time staff, and all staff are in the office on Wednesdays. Following a successful trial of well-being measures we are now embedding this as a part of our working conditions.

Cybercrime remains a key business risk for the Association and to this end we successfully obtained our Cyber Essentials re-accreditation in June 2022 and accreditation to the Cyber Essentials Plus scheme later in 2022. We plan to seek reaccreditation in 2023.

## HILLHEAD HOUSING ASSOCIATION 2000 LIMITED

### REPORT of the MANAGEMENT COMMITTEE (continued)

#### For the year ended 31 March 2023

#### **Review of Business and Future Developments (continued)**

In September 2022 we held our first in person AGM (Annual General Meeting) since 2019 and have restarted our in-person Customer Care Working Group meetings. Our Estate walkabouts and volunteer litter picks have also restarted and are well supported.

Hillhead Housing Association made an operating surplus of £1.257m during the year to 31 March 2023. Its financial operations remain stable, and we continue to be supported by a Loan Facility from RBS (Royal Bank of Scotland).

The Association's main source of income is from rent. The rent received to the end of March was £3.989m. The Association's Rent Setting Policy is based on the size, type and facilities of the accommodation and the historic costs of the properties. The rent structure is easy to administer and covers the wide variations within the Association's properties. We consult with tenants each year about our proposals for the following year's rent increase taking account of investment priorities, affordability, and scope for efficiencies within our own management costs. A percentage value is applied annually to ensure that the rents cover the required costs. Rents were increased by 7% for 2023/24.

New Tenant Safety requirements were introduced in 2022 which placed an obligation on landlords to ensure that every property has an up-to-date Electrical Installation Condition Certificate. These are valid for 5 years. By the end of March 2023 all our stock had valid certificates.

During the year we invested £22,700 in new components. Added to this sum was £86,365 which related to the final elements of our programme of estate wide environmental improvements. A revised life cycle costing programme has been developed and forms part of our asset management strategy. Despite pressure to minimise rent increases we can start a programme of kitchen and bathroom renewals in 2023 as well as carry out a significant painting programme.

The Association has reported that its compliance with the Government's Energy Efficiency Standard for Social Housing (EESH) was 99.4%. However, this standard is being revised and we are now considering how we can best prepare for the decarbonisation challenges that lie ahead in the medium to long term.

The net cost of housing assets at 31 March 2023 is £24.018m.

The net cost of other fixed assets is £945,200.

Cash balances at 31 March 2023 amount to just under £3.805m slightly higher than budgeted and due to increase in interest receivable as rates started to increase in the last quarter of the year.

Long-term creditors are £13,844m and deferred income is £11,758m. The value of the defined benefits pension scheme is now -£69,000, leaving the Association's a general reserve of £2.626m.

#### **Structure, governance, and management**

The members of the Management Committee and the Executive Officers are listed on page 2.

Each member of the Management Committee holds one fully paid share of £1 in the Association. The Executive Officers hold no interest in the Association's share capital and, although not having the legal status of Directors, they act as Executives within the authority delegated by the Management Committee.

It is the responsibility of the Management Committee to undertake the strategy, setting of policy and overall direction of the Association. They also monitor the operational activities of the Association. The members of the Committee of Management are unpaid.

Our governing body is our Management Committee, which is responsible to the wider membership. Management Committee members serve in a voluntary capacity, and we recognise that this puts even more onus on us to ensure that we set and achieve a high standard of professionalism in our work. We take governance very seriously, and in the last year we continued to build on work from previous years which strengthened our governance arrangements.

## HILLHEAD HOUSING ASSOCIATION 2000 LIMITED

### REPORT of the MANAGEMENT COMMITTEE (continued)

#### For the year ended 31 March 2023

#### **Training and Recruiting Committee Members.**

Our Committee is led by John Jamieson who was re-elected Chair for a second year following our AGM in September 2022. Following the Council elections in May 2022 our appointed members by East Dunbartonshire Council are Cllr Susan Murray and Cllr Pamela Marshall. After several years on our Committee, Cllr Stewart McDonald and David Wilson left the Committee in May 2022 and March 2023, respectively.

Any vacancies on the Management Committee are filled from members of the community who are interested in the Association's aims and objectives for the area and come from a range of backgrounds. Induction training is provided for all new committee members.

The members of the Management Committee are also Trustees of the Charity. Members of the Management Committee are appointed by the members at the Annual General Meeting.

#### **Corporate Issues**

Tenant engagement and participation is one of our strategic aims, and we encourage and offer a variety of opportunities for tenants to get involved in the Association's work.

Since May 2019 we have been providing part-time Director Services to Abronhill Housing Association. This contract was reviewed and renewed by Abronhill in May 2023 for a further period to March 2024 when our current Director plans to retire.

A succession plan for our Director is being prepared and a review of our strategic options will conclude by September 2023 prior to the commencement of a recruitment process to find a successor.

We continue to offer staff a form of hybrid working where appropriate and promote staff health and well-being through a variety of initiatives.

During the year we appointed a new firm of Internal Auditors, Wylie Bisset, who take over from Quinn Internal Audit who had served us well since 2017.

#### **Risk management**

The Association has an active risk management process, with policies, risk matrix map and a business continuity plan. All major risks are considered so mitigating action can be planned.

Key risks include Internal risks - loss of key staff or committee, personnel, fraud, health & safety failures; and these are mitigated by robust policies, procedures, and a range of audits. External risks include: - economic and social impact of the cost-of-living crisis and energy costs, changes in regulatory requirements, data loss/cyber-security issues and current macro-economic forces including inflation, rising interest rates and material and labour shortages. These all are having an impact on our business. We aim to mitigate these by close attention to external information and advice, active membership of representative bodies and obtaining best practice advice on IT security and data protection matters.

#### **Performance Management and Service Delivery**

Performance management and service delivery are high priorities for the Association.

The staff team continues to work extremely hard to achieve the outcomes in the Scottish Social Housing Charter and we continually assess our performance in all areas of service delivery throughout the year. Performance in some areas such as letting times and responsive maintenance have continued to improve since last year.

Policies and procedures have been reviewed and agreed by the Management Committee throughout the year. Performance in arrears management is also closely monitored as an ever-increasing number of our tenants are impacted by the emergent cost of living crisis and energy cost increases. Despite these pressures we have sustained the increase in rent collection rates and for a third year at over 100%. By 31 March we collected 100.27% of the rent due. We have also sustained an ongoing reduction in the level of gross rent arrears to 3.46% at the end of March 2023. This is the 4<sup>th</sup> year in a row our level of gross arrears has fallen. We believe this is partly attributable to an ongoing higher level of tenant support and engagement we have with tenants as well as success in obtaining cash support for tenants from external funding such as the Scottish Fuel Support Fund.

## HILLHEAD HOUSING ASSOCIATION 2000 LIMITED

### REPORT of the MANAGEMENT COMMITTEE (continued)

#### For the year ended 31 March 2023

#### **Performance Management and Service Delivery (continued)**

Our repairs response times continue to be amongst the best in the country with an average time of 1.3 hours to attend to Emergency Calls and 2.54 days to attend to non-Emergency repairs.

We completed our investment in the wider environment with a final spend of £106,857 in the year to March 2023.

We continue to submit the statutory and regulatory returns as due and our low level of engagement with the Regulator continues.

#### **Best use of resources**

We regularly conduct risk assessments and take any action necessary to reduce or limit risk. We have an up-to-date life cycle costing plan which is incorporated into our longer-term financial projections. Given the current economic environment we continue to review these plans annually and we meet regularly with our funder, RBS, and keep them updated with our financial and strategic plans.

#### **Development Issues**

Hillhead has a strong track record in development activity and continues to seek development opportunities in the area as they arise. We are identified as the affordable housing provider for two sites within the Council's Strategic Housing Investment Plan. The developer is CALA Homes, and we are in discussions with them for the delivery of 41 social rented homes in the first site with a further 16 in the second site. Although planning approval was granted in March 2022, we have yet to enter a formal development agreement until we are satisfied that the scheme can stack up financially. We appointed C-urb as our Development Advisors and we have also appointed an Employer's Agent to assist in our appraisal of the sites. Further discussions with the Developer are ongoing and only once concluded to our satisfaction will we be able to submit a grant application to the Scottish Government.

#### **Housing Issues**

Our tenants, like those elsewhere, are facing the challenges of rising costs of living with high levels of inflation and ongoing high energy costs. We continue to engage with tenants to signpost them in the direction of financial advice and support. Our in-house welfare rights and tenancy support service is a key service that we provide out of our own rental income.

We continue to provide all our tenants and residents with excellent up to date advice, support, and information on a range of issues like Benefit Sanctions, Hardship payments, Budgeting Loans, Scottish Welfare Fund and much more.

During the year, the service dealt with 648 issues and generated annual additional client financial gains amounting to £354,757 for Hillhead tenants. For the third successive year we have accessed cash support of £48,000 which we have been able to use to support tenants directly in the form of vouchers as well as household items.

#### **Wider Role**

We continue to promote and support community-based activities where these are relevant to the Association. During 2022/23 we worked with artist Fraser Gray and pupils from Merkland School to provide a mural on one of our gable walls in Eastside depicting some Roman artifacts associated with the Antonine Wall which runs past our community. We continue to promote our membership of the Dolly Parton Imagination Library which is supported with funding from our reactive repairs' contractor.

#### **Investment**

##### **Appraisal**

All capital expenditure is regulated by budgetary process and authorisation levels. For expenditure beyond specified levels, detailed written proposals must be submitted to the Committee. Reviews are carried out during the development period, to monitor expenditure and performance.

## HILLHEAD HOUSING ASSOCIATION 2000 LIMITED

### REPORT of the MANAGEMENT COMMITTEE (continued)

#### For the year ended 31 March 2023

#### **Internal Financial Control**

The Management Committee is responsible for establishing and maintaining the Association's system of internal control. Internal control systems are designed to meet the needs of the Association and the risks to which it is exposed, and by their nature can provide reasonable but not absolute assurance against material misstatement or loss. The Association has procedures in place which the Management Committee has established with a view to providing effective internal financial controls.

#### **General Reserves Policy**

The Committee members have reviewed the reserves of Hillhead Housing Association. This review encompassed the nature of the income and expenditure streams, the need to match variable income with fixed commitments and the nature of the reserves. During the year 528,000 was added to the Association's reserves. The Committee seeks to ensure that the budgeting of the Association's results continues to maintain the reserves above a satisfactory level.

#### **Budgetary Process**

Each year the Management Committee approves the annual budget, 5-year projections and a rolling 30-year financial plan. Key risk areas are identified. Performance is monitored and relevant action taken. Throughout the year through quarterly reporting to the Management Committee of variances from the budget, updated forecasts for the year together with information on the key risk areas. Approval procedures are in place in respect of major areas of risk such as major contract tenders, expenditure, and treasury management.

#### **Treasury management**

The Association has an active treasury management function, which operates in accordance with the Treasury Policy approved by the Management Committee. In this way the Association manages its borrowing arrangements to ensure that it is always able to meet its financial obligations as they fall due, whilst minimising excess cash and liquid resources held.

#### **Employee Involvement and Health & Safety**

The Association encourages employee involvement in all Health and Safety initiatives. The Association monitors its Health and Safety work closely. We carried out an audit in June 2022. Health & Safety now has greater prominence with an emphasis now on staff well-being.

#### **Quality and Integrity of Personnel**

The integrity and competence of personnel are ensured through high recruitment standards and subsequent training courses. High quality personnel are seen as an essential part of the control environment and the ethical standards expected are communicated through the senior staff.

#### **Statement of Management Committee's Responsibilities**

The Co-operative and Community Benefit Act 2014 require the Management Committee to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus or deficit of the Association for that period. In preparing those Financial Statements, the Management Committee is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements;
- prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that the Association will continue in business;
- prepare a statement on Internal Financial Control.



**HILLHEAD HOUSING ASSOCIATION 2000 LIMITED**

**REPORT of the MANAGEMENT COMMITTEE (continued)**

**For the year ended 31 March 2023**

**Statement of Management Committee's Responsibilities (continued)**

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the Financial Statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2014 and the Determination of Accounting Requirements – 2014. They are 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. It is also responsible for ensuring the Association's suppliers are paid promptly.

**Disclosure of information to the auditor**

To the knowledge and belief of each of the persons who are members of the Management Committee at the time the report is approved:

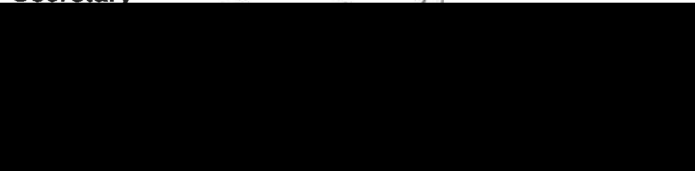
- there is no relevant audit information (information needed by the Association's auditors in connection with preparing their report) of which the Association's auditors are unaware, and
- the Management Committee have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the Association's auditors are aware of that information.

**Donations**

During the year the Association made charitable donations amounting to £1,430 (2021: £650). In addition, the Association received funding of £45,842 from various sources to distribute to local residents to assist with cost of living problems and fuel poverty.

The Report of the Management Committee has been approved on behalf of the Management Committee by:

**Mary Docherty**  
**Secretary**



13 September 2023

**Statement on Internal Financial Control**

The Management Committee acknowledges its ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate for the business environment in which it operates. These controls are designed to give reasonable assurance with respect to:

- the reliability of financial information used within the Association, or for publication;
- the maintenance of proper accounting records; and
- the safeguarding of assets against unauthorised use or disposition.

It is the Management Committee's responsibility to establish and maintain systems of Internal Financial Control. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. Key elements of the Association's systems include ensuring that the:

- formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating to the delegation of authority, which allow the monitoring of controls and restrict the unauthorised use of Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared which allow the management team and the Management Committee to monitor key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term;
- quarterly financial management reports are prepared promptly, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies.
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Management Committee;
- the Management Committee receive reports from management and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Association is undertaken;
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Management Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2023. No weaknesses were found in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

**BY ORDER OF THE MANAGEMENT COMMITTEE**

**Mary Docherty**  
**Secretary**



**REPORT by the AUDITORS to the MEMBERS OF  
HILLHEAD HOUSING ASSOCIATION 2000 LIMITED  
On CORPORATE GOVERNANCE MATTERS**

**CT:**

In addition to our audit of the Financial Statements, we have reviewed your statement on page 9 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained in the publication 'Our Regulatory Framework' and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator.

**Basis of Opinion**

We carried out our review having regard to the requirements relating to corporate governance matters within Bulletin 2006/5 issued by the Auditing Practices Board. The Bulletin does not require us to review the effectiveness of the Association's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reasons given for non-compliance.

**Opinion**

In our opinion the Statement on Internal Financial Control on page 9 has provided the disclosures required by the relevant Regulatory Standards within the publication 'Our Regulatory Framework' and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

Through enquiry of certain members of the Management Committee, and Officers of the Association, and examination of relevant documents, we have satisfied ourselves that the Management Committee's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the relevant Regulatory Standards in respect of internal financial controls within the publication 'Our Regulatory Framework' and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

CT

**CT  
Chartered Accountants and Statutory Auditor  
61 Dublin Street  
Edinburgh  
EH3 6NL**

14 September 2023

**HILLHEAD HOUSING ASSOCIATION 2000 LIMITED****Opinion**

We have audited the financial statements of Hillhead Housing Association 2000 Limited (the 'Association') for the year ended 31 March 2023 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows, Statement of Changes in Equity and related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2023 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements – 2019.

**Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Management Committee's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Management Committee has not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

**Other information**

The Management Committee is responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**Matters on which we are required to report by exception**

In the light of our knowledge and understanding of the Association and its environment obtained in the course of the audit, we have not identified material misstatements in the Report of the Management Committee.

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained; or
- the Association has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- we have not received all the information and explanations we need for our audit.

**Responsibilities of the Management Committee**

As explained more fully in the Statement of Management Committee's Responsibilities as set out on Page 8, the Management Committee are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Management Committee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Management Committee is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Committee either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

**Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

We gained an understanding of the legal and regulatory framework applicable to the Association and the industry in which it operates and considered the risk of acts by the Association which were contrary to applicable laws and regulations, including fraud. These included but were not limited to the Housing SORP 2018, the Co-operative and Community Benefit Societies Act 2014 and the Housing (Scotland) Act 2010.

We focused on laws and regulations that could give rise to a material misstatement in the Association's financial statements. Our tests included, but were not limited to:

- agreement of the financial statement disclosures to underlying supporting documentation;
- enquiries of the members;
- review of minutes of board meetings throughout the period;
- review of legal correspondence or invoices, and
- obtaining an understanding of the control environment in monitoring compliance with laws and regulations.

**Auditor's responsibilities for the audit of the financial statements (continued)**

There are inherent limitations in an audit of financial statements and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. We also addressed the risk of management override of internal controls, including testing journals and evaluating whether there was evidence of bias by the directors that represented a risk of material misstatement due to fraud.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**Use of our report**

This report is made solely to the Association's members, as a body, in accordance with the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association'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 Association and the Association's members as a body for our audit work, for this report, or for the opinions we have formed.



CT  
Chartered Accountants and Statutory Auditor  
61 Dublin Street  
Edinburgh  
EH3 6NL

14 September 2023

**HILLHEAD HOUSING ASSOCIATION 2000 LIMITED****STATEMENT of COMPREHENSIVE INCOME****For the year ended 31 March 2023**

	Notes	£	2023 £	2022 £	£
<b>Revenue</b>	2		4,514,256		4,352,086
Operating costs	2		(3,256,591)		(3,098,018)
<b>Operating surplus</b>			1,257,665		1,254,068
Interest receivable and other income		30,298		7,635	
Interest payable and similar charges	7	(760,293)		(670,967)	
Other finance charges		-		(3,000)	
			(729,995)		(666,332)
Surplus before other comprehensive income	8		527,670		587,736
<b>Other comprehensive income</b>					
Actuarial (loss)/surplus in respect of pension scheme	21		(100,000)		148,000
<b>Total comprehensive income</b>			427,670		735,736

The financial statements were approved by the Management Committee and authorised for issue and signed on their behalf by:



Chairperson – John Jamieson

Committee Member – Lisa Scott

Secretary – Mary Docherty

~~13 September 2023~~

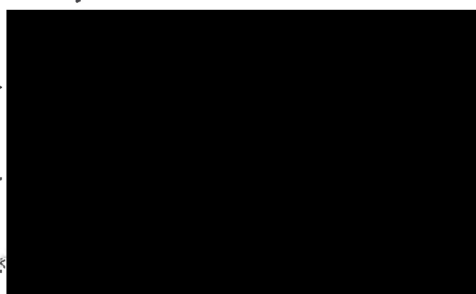
**HILLHEAD HOUSING ASSOCIATION 2000 LIMITED**

**STATEMENT of FINANCIAL POSITION**

**As at 31 March 2023**

	Notes	£	2023 £	£	2022 £
<b>Non-current assets</b>					
Housing properties – depreciated cost	10(a)		24,018,413		24,878,733
Other non-current assets	10(b)		945,219		972,656
			-----		-----
			24,963,632		25,851,389
<b>Current assets</b>					
Receivables	12	152,655		142,243	
Cash at bank and in hand		3,804,820		3,049,558	
			-----		-----
			3,957,475		3,191,801
<b>Creditors:</b> amounts falling due within one year	13	(624,026)		(620,537)	
			-----		-----
<b>Net current assets</b>			3,333,449		2,571,264
			-----		-----
<b>Total assets less current liabilities</b>			28,297,081		28,422,653
<b>Creditors:</b> amounts falling due after more than one year	14		(13,844,000)		(14,054,000)
<b>Deferred income</b>					
Social Housing Grants	16	(11,386,310)		(11,783,871)	
Other grants	16	(372,158)		(384,840)	
			-----		-----
			(11,758,468)		(12,168,711)
<b>Provisions for liabilities</b>					
Pension – defined benefit liability	21		(69,000)		(2,000)
			-----		-----
<b>Net assets</b>			2,625,613		2,197,942
			=====		=====
<b>Equity</b>					
Share capital	17		49		48
Revenue reserves			2,694,564		2,199,894
Pension reserves			(69,000)		(2,000)
			-----		-----
			2,625,613		2,197,942
			=====		=====

The financial statements were approved by the Management Committee and authorised for issue and signed on their behalf by:



Chairperson – John Jamieson

Committee Member – Lisa Scott

Secretary – Mary Docherty

The notes on pages 18 to 31 form part of these financial statements.



HILLHEAD HOUSING ASSOCIATION 2000 LIMITED

STATEMENT of CASH FLOWS

For the year ended 31 March 2023

	Notes	2023	2022
		£	£
<b>Net cash inflow from operating activities</b>	15	1,818,391	1,892,360
<b>Investing activities</b>			
Acquisition and construction of properties	(109,101)	(650,461)	
Purchase of other fixed assets	(14,034)	(24,067)	
<b>Net cash outflow from investing activities</b>		(123,135)	(674,528)
<b>Financing activities</b>			
Interest received on cash and cash equivalents	30,298	7,635	
Interest paid on loans	(760,293)	(670,967)	
Loan principal repayments	(210,000)	(175,000)	
Share capital issued	1	4	
Cancelled shares	-	(8)	
<b>Net cash outflow from financing activities</b>		(939,994)	(838,336)
<b>Increase in cash</b>		755,262	379,496
<b>Opening cash and cash equivalents</b>		3,049,558	2,670,062
<b>Closing cash and cash equivalents</b>		3,804,820	3,049,558
<b>Cash and cash equivalents at 31 March 2023</b>		3,804,820	3,049,558

**Analysis of Changes in Net Debt**

	2022	Cash Flows	Non-cash Changes Finance Leases	Other Changes	2023
	£	£	£	£	£
Long-term borrowings	(14,054,000)	210,000	-	-	(13,844,000)
Short-term borrowings	(210,000)	-	-	-	(210,000)
Total liabilities	(14,264,000)	210,000	-	-	(14,054,000)
Cash and cash equivalents	3,049,558	755,262	-	-	3,804,820
<b>Total net debt</b>	<b>(11,214,442)</b>	<b>965,262</b>	<b>-</b>	<b>-</b>	<b>(10,249,180)</b>

The notes on pages 18 to 31 form part of these financial statements.

**HILLHEAD HOUSING ASSOCIATION 2000 LIMITED**

**STATEMENT of CHANGES in EQUITY**

**As at 31 March 2023**

	<b>Share Capital</b>	<b>Pension Reserve</b>	<b>Revenue Reserve</b>	<b>Total</b>
	£	£	£	£
<b>Balance as at 1 April 2021</b>	52	(203,000)	1,665,158	1,462,210
Issue of shares	4	-	-	4
Cancellation of shares	(8)	-	-	(8)
Surplus for the year	-	-	587,736	587,736
Pension scheme – movement in pension liability	-	53,000	(53,000)	-
Other comprehensive income – pension scheme	-	148,000	-	148,000
	-----	-----	-----	-----
<b>Balance as at 31 March 2022</b>	48	(2,000)	2,199,894	2,197,942
	=====	=====	=====	=====
<b>Balance as at 1 April 2022</b>	48	(2,000)	2,199,894	2,197,942
Issue of shares	1	-	-	1
Cancellation of shares	-	-	-	-
Surplus for the year	-	-	527,670	527,670
Pension scheme – movement in pension liability	-	33,000	(33,000)	-
Other comprehensive income – pension scheme	-	(100,000)	-	(100,000)
	-----	-----	-----	-----
<b>Balance as at 31 March 2023</b>	49	(69,000)	2,694,613	2,625,613
	=====	=====	=====	=====

# HILLHEAD HOUSING ASSOCIATION 2000 LIMITED

## NOTES to the FINANCIAL STATEMENTS

### For the year ended 31 March 2023

#### 1. Principal accounting policies

##### **Statement of compliance**

The financial statements have been prepared in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' (FRS102) (United Kingdom Generally Accepted Accounting Practice), the Housing SORP 2018 'Statement of Recommended Practice for Registered Housing Providers' and they comply with the Determination of Accounting Requirements 2019, and under the historical cost convention, modified to include certain financial instruments at fair value.

The Association is a Public Benefit Entity in terms of its compliance with Financial Reporting Standard 102. These financial statements represent the results of the Association only and are presented in Pounds Sterling (GBP).

##### **Going concern**

The Management Committee anticipate that a surplus will be generated in the year to 31 March 2024. The Association has healthy cash and net current asset position and thus the Management Committee are satisfied that there are sufficient resources in place to continue operating for the foreseeable future. Thus the Management Committee continue to adopt the going concern basis of accounting in preparing the annual financial statements.

##### **Revenue**

The Association recognises rent receivable net of losses from voids.

Government Grants are released to income over the expected useful life of the asset to which it relates.

##### **Retirement benefits**

The Association participates in the Scottish Housing Associations' Pension Scheme (SHAPS) and retirement benefits to employees of the Association are funded by contributions from all participating employers and employees in the Scheme. Payments are made in accordance with periodic calculations by consulting actuaries and are based on pension costs applicable across the various participating Associations taken as a whole. The Association has moved from the Defined Benefit scheme to the Scottish Housing Association Defined Contribution scheme. All existing and new staff are invited to join this scheme.

It has become possible to identify the share of underlying assets and liabilities belonging to individual participating employers as at 31 March 2019 and the scheme is now accounted for as a defined benefit plan, as opposed to defined contribution, for the benefit of its employees. No new benefits have been introduced and there is no change to the benefits themselves.

A liability for the Association's obligations under the plan is recognised net of plan assets. The net change in the net defined benefit liability is recognised as the cost of the defined benefit plan during the period. Pension plan assets are measured at fair value and the defined benefit obligation is measured on an actuarial basis using the projected unit method. Actuarial valuations are obtained at least triennially and are updated at each balance sheet date.

## HILLHEAD HOUSING ASSOCIATION 2000 LIMITED

### NOTES to the FINANCIAL STATEMENTS (continue)

#### For the year ended 31 March 2023

#### 1. Principal accounting policies (continued)

##### **Valuation of housing properties**

Housing properties are stated at cost less accumulated depreciation. Housing under construction and land are not depreciated. The Association depreciates housing properties by major component on a straight-line basis over the estimated useful economic lives of each identified component. All components are categorised as Housing Properties within note 10. Impairment reviews are carried out if events or circumstances indicate that the carrying value of the components listed below is higher than the recoverable amount.

<b>Component</b>	<b>Useful economic life</b>
Structure	50 years
Central heating	15 years
Windows	25 years
Kitchen	15 years
Bathroom	20 years
External doors	25 years
Rewiring	20 years
Environmental Works	20 years
Heat Detectors	10 years

##### **Depreciation and impairment of other non-current assets**

Non-current assets are stated at cost less accumulated depreciation. Depreciation is charged on a straight-line basis over the expected economic useful lives of the assets at the following annual rates:

<b>Asset Category</b>	<b>Depreciation Rate</b>
Office premises	2%
Furniture and fittings	33%
Computer and office equipment	33%
Van	33%

The carrying value of non-current assets are reviewed for impairment at the end of each reporting period.

##### **Social Housing Grant and other grants in advance/arrears**

Social Housing Grants and Other Grants are accounted for using the Accrual Method as outlined in Section 24 of Financial Reporting Standard 102. Grants are treated as deferred income and recognised in income on a systematic basis over the expected useful life of the property and assets to which it relates.

Social Housing Grant attributed to individual components is written off to the Statement of Comprehensive Income when these components are replaced.

Social Housing Grant received in respect of revenue expenditure is credited to the Statement of Comprehensive Income in the same period as the expenditure to which it relates.

Although Social Housing Grant is treated as a grant for accounting purposes, it may nevertheless become repayable in certain circumstances, such as the disposal of certain assets. The amount repayable would be restricted to the net proceeds of sale.

##### **Sales of housing properties**

Disposals of housing property under the Right to Buy scheme are treated as non-current assets disposals and any gain or loss on disposal accounted for in the Statement of Comprehensive Income.

## HILLHEAD HOUSING ASSOCIATION 2000 LIMITED

### NOTES to the FINANCIAL STATEMENTS (continue)

For the year ended 31 March 2023

#### 1. Principal accounting policies (continued)

##### **Estimation uncertainty**

The preparation of financial statements requires the use of certain accounting estimates. It also requires the Management Committee to exercise judgement in applying the Association's Accounting Policies. The areas requiring a higher degree of judgement, or complexity, and areas where assumptions or estimates are most significant to the financial statements, are disclosed below:

- (a) Rent Arrears – Bad Debt Provision  
The Association assesses the recoverability of rent arrears through a detailed assessment process which considers tenant payment history, arrangements in place and court action.
- (b) Life Cycle of Components  
The Association estimates the useful lives of major components of its housing property with reference to surveys carried out by external qualified surveyors.
- (c) Useful life of properties, plant and equipment  
The Association assesses the useful life of its properties, plant and equipment and estimates the annual charge to be depreciated based on this assessment.

##### **Leases/leased assets**

Costs in respect of operating leases are charged to the Statement of Comprehensive Income on a straight-line basis over the lease term. Assets held under finance leases and hire purchase contracts are capitalised in the Statement of Financial Position and are depreciated over their useful lives.

##### **Works to existing properties**

The Association capitalises major repairs expenditure where these works result in an enhancement of economic benefits by increasing the net rental stream over the life of the property.

##### **Capitalisation of development overheads**

Directly attributable development administration costs relating to development activities are capitalised in accordance with the Statement of Recommended Practice.

##### **Development interest**

Interest incurred on financing a development is capitalised up to the date of practical completion of the scheme.

#### **Key judgements made in the application of Accounting Policies**

- (a) The Categorisation of Housing Properties  
In the judgement of the Management Committee, the entirety of the Association's housing stock is held for social benefit and is therefore classified as Property, Plant and Equipment in accordance with FRS 102.
- (b) Identification of Cash Generating Units  
The Association considers its cash-generating units to be the schemes in which it manages its housing property for asset management purposes.
- (c) Financial instrument break clauses  
The Association has considered the break clauses attached to the financial instruments that it has in place for its loan funding. In the judgement of the Management Committee, these break clauses do not cause the financial instrument to be classified as a complex financial instrument and therefore they meet the definition of a basic financial instrument.

**HILLHEAD HOUSING ASSOCIATION 2000 LIMITED**

**NOTES to the FINANCIAL STATEMENTS (continue)**

**For the year ended 31 March 2023**

**1. Principal accounting policies (continued)**

(d) Pension liability

This has relied on the actuarial assumptions of a qualified actuary which have been reviewed and are considered reasonable and appropriate.

**2. Particulars of Turnover, Operating Costs and Operating Surplus or Deficit from Affordable Letting and Other Activities**

	2023			2022		
	Turnover	Operating Costs	Operating Surplus/ (Deficit)	Turnover	Operating Costs	Operating Surplus (Deficit)
	£	£	£	£	£	£
Affordable letting activities (note 3)	4,422,322	3,063,632	1,358,690	4,276,059	2,934,722	1,341,337
Other activities (note 4)	91,934	192,959	(101,025)	76,027	163,296	(87,269)
<b>Total</b>	<b>4,514,256</b>	<b>3,256,591</b>	<b>1,257,665</b>	<b>4,352,086</b>	<b>3,098,018</b>	<b>1,254,068</b>

**3. Particulars of Income and Expenditure from Affordable Letting Activities**

	General Needs Housing	
	2023	2022
	£	£
<b>Revenue from lettings</b>		
Rent receivable	3,988,576	3,828,822
<b>Gross income from rent and service charges</b>	<b>3,988,576</b>	<b>3,828,822</b>
<u>Less:</u> Rent losses from voids	30,611	20,728
<b>Net rentals receivable</b>	<b>3,957,965</b>	<b>3,808,094</b>
Grants released from deferred income	410,245	408,824
Revenue grants from Scottish Ministers	54,112	59,141
<b>Total turnover from affordable letting activities</b>	<b>4,422,322</b>	<b>4,276,059</b>
<b>Expenditure on affordable letting activities</b>		
Management and maintenance administration costs	1,338,308	1,223,776
Planned and cyclical maintenance, including major repairs	257,175	355,659
Reactive maintenance costs	484,302	391,333
Bad debts – rents	14,429	1,051
Depreciation of affordable let properties	969,418	962,903
<b>Operating costs of affordable letting activities</b>	<b>3,063,632</b>	<b>2,934,722</b>
<b>Operating surplus on affordable letting activities</b>	<b>1,358,690</b>	<b>1,341,337</b>

The figure of £257,175 (2022: £355,659) for planned and cyclical maintenance includes major repairs of £62,056 (2022: £159,254).

For the year ended 31 March 2023

4. Particulars of Revenue, Operating Costs and Operating Surplus or Deficit from Other Activities

	Grants From Scottish Ministers £	Other Revenue Grants £	Other Income £	Total Turnover £	Operating Costs Other £	Operating Surplus/ (Deficit) 2023 £	Operating Surplus/ (Deficit) 2022 £
Wider role activities	-	-	45,842	45,842	68,579	(22,737)	(14,434)
Welfare Rights	-	-	12,916	12,916	91,204	(78,288)	(72,835)
Agency or management services	-	-	33,176	33,176	33,176	-	-
<b>Total from other activities</b>	-	-	91,934	91,934	192,959	(101,025)	(87,269)
2022	-	-	76,027	76,027	163,296	(87,269)	

**HILLHEAD HOUSING ASSOCIATION 2000 LIMITED**

**NOTES to the FINANCIAL STATEMENTS (continue)**

**For the year ended 31 March 2023**

**5. Officers Emoluments**

Officers are defined in the Co-operative and Community Benefit Societies act 2014 as the members of the Management Committee, managers and employees of the Association.

	<b>2023</b>	<b>2022</b>
	£	£
Aggregate emoluments payable to officers with emoluments greater than £60,000 (excluding pension contributions)	138,291	73,366
	=====	=====
Pension contributions made on behalf of officers with emoluments greater than £60,000	12,770	6,186
	=====	=====
Emoluments payable to Chief Executive (excluding pension contributions)	77,174	73,366
	=====	=====
Total emoluments paid to key management personnel	84,302	79,552
	=====	=====

The number of officers, including the highest paid officer, who received emoluments (excluding pension contributions) over £60,000 was in the following ranges:

	<b>2023</b>	<b>2022</b>
	No.	No.
£70,000 to £80,000	1	1
£60,001 to £70,000	1	-
	=====	=====

**6. Employee information**

	<b>2023</b>	<b>2022</b>
	No.	No.
The average monthly number of full-time equivalent persons employed during the year was:	20	19
	=====	=====
The average total number of employees employed during the year was	23	22
	=====	=====
	£	£
Staff costs were:		
Wages and salaries	785,791	722,272
Social Security costs	74,461	69,707
Other pension costs	69,188	61,876
	-----	-----
	929,440	853,855
	=====	=====



HILLHEAD HOUSING ASSOCIATION 2000 LIMITED

NOTES to the FINANCIAL STATEMENTS (continue)

For the year ended 31 March 2023

<b>7. Interest payable and similar charges</b>	<b>2023</b>	<b>2022</b>
	£	£
On bank loans and overdrafts	760,293	670,967
	=====	=====
<b>8. Surplus/(deficit) for the year</b>	<b>2023</b>	<b>2022</b>
	£	£
Surplus for the year is stated after charging/(crediting):		
Depreciation – tangible owned fixed assets	1,010,889	1,013,330
Auditors' remuneration – audit services	13,840	11,500
Operating lease rentals – other	5,460	5,915
	=====	=====

**9. Tax on surplus/(deficit) on ordinary activities**

The Association is a Registered Scottish Charity and is not liable to United Kingdom Corporation Tax on its charitable activities.

<b>10. Non-current assets</b>	<b>Housing Properties Held for letting £</b>	<b>Housing Properties in course of con- struction £</b>	<b>Total £</b>
(a) Housing properties			
<b>Cost</b>			
At 1 April 2022	33,934,868	-	33,934,868
Additions	109,098	-	109,098
Disposals	(24,816)	-	(24,816)
	-----	-----	-----
As at 31 March 2023	34,019,150	-	34,019,150
	-----	-----	-----
<b>Depreciation</b>			
As at 1 April 2022	9,056,135	-	9,056,135
Additions	969,418	-	969,418
Disposals	(24,816)	-	(24,816)
	-----	-----	-----
As at 31 March 2023	10,000,737	-	10,000,737
	-----	-----	-----
<b>Net book value</b>			
As at 31 March 2023	24,018,413	-	24,018,413
	=====	=====	=====
As at 31 March 2022	24,878,733	-	24,878,733
	=====	=====	=====

**HILLHEAD HOUSING ASSOCIATION 2000 LIMITED**

**NOTES to the FINANCIAL STATEMENTS (continue)**

**For the year ended 31 March 2023**

**10. Non-current assets (continued)**

(a) Housing properties (continued)

Additions to housing properties include capitalised development administration costs of £Nil (2021: £Nil) and capitalised major repair costs to existing properties for £109,098 (2022: £650,461)

Disposals in the year amounted to £24,816 (2022: £16,338). No gains or losses were made on these disposals.

All land and housing properties are heritable.

Total expenditure on existing properties in the year amounted to £850,575 (2022: £1,397,453). The amount capitalised is £109,098 (2022: £650,461) with the balance charged to the statement of comprehensive income. The amounts capitalised can be further split between component replacement of £109,098 (2022: £650,461) and improvement of £Nil (2022: £Nil).

The Association's lenders have standard securities over Housing Property with a carrying value of £18,684,936 (2022: £19,542,804).

	Office Premises £	Furniture and Equipment £	Van £	Total £
(b) Other tangible assets				
<b>Cost</b>				
At 1 April 2022	1,104,577	393,974	42,319	1,540,870
Additions	-	14,035	-	14,035
Disposals	-	-	(13,535)	(13,535)
As at 31 March 2023	1,104,577	408,009	28,784	1,541,370
<b>Aggregate depreciation</b>				
As at 1 April 2022	154,643	371,252	42,319	568,214
Additions	22,092	19,380	-	41,472
Disposals	-	-	(13,535)	(13,535)
As at 31 March 2023	176,735	390,632	28,784	596,151
<b>Net book value</b>				
As at 31 March 2023	927,842	17,377	-	945,219
As at 31 March 2022	949,934	22,722	-	972,656

**11. Commitments under operating leases**

At the year end, the total future minimum lease payments under non-cancellable operating leases were as follows:

	2023 £	2022 £
<b>Other</b>		
Not later than one year	4,993	5,915
Later than one year and not later than five years	278	1,389
	=====	=====

**HILLHEAD HOUSING ASSOCIATION 2000 LIMITED**

**NOTES to the FINANCIAL STATEMENTS (continue)**

**For the year ended 31 March 2023**

<b>12. Receivables:</b> amounts falling due within one-year	<b>2023</b>	<b>2022</b>
	£	£
Arrears of rent and service charges	125,596	126,272
<u>Less:</u> Provision for doubtful debts	(87,000)	(84,000)
	-----	-----
	38,596	42,272
Other receivables	114,059	99,971
	-----	-----
	152,655	142,243
	=====	=====

<b>13. Payables:</b> amounts falling due within one-year	<b>2023</b>	<b>2022</b>
	£	£
Housing loans	210,000	210,000
Trade payables	199,130	229,235
Rent received in advance	126,068	116,370
Other taxation and social security	41,930	20,049
Other payables	46,898	44,883
	-----	-----
	624,026	620,537
	=====	=====

At the balance sheet date there were pension contributions outstanding of £8,849 (2022: £12,271)

<b>14. Payables:</b> amounts falling due after more than one-year	<b>2023</b>	<b>2022</b>
	£	£
Housing loans	13,844,000	14,054,000
	=====	=====
<b>Housing loans</b>		
Amounts due within one year	210,000	210,000
Amounts due in one year or more but less than two years	550,000	550,000
Amounts due in two years or more but less than five years	5,849,000	5,709,000
Amounts due in more than five years	7,445,000	7,795,000
	-----	-----
	14,054,000	14,264,000
<u>Less:</u> Amount shown in current liabilities	210,000	210,000
	-----	-----
	13,844,000	14,054,000
	=====	=====

Housing loans are secured by specific charges on the Association's properties. Loans are repayable at current rates of interest ranging from Sonia +1.5% to 6.6%. A Scottish government loan of £680,000 is unsecured and payable in two equal tranches in 2024 and 2034. No interest is charged on this loan.

HILLHEAD HOUSING ASSOCIATION 2000 LIMITED

NOTES to the FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2023

<b>15. Statement of cash flows</b>	<b>2023</b>	<b>2022</b>
	£	£
Reconciliation of operating surplus to net cash inflow from operating activities		
Operating surplus	1,257,665	1,254,068
Depreciation	1,010,889	1,013,330
Amortisation of capital grants	(410,245)	(408,824)
Change in debtors	(10,407)	16,895
Change in creditors	3,489	72,869
Actuarial movements on pension scheme	(33,000)	(55,978)
	-----	-----
Net cash inflow from operating activities	1,818,391	1,892,360
	=====	=====

<b>16. Deferred income</b>	<b>Housing properties held for letting</b>	<b>Housing properties in course of construction</b>	<b>Total</b>
	£	£	£
<b>Social Housing Grants</b>			
As at 1 April 2022	16,153,913	-	16,153,913
Eliminated on disposal of components and property	(10,469)	-	(10,469)
	-----	-----	-----
As at 31 March 2023	16,143,444	-	16,143,444
	-----	-----	-----
<b>Amortisation</b>			
As at 1 April 2022	4,370,040	-	4,370,040
Amortisation in year	397,563	-	397,563
Eliminated on disposal	(10,469)	-	(10,469)
	-----	-----	-----
As at 31 March 2023	4,757,134	-	4,757,134
	-----	-----	-----
<b>Net book value</b>			
As at 31 March 2023	11,386,310	-	11,386,310
	=====	=====	=====
As at 31 March 2022	11,783,873	-	11,783,873
	=====	=====	=====
<b>Other Grants</b>			
As at 1 April 2023	548,808	-	548,808
Disposals	(369)	-	(369)
	-----	-----	-----
As at 31 March 2023	548,439	-	548,439
	=====	=====	=====
<b>Amortisation</b>			
As at 1 April 2022	163,968	-	163,968
Amortisation in year	12,682	-	12,682
Disposals	(369)	-	(369)
	-----	-----	-----
As at 31 March 2023	176,281	-	176,281
	-----	-----	-----
<b>Net book value</b>			
As at 31 March 2023	372,158	-	372,158
	=====	=====	=====
As at 31 March 2022	384,840	-	384,840
	=====	=====	=====

**HILLHEAD HOUSING ASSOCIATION 2000 LIMITED**

**NOTES to the FINANCIAL STATEMENTS (continued)**

**For the year ended 31 March 2023**

**16. Deferred income (continued)**

This is expected to be released to the Statement of Comprehensive Income in the following years:

	<b>2023</b>	<b>2022</b>
	£	£
Amounts due within one year	410,245	408,824
Amounts due in one year or more	11,348,223	11,759,887
	-----	-----
	<b>11,758,468</b>	<b>12,168,711</b>
	=====	=====

**17. Share capital**

	<b>2023</b>	<b>2022</b>
	£	£
<b>Shares of £1 each issued and fully paid</b>		
As at 1 April 2022	48	52
Issued in year	1	4
Cancelled in year	-	(8)
	-----	-----
At 31 March 2023	<b>49</b>	<b>48</b>
	=====	=====

Each member of the Association hold one share of £1 in the Association. These shares carry no rights to dividend or distributions on a winding up. When a shareholder ceases to be a member, that person's share is cancelled and the amount paid thereon becomes the property of the Association. Each member has a right to vote at members' meetings.

**18. Housing Stock**

	<b>2023</b>	<b>2022</b>
	No.	No.
The number of units of accommodation in management at the year end was:		
General Needs – built by Association	213	213
General needs – purchased by Association	617	617
	-----	-----
	<b>830</b>	<b>830</b>
	=====	=====

**19. Related party transactions**

Members of the Management Committee are related parties of the Association as defined by Financial Reporting Standard 102.

Those members who are tenants of the Association have tenancies that are on the Association's normal tenancy terms and they cannot use their positions to their advantage.

Management committee cannot use their position to their advantage. Any transactions between the Association and any entity with which a Management Committee member has a connection with is made at arm's length and is under normal commercial terms.

Transactions with Management Committee members (and their close family) were as follows:

	<b>2023</b>	<b>2022</b>
	£	£
Rent received from tenants on the Management Committee and their close Family	27,833	26,302
	=====	=====

# HILLHEAD HOUSING ASSOCIATION 2000 LIMITED

## NOTES to the FINANCIAL STATEMENTS (continued)

### For the year ended 31 March 2023

#### 19. Related party transactions (continued)

At the year end, total rent arrears owed by the family of tenant members on the Management Committee were £607 (2022: £635).

	2023 No.	2022 No.
Members of the Management Committee who are tenants	3	3
	=====	=====
Members of the Management Committee who are local councillors	2	3
	=====	=====

#### 20. Capital Commitments

Capital expenditure which has been contracted for but has not been provided for in the financial statements amounted to £Nil (2022: £65,365).

#### 21. Retirement benefit obligations

##### General

Hillhead Housing Association 2000 Limited participates in the Scottish Housing Associations' Pension Scheme (the Scheme), a multi-employer scheme which provides benefits to some 150 non-associated employers. The Scheme is a defined benefit scheme in the UK.

The Scheme is subject to the funding legislation outlined in the Pensions Act 2004 which came into force on 30 December 2005. This, together with documents issued by the Pensions Regulator and Technical Actuarial Standards issued by the Financial Reporting Council, set out the framework for funding defined benefit occupational pension schemes in the UK.

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2015. This valuation revealed a deficit of £198m. A Recovery Plan has been put in place to eliminate the deficit which runs to 28 February 2022 for the majority of employers, although certain employers have different arrangements.

The Scheme is classified as a 'last-man standing arrangement'. Therefore, the Association is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the Scheme. The pension obligation relates to the Association's past membership of the defined benefit scheme and following the Association leaving this scheme, the Association has been making contributions to the defined contribution scheme along with the employees.

For financial years ending on or before 28 February 2019, it has not been possible for the Association to obtain sufficient information to enable it to account for the Scheme as a defined benefit scheme, therefore the Association has accounted for the Scheme as a defined contribution scheme. For financial years ending on or after 31 March 2019, it is possible to obtain sufficient information to enable the Association to account for the Scheme as a defined benefit scheme.

#### Present values of defined benefit obligation, fair value of assets and defined benefit asset/(liability)

	2023 £	2022 £
Fair value of plan assets	1,224,000	2,058,000
Present value of defined benefit obligation	(1,293,000)	(2,060,000)
	-----	-----
Defined benefit (liability)/asset to be recognised	(69,000)	(2,000)
	=====	=====

HILLHEAD HOUSING ASSOCIATION 2000 LIMITED

NOTES to the FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2023

21. Retirement benefit obligations (continued)

Reconciliation of opening and closing balances of the defined benefit obligation

	2023 £
Defined benefit obligation at start of period	2,060,000
Current service cost	0
Expenses	2,000
Interest expense	57,000
Actuarial gains due to scheme experience	(117,000)
Actuarial losses due to changes in demographic assumptions	(24,000)
Actuarial losses due to changes in financial assumptions	(651,000)
Benefits paid and expenses	(34,000)
	-----
Defined benefit obligation at end of period	1,293,000
	=====

Reconciliation of opening and closing balances of the fair value of plan assets

	2023 £
Fair value of plan assets at start of period	2,058,000
Interest income	57,000
Experience on plan assets (excluding amounts included in interest income) - gain	(892,000)
Contributions by the employer	35,000
Benefits paid and expenses	(34,000)
	-----
Fair value of plan assets at end of period	1,224,000
	=====

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2023 was £69,000.

Defined benefit costs recognised in statement of comprehensive income

	2023 £
Current service cost	-
Expenses	2,000
Net interest expense	-
	-----
Defined benefit costs recognised in statement of comprehensive income	2,000
	=====

**HILLHEAD HOUSING ASSOCIATION 2000 LIMITED**

**NOTES to the FINANCIAL STATEMENTS (continued)**

**For the year ended 31 March 2023**

**21. Retirement benefit obligations (continued)**

The Trustee of the Pension Trust (The Trust) has completed a review of the changes made to the benefit structures of the defined benefit schemes within the Trust. The result of this review is that, in some cases, it is unclear whether changes were made to scheme benefits in accordance with the Trust's governing documentation.

The Trustee has been advised to seek direction from the Court on the effect of these changes. This process is ongoing and is unlikely to be resolved until late 2024 at the earliest. This may result in a contingent liability for the Association. However, the extent of this is unknown at this time and no allowance for this has been included in these financial statements.