

ARDENGLLEN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS

For the year ended 31 March 2024

ARDENGLLEN HOUSING ASSOCIATION LTD

For the year ended 31 March 2024

Draft

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Registration Particulars:

Financial Conduct Authority	Co-operative and Community Benefit Societies Act 2014 Registered Number 2339R(S)
Scottish Housing Regulator	Housing (Scotland) Act 2010 Registered Number HCB219
Charity No.	Charities and Trustee Investment (Scotland) Act 2005 Scottish Charity Number SC032542

ARDENGLLEN HOUSING ASSOCIATION LTD

BOARD OF MANAGEMENT, EXECUTIVES AND ADVISORS

For the year ended 31 March 2024

The members of the Board of Management of the Association who served during the year to 31 March 2024 and up to the date of signing of these financial statements were as follows:

Liz McKenzie	(Chairperson)
Maureen Cope MBE	(Retired 2 July 2024)
Ann Marie Docherty	(Resigned at AGM 12 September 2023)
Sharon Richford	
Karen McDonagh	
Mark Ingram	(Vice Chair)
Alex Warren	
Richard Mahon	
John Duncan	
Chukwudi Chuks-Nnadi	(Appointed at AGM 12 September 2023)
Chinenye Anameje	(Appointed at AGM 12 September 2023)
Fiona Dunwoodie	(Co-opted January 2024)

Company Secretary

David Byfield

Senior Management Team

David Byfield	Chief Executive Officer
Suzanne Casey	Director of Customer Services (Appointed 1 September 2023)
Peter Kelly	Director of Asset Management
Karen Fee	Director of Finance, Digital and Corporate Services

Auditors

Chiene + Tait LLP (trading as CT)
Chartered Accountants
61 Dublin Street
Edinburgh, EH3 6NL

Internal Auditors

Wbg
168 Bath Street
Glasgow, G2 4TP

Bankers

Bank of Scotland
82 Main Street
Rutherglen
Glasgow, G73 2HZ

Solicitors

TC Young
7 West George Street
Glasgow, G2 1B

ARDENGLLEN HOUSING ASSOCIATION LTD

REPORT OF THE BOARD OF MANAGEMENT

For the year ended 31 March 2024

The Board of Management present their report and audited financial statements for the year ended 31 March 2024.

Legal Status

Ardenglen Housing Association is a registered non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 No. 2339R (S). The Association is governed under its Rule Book. Ardenglen Housing Association is a Registered Scottish Charity, registration no. SC032542. Ardenglen Housing Association is registered with the Financial Conduct Authority, with the Office of the Scottish Charity Regulator (OSCR) as a Scottish Charity and the Scottish Housing Regulator (SHR) as a Register Social Landlord.

Overview

Ardenglen Housing Association is a social landlord and registered charity operating in the Castlemilk area of South Glasgow. Our offices and housing stock are positioned at the foot of Cathkin Braes Country Park and Cathkin Braes Mountain Bike Trails, being the highest point in Glasgow. Ardenglen Housing Association was formed in February 1990 with the aim of providing high quality social housing and large scale regeneration. The Association fully owns a subsidiary company Ardenglen Developments Limited; whose principal activity is the rental of office premises to the Association.

The principal business of Ardenglen Housing Association is the provision and management of affordable housing for rent. As of 31 March 2024, the Association owned 982 properties for social rent and 4 shared ownership properties. The Association also owns some commercial units, mainly 6 shop units on Tormusk Road.

Ardenglen's activities are primarily regulated by the Scottish Housing Regulator who publishes a Regulation Plan which sets out the level of engagement they will have for all social landlords on an annual basis.

In October 2023 the Association submitted its Annual Assurance Statement to the Scottish Housing Regulator (SHR). The Assurance Statement advised the SHR that the Association is fully compliant with the Regulatory Standards of Governance and Financial Management.

The Association carried out a collaborative exercise with the Board and Staff Team to develop a Strategic Map with the latest version covering 2021-24. The Strategic Map is now firmly embedded within the business and defines the Association's vision, purpose and values.

Our Purpose

"We are a leading not for profit, community-based landlord providing high quality homes and services for our customers in South Glasgow"

Our Vision

"By providing aspirational homes and high-quality services we will transform communities to enhance the quality of life for our customers"

Our Values

- Customer and Community Focused
- Accountable
- Making a Difference
- Innovative
- Equal access to services and opportunities for all
- Treating our customers with respect

Everything we do as an organisation flows from our Strategic Objectives:

- Services: Deliver first class customer services
- Financial & Leadership: Achieve robust financial management and governance excellence
- People: Empower, develop and engage our staff and Board
- Partnerships: Build strong collaborative relationships locally and nationally
- Communities: Provide quality homes, communities and sustainable tenancies

ARDENGLLEN HOUSING ASSOCIATION LTD

REPORT OF THE BOARD OF MANAGEMENT (continued)

For the year ended 31 March 2024

Strategy for Achieving Objectives

To be a great organisation we recognise that we need to get two things right. Firstly, we need to keep our finances strong. If we don't, we can't achieve our vision and strategic objectives. Secondly and directly related to the first, we need to deliver the things our customers want and expect from their landlord and in a way that achieves value for money.

There is no doubt our operating environment will remain challenging with a number of external changes that are out with our control. However, with strong and effective governance, leadership and financial and treasury management, we can continue to thrive through challenging times. As an organisation we keep ourselves up to date with local, national, political and economic movement as well as future projections.

The key areas that are out with our control that impact on our business include changes to legislation, regulation, inflation, pension deficit and political factors such as Brexit. The Association has faced unprecedented challenges in delivering services during the current economic landscape.

Moving forward, our strategic plan is about successfully navigating the future and leading a root a branch review of our services, policies, procedures and operating environment on the back of the pandemic. Customer input will be pivotal in shaping our services. We will strive to achieve governance excellence and strong leadership, clarity of vision and a culture committed to exceptional customer service all of which is underpinned by firm financial foundations.

We will develop a Communication Strategy to effectively engage with our customers to improve traditional communication channels and identify new ways for customers to connect with us to ensure continuous development of our digital platforms to enhance access to our services.

Business Model

Year on year we see increased pressure on our income and this drives our value for money culture. We need to achieve more with the resources we have available. The effective control of all operating costs and overheads is critical and over the last few years we have become leaner and more effective. We need to continue to drive value for money harder so that a more cost conscious culture is embedded whilst maintaining quality of services.

Financial strength and strong treasury management is critical to delivering our vision and objectives. Our focus is on making the right decisions for the long term and our plans for the future are built on delivering planned efficiencies and taking measured risks in order to achieve our objectives.

As a landlord, a developer and a provider of social and economic regeneration, we recognise that our customer expectations are changing and that we have to continuously improve our services. We must also recognise and be mindful of the changing demographics, particularly around an aging population. It is important that we know who our customers are, now and in the future, and ensure our services are accessible to all, identifying solutions to eradicate any barriers, or potential barriers.

The external environment has changed dramatically with public austerity measures meaning Ardenglen and our partners need to do more with less, demonstrate the value for money of our services and focus on performance.

A strong social ethos has been the backbone of our success; however this must be linked to a commitment to commercial efficiency, without which we would not have the resources to deliver those objectives.

Review of the business

The Association has undertaken independent reviews as part of a commitment to the Annual Assurance Process covering key business areas such as governance, asset management, investment, procurement and tenant safety. A holistic overview of key business areas has enabled a refreshed strategic approach to achieving service efficiency, value for money and affordable rents.

Ardenglen was pleased therefore that our 2022 Customer Satisfaction Survey reported that *"taking into account the accommodation and services Ardenglen provides"*, 95% of customers thought this represented good Value for Money.

ARDENGLLEN HOUSING ASSOCIATION LTD

REPORT OF THE BOARD OF MANAGEMENT (continued)

For the year ended 31 March 2024

Overall satisfaction levels with Ardenglen's services sat at 94.5% in 2019 with minor movement to 94% in 2022. Satisfaction with the Repairs Service has remained high at 89% and 98% of tenants said Ardenglen was good at keeping them informed about services and outcomes.

Future Developments

Ardenglen's future prospects are directly linked to achieving success in the five strategic objectives we have set ourselves over the next five years:

Strategic Objective 1 - Services: Deliver first class customer services

Our customers need to be at the centre of everything we do and we want to provide reliable and valued services for them. We regularly ask our customers what is important to them and will respond to their priorities in the development of our services. The Scottish Housing Charter sets out the standards and results we should achieve and we will work to continuously improve the outcomes for customers. This year we will work with staff and customers to review our service standards.

We are aware that customers put a high value on being kept informed and involved in decisions that affect them and we need to ensure we offer appropriate opportunities for participation. We are delighted that in our most recent tenant satisfaction survey, 98% of tenants said Ardenglen was good at keeping them informed about services and decisions. Our customers have been through a tough few years with austerity cuts and we know this will continue over the coming years. Welfare Reform continues to place a significant risk to our tenants and other residents. We continue to review our approach to Welfare Reform by setting out what we will do to mitigate the risk and support our tenants.

We recently recruited an in house, permanent full time financial inclusion officer who will support customers with all benefit / debt / crisis support. The service previously provided part time by Money Matters has always been extremely popular among customers, we look forward to being able to provide even more support with the full time resource. We provide a funded energy advice service which again has proven popular and we are exploring new funding streams to enable us to keep this going post August 2024.

Going forward we will continue to develop our approach to how we engage with our customers, harness business intelligence to drive service improvements, and link this into our delivery plans. We plan to introduce a tenant online portal in 24/25 so that customers can access services 24/7.

We pride ourselves on being a listening and learning organisation. We value complaints and have a robust system and culture to ensure we learn when things do not go right. This feedback from customers is invaluable and gives us great insight for shaping services. We pride ourselves on minimising recurring complaints, truly demonstrating our commitment to continuous learning and improving.

Strategic Objective 2 – Communities: provide quality homes, communities and sustainable tenancies

We recognise that repairs are often the service most valued by our customers and we will keep working with our partners to continuously improve the service we deliver and ensure our homes are well maintained. In addition to continuing with a large multi-trade contractor this year, the Association also procured a number of smaller contractors through an existing Dynamic Purchasing System in collaboration with other housing associations. It is hoped that this different delivery method of the day-to-day repairs service would introduce greater competition with regard to cost and also improve the customer interface experience.

We know fuel poverty is a real concern for our customers. We have continued to improve the energy efficiency of our homes resulting in 100% compliance with the Energy Efficiency Standard for Social Housing (EESH). We will continue to offer services to ensure our customers can access advice around fuel and tariffs.

ARDENGLEN HOUSING ASSOCIATION LTD

REPORT OF THE BOARD OF MANAGEMENT (continued)

For the year ended 31 March 2024

The Scottish Housing Quality Standard (SHQS) was introduced in February 2004. It is the main way The Scottish Government measures housing quality in Scotland and means that social landlords must make sure their tenant's homes:

- Are energy efficient, safe and secure
- Not seriously damaged
- Have kitchens and bathrooms that are in good condition

The Scottish Housing Regulator monitors SHQS progress from statistical returns and the Association has achieved 99.8% SHQS compliance.

Tenant Safety is taken very seriously by the Association and a pro-active approach has been developed with regard to dealing with incidences of Dampness and Mould. The association has introduced a dampness and mould register and provided a dedicated annual budget towards addressing all the issues that arise. They have developed a new advisory brochure and have introduced remote monitoring systems to assist with diagnosing the cause of the dampness and mould.

Strategic Objective 3 – Financial & Leadership: Achieve robust financial management and governance excellence

We continue to operate in a challenging environment. While this creates risk, our response is all about managing our threats and opportunities and creating an environment of 'No Surprises.'

Strong and effective governance is fundamental to our success. We commissioned an independent governance review to demonstrate compliance against the Regulatory Standards of Governance and Financial Management. Our Board of Management have embedded a Governance Leadership Charter which makes a commitment to continue to develop and improve our governance, making us stronger for the future.

The Association has completed a series of audits carried out by specialist external consultants in relation to Reactive Maintenance, Payroll including a validation exercise on the Annual Return on the Charter to ensure all arrangements in relation to each topic are robust, evidence based and reported to the Board periodically in order to tie into our annual assurance process.

In 2019 a new Regulatory Framework introduced the need to submit Annual Assurance Statements to the Scottish Housing Regulator. Our Board engaged in a robust process to measure compliance against the regulatory framework and submitted our Annual Assurance to the regulator (2023) stating that the Association:-

Complies with the Scottish Housing Regulator's Standards of Governance and Financial Management;
Complies with the standards and outcomes in the Scottish Social Housing Charter for tenants, people who are homeless and others who use our services;
Complies with all Regulatory Requirements as set out in Chapter 3 of the Regulatory Framework including all relevant legislative duties.

Housing Associations in Scotland came under the Freedom of Information Act from November 2019. We developed new policies, procedures and systems to ensure our compliance in this area and continue to operate in a transparent manner responding to information requests on their individual merits.

ARDENGLLEN HOUSING ASSOCIATION LTD

REPORT OF THE BOARD OF MANAGEMENT (continued)

For the year ended 31 March 2024

Strategic Objective 4 – People: Empower, develop and engage our staff and Board

Every employee has a crucial role to play in delivering our objectives. We aim to continue to develop a culture of challenge and support to help our people succeed and develop and build their careers. We successfully achieved Investors in People Accreditation which is a reflection of the ongoing culture change programme within the Association. We have an ongoing process of improvement to ensure we continue to develop colleagues, instill a positive culture, systems, processes and behaviours to maximise our success, drive improvements in performance and explore innovative ways of working.

Strategic Objective 5 – Partnerships: Build strong collaborative relationships locally and nationally

Glasgow City Council – Communities Fund – for 23/24 award totalled £ 50,783

Scottish Government – Investing in Communities Fund – for 23/24 totalled £113,170

Cost of Living funding was also secured from the following sources. This funding was used to support our tenants who found themselves in vulnerable financial situations:-

Cash for Kids – Children’s Grants – for 23/24 totalled £4,000 (Jan 23) & £2,500 (Dec 23) – £50 x 130 children.

Funding support from organisations that support costs of energy continued to support our tenants and members of the Castlemilk Pantry

- Fuelbank - £5,845 – prepaid meter top up’s
- Home Heating Advice Fund - £22,370 – debt write off

Funding was secured in partnership with two other RSLs (Spireview & Blochairn). Funding supported tenants with a one off £100 payment (with a particular focus on tenants with billed meters) and distribution of Energy Saving appliances.

190 tenants x £100 = 5% transaction costs - £19,500

Energy saving appliance’s - £16,010

The above funding assist us to:-

- Providing small-scale immediate support to minimise crises situations for the most vulnerable
- For those with extenuating circumstances (identified on a case-by-case basis), providing additional funding will ensure a level of comfort is met and reduce any immediate crises
- Providing longer-term support to develop the knowledge, skills and confidence of tenants and their households to take more control of their energy use and bills
- Providing support and advice to deal with fuel debt through re-payment agreements with suppliers and identification of eligible grants

Other sources of funding were secured to support works required to ensure that our new Hub at 6 Ardencraig Street is fully accessible.

Commonwealth Fund – £4,150

EBS Scotland £30,000 – less the AHA Community Committee contribution.

Funding was secured from SFHA/Cycle Scotland to enable us to install 2 x cycle storage units totaling - £33,936

Lastly funding was secured via Scottish Government for a Paid Work Placement.

ARDENGLLEN HOUSING ASSOCIATION LTD

REPORT OF THE BOARD OF MANAGEMENT (continued)

For the year ended 31 March 2024

Principal Risks and Uncertainties

There is no escaping the changing economic, political and social environment in which we now operate and the risks and demands which have resulted.

It is a regulatory requirement for the Board to base its decision on good quality information and advice and identify and mitigate risks to the organisation’s purpose.

By managing our threats effectively, we will be in a stronger position to deliver our business objectives. By managing our opportunities well, we will be in a better position to provide improved services and achieve better value for money.

The Association has developed an organisational structure, a range of policies, procedures and comprehensive insurances, which together make up the Risk Management Strategy which aims to be transparent, co-ordinated, publicly credible and effective.

Regular review of the Risk Register ensures that we achieve our stated business and strategic planning aims and objectives. The resultant risk map is reviewed in detail by the Audit and Risk Sub Committee on a quarterly basis to consider actions to mitigate existing and emerging risks. The work of this Committee is reported to the Board of Management. The Associations “Top Five” Risks have been identified as:

Risk Description	Risk Mitigation Actions
Regulatory Compliance: Failure to comply with the Regulation of Social Housing in Scotland Framework	(A) Independent governance self-assessment complete (B) Governance Action Plan (C) Training for Board and Staff on regulatory/governance topics (D) Performance Management Framework (E) External audit and internal audit programme (F) Suite of governance policies and procedures in place including Code of Conduct and whistleblowing (G) Policies, procedures and reports have signposts to relevant regulatory standards (H) Schedule of regulatory returns and process to ensure submission within timescales (I) Tenant Satisfaction Survey (J) Robust Complaints procedures (K) Board appraisal process and outcomes (L) Robust approach to self-assessment and Annual Assurance Statements (M) Audit and Risk Sub Committee (N) Robust internal assurance register (O) Robust Stock Condition data and system to manage and maintain stock. (P) Procurement of H&S Advisor and Auditor (Q) Highest level of assurance achieved in recent internal audit on compliance with regulatory framework and Landlord Health & Safety with no recommendations identified

ARDENGLLEN HOUSING ASSOCIATION LTD

REPORT OF THE BOARD OF MANAGEMENT (continued)

For the year ended 31 March 2024

Risk Description	Risk Mitigation Actions
<p>Welfare Reform: Shift to direct payment of benefit to tenants' results in loss of income through non-payment of rent</p>	<ul style="list-style-type: none"> A) Welfare Reform Action Plan implemented B) Regular messaging to reinforce responsibility to pay rent C) Rent payment scenarios tested in business plan D) Front line resources enhanced and Welfare Rights services E) Engaging with DWP, SFHA, GWSF and local RSL's F) Specialist software introduced to manage rent arrears effectively G) Applying for managed payments to landlord where applicable H) Monthly arrears audit to ensure compliance with procedures I) New tenant arrears category to catch payment issues early J) Customers have access to local income maximisation support funded by AHA K) Food Pantry provides access to affordable healthy food with a positive impact on disposable income. L) Special feature in Newsletter on managing and minimising fuel costs. Regular features in newsletter to encourage DHP uptake, importance of engaging with staff and any benefit updates. M) Energy advisor now in place
<p>Health & Safety: Failure to comply with Health and Safety Regulations</p>	<ul style="list-style-type: none"> A) Health and Safety roles and accountabilities clearly defined B) Staff and Board training C) Adopt EVH H&S Landlord manual D) New H&S advisor and programme of audits E) H&S compliance reported to ARSC quarterly F) Fire Risk Assessments complete by external consultant G) New internal H&S Working Group H) Gas servicing policy and procedure implemented and target met I) Action Plan prepared and consultants appointed to support delivery J) Procurement schedule and timely procurement of contractors K) New independent SCS and asbestos surveys complete L) Locks changed on all common lofts in properties constructed prior to 2000 M) Asbestos Management Policy reviewed and staff training delivered N) Independent Audit of office premises for covid safe working O) Following gas leak incident implementation of Improvement Action Plan 16/6/22 P) Following late gas servicing implementation of Improvement Action Plan 16/6/22

ARDENGLLEN HOUSING ASSOCIATION LTD

REPORT OF THE BOARD OF MANAGEMENT (continued)

For the year ended 31 March 2024

Risk Description	Risk Mitigation Actions
Impact of Brexit: Costs increase for repairs and improvements resulting in reduction of programme or changes in specifications	A) Close monitoring of contract and tender costs B) External cost consultant appointed C) Track current and forecast trends in costs D) Early review of programmes if costs increase E) Maintaining good communications with tenants if programmes likely to change F) Enhanced board reporting and performance against budget for high value contracts G) High quality housing with strong track record of investment H) Incorporated appropriate allowances for potential cost increases in business plan stress testing
Board capacity and prioritisation: The scope and size of change place strain on the Board's capacity and ability to prioritise work reasonably results in delays and deferrals in implementing the changes with falling morale among the whole Board and staff team	A) New Board Succession Planning Strategy and annual Board appraisal process B) Board recruitment policy C) New Board members recruited D) Induction Process in place E) Governance Manual implemented F) Training on Code of Conduct and Role of the Board and CEO delivered G) Training and development plan following Board appraisal. H) Board appointed co-optee during period of regulatory engagement I) Extended remit of ARSC to incorporate performance monitoring J) Short life Policy Sub Committee established K) Board competencies and individual/collective skills assessments are being introduced L) Review delegated authority and provide training to the Board

Key Performance Indicators

The Association's relevant Key Performance Indicators (KPI's) are based on data submitted in the Annual Return on the Charter (ARC) an annual return made by all Registered Social Landlords to the Scottish Housing Regulator.

Table 1: Summary of Performance Outputs Reported in the ARC

Indicators	2023/24	2022/23	Scottish Average 2023/24
Gross Rent Arrears (Indicator 27)	3.12%	4.39%	Not reported by SHR
Reactive Repairs "right first time" (Indicator 10)	91.88%	96.70%	88.4%
Satisfaction with Repairs Service (Indicator 12)	89.47%	89.47%	87.3%
Average time to complete Emergency Repair (Indicator 8)	2.36 hours	2.55 hours	4 hours
Average time to complete non- Emergency Repair (Indicator 9)	6.06 days	5.17 days	9 days
Number of times in the reporting year you did not meet your statutory duty to complete a gas safety check (Indicator 11)	0	2	Not reported by SHR
Anti-Social Behaviour cases resolved in target (Indicator 15)	89.74%	100%	84.4%
Average Time to re-let a property (Indicator 30)	15.97 days	15.10 days	56.7 days
Void Rent Loss (Indicator 18)	0.38%	0.33%	1.4%
SHQS Compliance	99.80%	99.19%	84.4%

ARDENGLLEN HOUSING ASSOCIATION LTD

REPORT OF THE BOARD OF MANAGEMENT (continued)

For the year ended 31 March 2024

The Board of Management is pleased to report that Ardenglen continues to perform extremely well against the relevant Scottish Average Benchmarks.

Further detailed KPI information as well as a useful KPI comparison tool can be found at www.scottishhousingregulator.gov.uk.

Financial Review

The Association made a surplus for the year of £739,928 (2023: surplus £244,605). During the year, £1,664,680 was invested in repairs and maintenance of the housing stock and £104,483 on component renewals.

Turnover of £5.19 million (2023: £4.8m) was generated in the year (of which £4.69 million relates to the income from the letting of properties at affordable rents). Rent increases during 2023/24 were 6.0%.

At 31 March 2024 £21.047 million was held in reserves.

The SHAPS pension scheme is now accounted for on a defined benefit basis. At 31 March 2024 the fair value of our share of the plan assets was a deficit of £457k (at 31 March 2023 unrecognised deficit of £174k). This has therefore resulted in an increase in the liability at 31 March 2024 of £283k.

Going Concern

The Board of Management has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. The Association has significant cash reserves and a low gearing ratio (which looks at the level of assets to the level of debt) which further provides assurance that liabilities will be met in the long term.

The Senior Management Team have in place a strategic monitoring package to review corporate performance in terms of finance, operations, business services and asset management to assess how the organisation is performing and more importantly initiate corrective action if required. This level of business insight will facilitate sensitivity analysis and re-profiling of financial forecasts where necessary to ensure the continued financial viability of the Association.

The Board of Management has reviewed the results for this year and also reviewed the projections for the next five years. On that basis the Board of Management has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Disclosure of Information to the Auditor

The members of the Board of Management at the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant information of which the auditors are unaware. They confirm that they have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditors.

Auditor

A formal tender process for the provision of external audit services for 2023/24 was carried out in September 2023 and Chiene + Tait LLP (trading as CT) was appointed as external auditor at the AGM. A resolution for the reappointment of CT as auditor is to be proposed at the forthcoming Annual General Meeting.

By Order of the Board of Management.



Name: David Byfield

Date: 02 September 2024...

ARDENGLLEN HOUSING ASSOCIATION LTD

BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITIES

For the year ended 31 March 2024

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board of Management 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 for that period. In preparing these financial statements, the Board of Management is required to:

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

The Board is responsible for instituting adequate systems of internal control and for:

- safeguarding assets
- taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, The Housing (Scotland) Act 2010 and the Determination of Accounting Requirements – February 2024.

The Board of Management is responsible for the maintenance and integrity of the financial information included on the Ardenglen Housing Association website.

By Order of the Board of Management.



Name: David Byfield

Date: 02 September 2024

ARDENGLLEN HOUSING ASSOCIATION LTD

THE BOARD OF MANAGEMENT'S STATEMENT OF INTERNAL FINANCIAL CONTROL

For the year ended 31 March 2024

The Board of Management acknowledges their 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 Board of Management'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 or failure to meet objectives. Key elements of the Association's systems include ensuring that:

- 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 the 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 Board of Management 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, authorized and submitted promptly to the relevant regulatory bodies;
- All significant new initiatives, major commitments and investment projects are subject to formal authorization procedures, through the Board of Management;
- The Board of Management receive reports from Senior 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; and
- Formal procedures have been established for instituting appropriate action to correct any weakness identified through internal or internal audit reports.
- An internal auditor has been appointed in accordance with the requirements of Guidance Note 97/06. An audit plan was set and completed for the year. The results of the work confirm that the Association has satisfactory procedures for maintaining its finances.

The effectiveness of the Association's system of internal financial control has been reviewed by the Board of Management for the year ended 31 March 2024. No weaknesses were found in internal financial controls which resulted in material losses, contingencies, or uncertainties which require disclosure in these financial statements or in the auditor's report on the financial statements.

By Order of the Board of Management

A red rectangular box containing a blacked-out signature.

Name: David Byfield

Date: 02 September 2024

REPORT BY THE AUDITORS TO THE MEMBERS OF**ARDENGLLEN HOUSING ASSOCIATION LTD ON CORPORATE GOVERNANCE MATTERS**

In addition to our audit of the Financial Statements, we have reviewed your statement on page 13 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory 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 13 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 Board of Management, and Officers of the Association, and examination of relevant documents, we have satisfied ourselves that the Board of Management'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
Chartered Accountants and Statutory Auditor
61 Dublin Street
Edinburgh
EH3 6NL

Date: 16 September 2024

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF**ARDENGLEN HOUSING ASSOCIATION LIMITED****Opinion**

We have audited the financial statements of Ardenglen Housing Association Limited (the 'Association') for the year ended 31 March 2024 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Reserves, the Statement of Cashflows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 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 2024 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 – February 2024.

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

In auditing the financial statements, we have concluded that the Board of Management's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt about the Association's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Board of Management with respect of going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Board of Management is responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, we do not express any form of assurance conclusion thereon.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF**ARDENGLLEN HOUSING ASSOCIATION LIMITED****Matters on which we are required to report by exception**

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:

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

Responsibilities of the Board of Management

As explained more fully in the Statement of Board of Management's Responsibilities set out on page 12 the Board of Management is 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 Board of Management 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 Board of Management 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 Board of Management either intends to liquidate the Association or to cease operations, or have 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.

The extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities are instances of non-compliance with laws and regulations. The objectives of our audit are to obtain sufficient appropriate audit evidence regarding compliance with laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements, to perform audit procedures to help identify instances of non-compliance with other laws and regulations that may have a material effect on the financial statements, and to respond appropriately to identified or suspected non-compliance with laws and regulations identified during the audit.

In relation to fraud, the objectives of our audit are to identify and assess the risk of material misstatement of the financial statements due to fraud, to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud through designing and implementing appropriate responses and to respond appropriately to fraud or suspected fraud identified during the audit.

However, it is the primary responsibility of management, with the oversight of those charged with governance, to ensure that the entity's operations are conducted in accordance with the provisions of laws and regulations and for the prevention and detection of fraud.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud, the audit engagement team:

- obtained an understanding of the nature of the sector, including the legal and regulatory frameworks that the Association operates in and how the Association is complying with the legal and regulatory frameworks;
- inquired of management, and those charged with governance, about their own identification and assessment of the risks of irregularities, including any known actual, suspected or alleged instances of fraud;
- discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to fraud.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF**ARDENGLEN HOUSING ASSOCIATION LIMITED**

As a result of these procedures, we consider that the most significant laws and regulations that have a direct impact on the financial statements were, but not limited to, FRS 102, Housing SORP 2018, the Scottish Housing Regulator's Determination of Accounting Requirements 2024, the Co-operative and Community Benefit Societies Act 2014 and the Housing (Scotland Act) 2010. We performed audit procedures to detect non-compliances which may have a material impact on the financial statements which included reviewing financial statement disclosures against the requirements of the relevant financial reporting standards.

We also performed audit procedures to inquire of management, and those charged with governance whether the Association is in compliance with these laws and regulations, inspected correspondence with regulatory authorities including mandatory submissions to the Regulator, reviewed minutes of meetings of the Management Committee and relevant sub-committees, and reviewed available online information.

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. 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 Part 7 of 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

Date: 16 September 2024

ARDENGLLEN HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 March 2024

	Notes	2024 £	2023 £
Turnover	2	5,194,465	4,820,532
Operating expenditure	2	(4,275,181)	(4,356,575)
Operating Surplus	2	919,284	463,957
Interest receivable	6	89,112	4,883
Interest and financing costs	7	(268,468)	(224,236)
Surplus Before Tax		739,928	244,605
Taxation		-	-
Surplus for the Year		739,928	244,605
Actuarial (Loss)/gain in respect of pension scheme	20	(274,000)	(263,000)
Total Comprehensive Income for the Year	8	465,928	(18,395)

The financial statements on pages 22 to 39 were approved by the Board of Management and authorised for issue on 02 September 2024 and signed on its behalf by:

David Byfield
Secretary:



Liz McKenzie
Chair:



Mark Ingram
Vice Chair:



ARDENGLLEN HOUSING ASSOCIATION LTD**STATEMENT OF FINANCIAL POSITION****For the year ended 31 March 2024**

	Notes	£	2024 £	2023 £
Fixed Assets				
Housing properties	10.A		22,356,405	22,986,974
Other fixed assets	10.B		343,232	362,557
Investment in subsidiary	11		1	1
			<u>22,699,638</u>	<u>23,349,532</u>
Current Assets				
Trade and other debtors	12	278,487		257,778
Cash and cash equivalents		<u>5,750,925</u>		<u>4,878,585</u>
		6,029,412		5,136,363
Current Liabilities				
Creditors: amounts falling due within one year	13	<u>(1,079,928)</u>		<u>(1,251,507)</u>
Net Current Assets			<u>4,949,484</u>	<u>3,884,856</u>
Total Assets Less Current Liabilities				
			27,649,122	27,234,388
Creditors: amounts falling due after more than one year	14		(6,144,520)	(6,478,742)
Provisions for liabilities				
Pension defined benefit liability	20		<u>(457,000)</u>	<u>(174,000)</u>
			<u>(6,623,537)</u>	<u>(6,672,941)</u>
Total Net Assets			<u>21,047,602</u>	<u>20,581,644</u>
Reserves				
Share capital	17		109	80
Income and expenditure reserve			<u>21,047,493</u>	<u>20,581,564</u>
			<u>21,047,602</u>	<u>20,581,644</u>

The financial statements on pages 22 to 39 were approved by the Board of Management and authorised for issue on 02 September 2024 and signed on its behalf by:

David Byfield
Secretary: 

Liz McKenzie
Chair: 

Mark Ingram
Vice Chair: 

ARDENGLLEN HOUSING ASSOCIATION LTD**STATEMENT OF CHANGES IN RESERVES****For the year ended 31 March 2024**

	Income and expenditure reserve	Share Capital	Total
	£	£	£
Balance as at 31 March 2022	20,599,960	112	20,600,072
Issue of Shares	-	3	3
Cancellation of Shares	-	(35)	(35)
Surplus for the year	(18,395)	-	(18,395)
Balance at 31 March 2023	<u>20,581,565</u>	<u>80</u>	<u>20,581,645</u>

	Income and expenditure reserve	Share Capital	Total
	£	£	£
Balance as at 31 March 2023	20,581,565	80	20,581,645
Issue of Shares	-	45	45
Cancellation of Shares	-	(16)	(16)
Surplus for the year	465,928	-	465,928
Balance at 31 March 2024	<u>21,047,493</u>	<u>109</u>	<u>21,047,602</u>

The accompanying notes on pages 22 to 39 form part of these financial statements.

ARDENGLLEN HOUSING ASSOCIATION LTD**STATEMENT OF CASHFLOWS****For the year ended 31 March 2024**

	Notes	2024 £	2023 £
Net cash generated from operating activities	18	1,529,592	1,064,491
Cash Flow from Investing Activities			
Purchase of tangible fixed assets		(127,723)	(295,671)
Proceeds from sale of tangible fixed assets		-	-
Grants received		-	-
Interest received		89,112	4,883
Net Cash (Used in) Investing Activities		<u>(38,611)</u>	<u>(290,788)</u>
Cash Flow from Financing Activities			
Interest paid		(259,468)	(224,236)
New secured loans		-	-
Repayments of borrowings		(359,201)	(379,218)
Decrease in share capital		29	-
Net Cash used in Financing Activities		<u>(618,640)</u>	<u>(603,454)</u>
Net Increase in Cash and Cash Equivalents		<u>872,340</u>	<u>170,249</u>
Cash and Cash Equivalents at Beginning of Year		4,878,585	4,708,336
Cash and Cash Equivalents at End of Year		<u>5,750,925</u>	<u>4,878,585</u>

	At 1 April 2023 £	Cash flows £	Other non- cash changes £	At 31 March 2024 £
Cash and cash equivalents				
Cash	4,878,585	872,340	-	5,750,925
Overdrafts	-	-	-	-
Cash equivalents	-	-	-	-
	<u>4,878,585</u>	<u>872,340</u>	<u>-</u>	<u>5,750,925</u>
Borrowings				
Debt due within one year	421,709	(359,201)	293,667	356,175
Debt due after one year	4,244,062	-	(293,667)	3,950,395
	<u>4,665,771</u>	<u>(359,201)</u>	<u>-</u>	<u>4,306,570</u>
Total	<u>212,814</u>	<u>1,231,541</u>	<u>-</u>	<u>1,444,355</u>

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS****For the year ended 31 March 2024****1. Accounting Policies****Legal Status**

The Association is registered under the Co-operative and Community Benefit Societies Act 2014 and is registered with the Scottish Housing Regulator under the Housing (Scotland) Act 2010. The address of the Company's registered office and principal place of business is 355 Tormusk Road, Castlemilk, Glasgow, G45 0HF.

The Association's principal activities are as described within the Report of the Board of Management. The nature of the Association's operations are as described within the Report of the Board of Management.

Ardenglen Housing Association Ltd meets the definition of a Public Benefit Entity.

Basis of Accounting

These financial statements have been prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), the Housing SORP 2018 "Statement of Recommended Practice for Registered Housing Providers" and comply with the Determination of Accounting Requirements 2024, and under the historical cost convention.

The financial statements are prepared in Sterling (£).

Basis of Consolidation

Ardenglen Housing Association Limited and its non-registered subsidiary (Ardenglen Developments Limited) comprise a group. The Association has obtained exemption from the Financial Conduct Authority from producing Consolidated Financial Statements as provided by Section 99 (3a) of the Co-operative and Community Benefit Societies Act 2014. The financial statements represent the results of Ardenglen Housing Association Limited and not of the group. Ardenglen Developments Limited is a subsidiary trading company and did not generate a significant level of financial results from a group perspective.

Critical Accounting Estimates and Areas of Judgement

Preparation of the financial statements requires management to make critical judgements and estimates concerning the future. Estimates and judgements are continually evaluated and are based on historical experience, advice from qualified experts and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are included below:

Useful lives of property;

- Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on the asset management projections and reactive repairs expenditure.
- SHAPS pension scheme valuation; underlying actuarial assumptions made by TPT.
- Bad debt provision; based on historic trends.

Going Concern

The Board of Management has reviewed the results for this year and also reviewed the projections for the next five years. On that basis the Board of Management has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements. The Association has healthy cash reserves, is achieving covenant compliance to date and forecasted, and has the capacity to access further borrowing for future projects/developments. The Association is taking steps to improve recovery of rent arrears which have increased due to the increase in cost of living. Furthermore the Association is actively monitoring the impact of inflation and interest rate rises in relation to its cost base to facilitate scenario planning and ensure robust mitigation strategies are in place.

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****1. Accounting Policies (continued)****Turnover and Revenue Recognition**

Turnover comprises rental and service charge income receivable in the period, income from shared ownership first tranche sales, sale of properties built for sale, other services provided at the invoice value (excluding VAT) and revenue grants receivable in the period.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids.

Income from first tranche sales and sales of properties built for sale is recognised at the point of legal completion of the transaction.

Revenue grants are receivable when the conditions for receipt of agreed grant funding have been met.

Government Grants

Government grants include grants receivable from the Scottish Government, local authorities and other government bodies. Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received.

Government grants received for housing properties are recognised in income over the useful economic life of the structure of the asset under the accruals model.

On disposal of an asset for which government grant was received, if there is no obligation to repay the grant, then any unamortised grant remaining is derecognised as a liability and recognised as income. Where there is a requirement to repay a grant a liability is included in the Statement of Financial Position to recognise this obligation.

Other Grants

Grants received from non-government sources are recognised using the performance model. Grants are recognised as income when the associated performance conditions are met.

Other Income*Interest income*

Interest income is accrued on a time-apportioned basis, by reference to the principal outstanding at the effective interest rate.

Tangible Fixed Assets – Housing Properties

Housing properties are properties for the provision of social housing or to otherwise provide social benefit and are principally properties available for rent and shared ownership.

Completed housing and shared ownership properties are stated at valuation less accumulated depreciation on the components other than structure.

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****1. Accounting Policies (continued)****Tangible Fixed Assets – Housing Properties (continued)**

Works to existing properties which replace a component that has been treated separately for depreciation purposes, along with those works that enhance the economic benefits of the assets, are capitalised as improvements. Such enhancements can occur if improvements result in either:

- An increase in rental income;
- A material reduction in future maintenance costs; or
- A significant extension to the life of the property.

Shared ownership properties are split proportionally between fixed assets and current assets based on the element relating to expected first tranche sales. The first tranche proportion is classed as a current asset and related sales proceeds are included in turnover.

The remaining element is classed as a fixed asset and included in housing properties at cost, less any provisions needed for depreciation or impairment. Where the first tranche has been sold prior to the acquisition of the properties, these are included in fixed assets only.

Depreciation of Housing Properties

Freehold land or assets under construction are not depreciated.

The Association separately identifies the major components of its housing properties and charges depreciation so as to write-down the cost of each component to its estimated residual value, on a straight line basis over the following years:

Structure	60 years
Land	Nil
Assets under construction	Nil
Windows	50 years
Kitchens	20 years
Bathrooms	30 years
Boilers	15 years

Impairment of Fixed Assets

An assessment is made at each reporting date of whether there are indications that a fixed asset (including housing properties) may be impaired or that an impairment loss previously recognised has fully or partially reversed. If such indications exist, the RSL estimates the recoverable amount of the asset.

Shortfalls between the carrying value of fixed assets and their recoverable amounts, being the higher of fair value less costs to sell and value-in-use of the asset based on its service potential, are recognised as impairment losses in the statement of comprehensive income.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Reversals of impairment losses are recognised in income and expenditure. On reversal of an impairment loss, the depreciation or amortisation is adjusted to allocate the asset's revised carrying amount (less any residual value) over its remaining useful life.

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****1. Accounting Policies (continued)****Other Tangible Fixed Assets**

Tangible fixed assets are initially measured at cost, net of depreciation and any impairment losses. Depreciation is provided on all tangible fixed assets, other than freehold land and investment properties, at rates calculated to write off the cost or valuation of each asset to its estimated residual value on a straight line basis over its expected useful life, as follows:

Freehold buildings	over 30 years
Fixtures, fittings and equipment	4 years

Residual value is calculated on prices prevailing at the reporting date, after estimated costs of disposal, for the asset as if it were at the age and in the condition expected at the end of its useful life.

Borrowing Costs

General and specific borrowing costs directly attributable to the acquisition and construction of qualifying properties are added to the cost of those properties until such a time as the properties are ready for their intended use or sale.

All other borrowing costs are expensed as incurred.

Taxation

Ardenglen Housing Association Limited has charitable status and is registered with the Office of Scottish Charities Regulator and is therefore exempt from paying Corporation Tax on charitable activities.

VAT

The Association is VAT registered, however a large proportion of income, namely rents, is exempt for VAT purposes therefore giving rise to a Partial Exemption calculation. Expenditure is shown inclusive of VAT.

Employee Benefits

The costs of short-term employee benefits are recognised as a liability and an expense. Employees are entitled to carry forward up to 5 days of any unused holiday entitlement at the reporting date. The cost of any unused entitlement is recognised in the period in which the employee's services are received.

The best estimate of the expenditure required to settle an obligation for termination benefits is recognised immediately as an expense when the Association is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

Retirement Benefits*Defined benefit plans*

The scheme assets are measured at fair value. Scheme liabilities are measured on an actuarial basis using the projected unit credit method and are discounted at appropriate high quality corporate bond rates.

The current service cost and costs from settlements and curtailments are charged against operating surplus. Interest is calculated on the net defined benefit liability. Refer to Note 20 for more details.

Defined contribution plans

The SHAPS offers a defined contribution option which some employees take advantage of. For defined contribution schemes the amount charged to income and expenditure is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments.

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****1. Accounting Policies (continued)****Financial Instruments**

The Association has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102, in full, to all of its financial instruments.

Financial assets and financial liabilities are recognised when the Association becomes a party to the contractual provisions of the instrument, and are offset only when the Association currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets***Debtors***

Debtors which are receivable within one year and which do not constitute a financing transaction are initially measured at the transaction price. Trade debtors are subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses.

Where the arrangement with a trade debtor constitutes a financing transaction, the debtor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument.

A provision for impairment of debtors is established when there is objective evidence that the amounts due will not be collected according to the original terms of the contract. Impairment losses are recognised in profit or loss for the excess of the carrying value of the trade debtor over the present value of the future cash flows discounted using the original effective interest rate. Subsequent reversals of an impairment loss that objectively relate to an event occurring after the impairment loss was recognised, are recognised immediately in income and expenditure.

Financial liabilities***Trade creditors***

Trade creditors payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

Where the arrangement with a trade creditor constitutes a financing transaction, the creditor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar instrument.

Borrowings

Borrowings are initially recognised at the transaction price, including transaction costs, and subsequently measured at amortised cost using the effective interest method. Interest expense is recognised on the basis of the effective interest method and is included in interest payable and other similar charges.

Commitments to receive a loan are measured at cost less impairment.

Derecognition of financial assets and liabilities

A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party. A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****1. Accounting Policies (continued)*****Derecognition of financial assets and liabilities (Continued)*****Provisions**

Provisions are recognised when the Association has an obligation at the reporting date as a result of a past event which it is probable will result in the transfer of economic benefits and that obligation can be estimated reliably.

Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the effect of the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability. The unwinding of the discount is recognised within interest payable and similar charges.

2. Particulars of Turnover, Operating Costs and Operating Surplus or Deficit

	Note	Turnover	Operating Costs	Operating Surplus/ (Deficit)	Operating Surplus/ (Deficit) 2023
		£	£	£	£
Social lettings	3	4,689,994	(3,766,890)	923,104	400,398
Other activities	4	504,471	(508,291)	(3,820)	63,559
Total		<u>5,194,465</u>	<u>(4,275,181)</u>	<u>919,284</u>	<u>463,957</u>
2023		<u>4,820,532</u>	<u>(4,356,575)</u>	<u>463,957</u>	

ARDENGLLEN HOUSING ASSOCIATION LTD

NOTES TO THE FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2024

3. Particulars of Turnover, Operating Costs and Operating Surplus from Affordable Letting Activities

	General Needs Housing £	Shared Ownership £	2024 Total £	2023 Total £
Rent receivable net of identifiable service charges	4,599,884	8,755	4,608,639	4,354,029
Service charges	7,812		7,812	-
Gross income from rents and service charges	4,607,696	8,755	4,616,451	4,354,029
Less: Rent loss from voids	(22,314)	-	(22,314)	(18,376)
Net income from rents and service charges	4,585,382	8,755	4,594,136	4,335,653
Grants released from deferred Income	40,555	-	40,555	40,555
Grants from Scottish Ministers	55,302	-	55,302	12,296
Total turnover from affordable letting activities	4,681,239	8,755	4,689,994	4,388,504
Management and maintenance administration costs	1,916,881	3,636	1,920,517	2,023,859
Service costs	-	-	-	-
Planned and cyclical maintenance including major repairs costs	121,808	-	121,808	149,061
Reactive maintenance costs	979,138	-	979,137	1,032,268
Bad debts – rents and service charges	10,374	-	10,374	23,775
Depreciation of affordable let properties	732,293	2,760	735,053	759,143
Operating Costs for affordable letting activities	3,760,494	6,396	3,766,890	3,988,106
Operating Surplus for affordable letting Activities	920,745	2,359	923,104	400,398
2023	398,622	1,776	400,398	

The amount of service charges receivable on housing accommodation not eligible for Housing Benefit was £nil (2023 - £nil).

The Association did not provide supported housing during the year.

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****4. Particulars of Turnover, Operating Costs and Operating Surplus from Other Activities**

	Grants from Scottish Ministers	Other revenue grants	Supporting people income	Other income	Total Turnover	Operating costs – bad debts	Other operating costs	Operating surplus or (deficit)	Operating surplus or (deficit) for previous period of account
	£	£	£	£	£	£	£	£	£
Wider role activities undertaken to support the community, other than the provision, construction and management of housing	106,893	244,925		65,668	417,486		487,953	(70,467)	(6,613)
Factoring	-	-		1,753	1,753		2,447	(694)	(1,101)
Other activities	-	-		85,232	85,232		17,891	67,341	71,273
Total from other activities	106,893	244,925		152,653	504,471		508,291	(3,820)	63,559
2023	70,650	200,893		160,485	432,028		368,469	63,559	

Included within other activities are other rental income of £66,780 (2023 - £66,780) and the release of housing benefit received of £nil (2023 - £nil).

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024**

5. Accommodation in Management		2024	2023
		No	No
The number of units in Management at 31 March was as follows:			
New build		429	429
Rehabilitation – leased		1	1
Rehabilitation		254	254
Shared ownership		4	4
Mortgage to rent		13	13
SST		291	291
Total Units in Management		<u>992</u>	<u>992</u>
6. Interest Receivable and Similar Charges		2024	2023
		£	£
Interest on bank deposits		<u>89,112</u>	<u>4,883</u>
7. Interest Payable and Similar Charges		2024	2023
		£	£
Interest arising on:			
Bank loans and overdrafts		259,468	224,236
Defined benefit pension charge		9000	-
		<u>268,468</u>	<u>224,236</u>
Less: Interest capitalized		-	-
		<u>268,468</u>	<u>224,236</u>
8. Operating Surplus or Deficit		2024	2023
	Note	£	£
Operating surplus is stated after charging/(crediting):			
Depreciation of housing properties		718,321	717,861
Depreciation of other tangible fixed assets	10B		
- Owned		42,565	40,662
Deficit/(surplus) on disposal of tangible fixed assets		<u>16,732</u>	<u>41,282</u>
Fees payable to CT and its associates in respect of both audit and non-audit services are as follows:		2024	2023
		£	£
Audit services - statutory audit of the Association		<u>15,180</u>	<u>12,585</u>

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024**

9. Employees	2024 No.	2023 No.
The average monthly number of full time equivalent persons (including key management personnel) employed by the Association during the year was:		
Office and Management/Administration	21.0	21.8
	<u>21.0</u>	<u>21.8</u>
	2024	2023
	£	£
Staff costs for the above persons:		
Wages and salaries	804,779	767,699
Social security costs	82,607	79,113
Other pension costs and current service cost (note 20)	-	(12,011)
Defined contribution pension cost	143,317	122,374
Agency Staff	41,687	72,056
	<u>1,072,390</u>	<u>1,029,231</u>

Key management personnel are composed of the Board of Management and the Senior Management Team.

There were the following key management personnel who received emoluments (excluding pension contributions) in excess of £60,000 within the following ranges:

	2024 No.	2023 No.
£60,000 - £69,999	2	-
£70,000 - £79,999	1	1
	<u>1</u>	<u>1</u>
	2024	2023
	£	£
Aggregate gross emoluments for key management personnel	<u>313,876</u>	<u>192,290</u>
Aggregate emoluments for key management personnel (excluding pension contributions)	<u>287,675</u>	<u>160,637</u>
The emoluments of the Chief Executive (excluding pension contributions)	82,921	91,301
Aggregate pension contributions in relation to key management personnel	<u>26,201</u>	<u>13,847</u>

No payment or fees or other remuneration was made to the Board members during the year. The Association operates a salary sacrifice scheme to all members of the pension scheme.

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****10.A Tangible Fixed Assets – Housing Properties**

	Social Housing Properties Held for Letting £	Housing Properties For Letting Under Construction £	Completed Shared Ownership Housing Properties £	Total Housing Properties £
Cost				
1 April 2023	30,212,314	-	86,684	30,298,998
Additions	-	-	-	-
Works to existing properties	104,483	-	-	104,483
Disposals	(63,807)	-	-	(63,807)
	<hr/>			
31 March 2024	30,252,990	-	86,684	30,339,674
Depreciation and impairment				
1 April 2023	7,287,570	-	24,453	7,312,023
Depreciation charged in year	715,561	-	2,760	718,321
Released on disposal	(47,075)	-	-	(47,075)
Transfer	-	-	-	-
	<hr/>			
31 March 2024	7,956,056	-	27,213	7,983,269
Net book value				
31 March 2024	<hr/>			
	22,296,934	-	59,451	22,356,405
31 March 2023	<hr/>			
	22,924,744	-	62,232	22,986,976
			2024	2023
			£	£
Value of land included in cost			<hr/>	<hr/>
			3,342,017	3,342,017

The amount of capitalised interest during the year was £nil (2023 £nil).

Expenditure on Works to Existing Properties

	2024	2023
	£	£
Improvement work capitalised	-	1,800
Replacement component spend capitalised	104,483	288,577
Amounts charged to income and expenditure	17,437	28,569
Total major repairs spend	<hr/>	<hr/>
	121,920	318,946

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****10.B Tangible Fixed Assets Other**

	Freehold property £	Computers and Office Equipment £	Furniture, fixtures and fittings £	Total £
Cost				
1 April 2023	948,572	310,878	107,083	1,366,533
Additions	(2,520)	22,394	3,366	23,240
31 March 2024	<u>946,052</u>	<u>333,272</u>	<u>110,449</u>	<u>1,389,773</u>
Depreciation and impairment				
1 April 2023	594,336	303,591	106,049	1,003,976
Depreciation charged in year	31,648	9,731	1,186	42,565
31 March 2024	<u>625,983</u>	<u>313,322</u>	<u>107,235</u>	<u>1,046,540</u>
Net book value				
31 March 2024	<u>320,069</u>	<u>19,950</u>	<u>3,214</u>	<u>343,233</u>
31 March 2023	<u>354,236</u>	<u>7,290</u>	<u>1,031</u>	<u>362,557</u>

11. Subsidiary Undertakings

The Association's subsidiary undertakings are:

<i>Name of undertaking</i>	<i>Class of shareholding</i>	<i>Proportion of nominal value held directly</i>	<i>Nature of Business</i>
Ardenglen Developments Limited	Ordinary	100%	Renting of office space to the Association.

12. Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Rent and service charges receivable	122,151	167,135
Less: provision for bad and doubtful debts	<u>(75,057)</u>	<u>(81,393)</u>
	47,093	85,742
HAG receivable	-	-
Other debtors	30,321	11,760
Prepayments and accrued income	<u>201,073</u>	<u>160,274</u>
	<u>278,487</u>	<u>257,776</u>

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****13. Creditors: Amounts Falling due Within One Year**

	2024	2023
	£	£
Debt (note 16)	356,175	421,709
Rent and service charges received in advance	163,562	96,441
Deferred capital grants (note 15)	40,555	40,555
Trade creditors	37,447	228,403
Other creditors	169,036	167,178
Accruals and deferred income	313,494	297,221
	<u>1,079,928</u>	<u>1,251,507</u>

14. Creditors: Amounts Falling due After More than One Year

	2024	2023
	£	£
Debt (note 16)	3,950,395	4,244,062
Deferred capital grant (note 15)	2,194,125	2,234,680
	<u>6,144,520</u>	<u>6,478,742</u>

Included in creditors are:

Amounts repayable by instalments within five years	<u>3,339,405</u>	<u>3,518,829</u>
Amounts repayable by instalments falling due after more than five years	<u>2,805,115</u>	<u>2,959,913</u>

15. Deferred Capital Grant

	2024	2023
	£	£
As at 1 April	2,275,235	2,315,790
Grant received in the year	-	-
Capital grant released	(40,555)	(40,555)
As at 31 March	<u>2,234,680</u>	<u>2,275,235</u>
Amounts to be released within one year	40,555	40,555
Amounts to be released in more than one year	2,194,125	2,234,680
	<u>2,234,680</u>	<u>2,275,235</u>

16. Debt Analysis – Borrowings

	2024	2023
	£	£
Creditors: amounts falling due within one year:		
Bank loans	<u>356,175</u>	<u>421,709</u>
Creditors: amounts falling due after more than one year:		
Bank loans	<u>3,950,395</u>	<u>4,244,062</u>
Total	<u>4,306,570</u>	<u>4,665,771</u>

Borrowings are denominated and repaid in pounds sterling, have contractual interest rates that are either fixed rates or variable rates linked to bank base rate, and do not contain conditional returns or repayment provisions other than to protect the lender against credit deterioration or changes in relevant legislation or taxation.

Bank Borrowings are secured by specific charges on the Association's properties and are repayable at rates of interest ranging from 5.59% to 7.10% (2023 – 5.45% to 6.85%). The Association makes monthly and quarterly repayments of the bank borrowings.

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****16. Debt Analysis – Borrowings – (continued)**

Based on the lender's earliest repayment date, borrowings are repayable as follows:

	2024	2023
	£	£
Due within one year	356,175	421,709
Due in one year or more but less than two years	341,648	347,074
Due between two and five years	803,632	937,075
Due more than five years	<u>2,805,115</u>	<u>2,959,913</u>
	<u><u>4,306,570</u></u>	<u><u>4,665,771</u></u>

17. Share Capital & Reserves

The Association is limited by guarantee and consequently has no share capital. Each of the Association's members agrees to contribute £1 in the event of the Association winding up.

	2024	2023
	Number	Number
Number of members		
1 April 2023	80	112
Joined during the year	45	3
Left during year	<u>(16)</u>	<u>(35)</u>
31 March 2024	<u><u>109</u></u>	<u><u>80</u></u>

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****18. Reconciliation of Surplus to Net Cash Generated from /(Used in) Operations**

	2024	2023
	£	£
Surplus for the year	739,928	244,605
Adjustments for non-cash items:		
Depreciation of tangible fixed assets	777,618	799,805
Amortisation of deferred grant	(40,555)	(40,555)
Shares cancelled	-	(35)
Defined benefit pension schemes	-	(89,000)
Fair value (gains)/losses on financial instruments	-	-
Increase/(decrease) in other provisions	1,818	1,024
Interest receivable	(89,112)	(4,883)
Interest payable	268,468	224,236
Taxation	-	-
Operating cash flows before movements in working capital	1,658,164	1,135,197
Decrease in trade and other debtors	(20,709)	15,624
Increase in trade and other creditors	(107,863)	(86,330)
Cash generated from / (used in) operations	1,529,592	1,019,717

Cash and Cash Equivalents

	2024	2023
	£	£
Cash and cash equivalents represent:-		
Cash at bank	4,850,928	3,049,147
Short-term deposits	900,000	1,829,438
Overdraft	-	-
	5,750,925	4,878,585

19. Capital Commitments and Other Contractual Obligations

	2024	2023
	£	£
Capital expenditure contracted for but not provided in the financial statements	-	-
Expenditure authorised by the board, but not contracted	-	-

20. Retirement Benefits

Ardenglen Housing Association Ltd 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 operates on a 'last man standing' basis, meaning that in the event of an employer withdrawing from the Scheme and being unable to pay its share of the debt on withdrawal then the liability of the withdrawing employer is re-appointed amongst the remaining employers. Therefore, in certain circumstances the Association may become liable for the obligations of a third party.

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2021. This valuation revealed a deficit of £27m. A housing loans plan was put in place to eliminate the deficit which ran to 30 September 2022.

For accounting purposes, a valuation of the scheme is carried out with an effective date of 30 September each year. The liability figures from this valuation are rolled forward for accounting year-ends from 31 March to 28 February inclusive. The latest accounting valuation was carried out with an effective date of 30 September 2023. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2024 to 28 February 2025 inclusive.

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****20. Retirement Benefits (continued)**

During 2022/23 The Association was advised that following the triennial valuation no further deficit contribution would be required at this time and as from October 2022, we have stopped paying additional amounts. The next triennial valuation will be undertaken September 2024, following which the actuary will project the liabilities and funding position for the pension fund. Until this is complete it is uncertain what the requirement will be in terms of funding any further deficit position. The position regarding any future deficit payment requirements, if required, is unlikely to be known before September 2025 with any payments, if due, commencing April 2026. Based on the current market movements it is anticipated that there is a likelihood that further contributions from employers will be required, however it is not possible to calculate the impact of this issue with any accuracy beyond the provision for £457,000 which has been made based on the accounting requirements.

In May 2021 the Scheme Trustee (TPT Retirement Solutions) notified employers of a review of historic scheme benefit changes, and this review has raised legal questions regarding whether and when some historic benefit changes should take effect, the outcome of which could give rise to an increase in liabilities for some employers. The Scheme Trustee has determined that it is prudent to seek clarification from the Court on these items, and a date for this has now been set for 2025.

On 4 May 2022, the Scheme Trustee issued an update to employers which included an estimate of the potential additional liabilities at the full scheme level, on a Technical Provisions basis. However, until Court directions are received, it is not possible to calculate the impact on an individual employer basis with any accuracy. As a result of this, no provision will be made for the potential additional liabilities within the financial statements or the related accounting disclosures included in this note.

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

	31 March 2024 (£000s)	31 March 2023 (£000s)
Fair value of plan assets	3,478	3,653
Present value of defined benefit obligation	3,935	3,827
Surplus (deficit) in plan	(457)	(174)
Unrecognised surplus	-	-
Defined benefit asset (liability) to be recognized	(457)	(174)
Deferred tax	-	-
Net defined benefit asset (liability) to be recognized	-	-

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****20. Retirement Benefits – (Continued)****Reconciliation of Opening and Closing Balances of the Defined Benefit Obligation**

	Period from 31 March 2023 to 31 March 2024 (£000s)
Defined benefit obligation at start of period	3,827
Current service cost	-
Expenses	6
Interest expense	184
Contributions by plan participants	-
Actuarial losses (gains) due to scheme experience	78
Actuarial losses (gains) due to changes in demographic assumptions	(20)
Actuarial losses (gains) due to changes in financial assumptions	(61)
Benefits paid and expenses	(79)
Liabilities acquired in a business combination	-
Liabilities extinguished on settlements	-
Losses (gains) due to benefit changes	-
Exchange rate changes	-
Defined benefit obligation at end of period	3,935

Reconciliation of Opening and Closing Balances of the Fair Value of Plan Assets

	Period from 31 March 2023 to 31 March 2024 (£000s)
Fair value of plan assets at start of period	3,653
Interest income	175
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(277)
Contributions by the employer	6
Contributions by plan participants	-
Benefits paid and expenses	(79)
Exchange rate changes	-
Fair value of plan assets at end of period	3,478

The actual return on the plan assets (including any changes in share of assets) over the period from 31 March 2023 to 31 March 2024 was (£102,000).

ARDENGLLEN HOUSING ASSOCIATION LTD**NOTES TO THE FINANCIAL STATEMENTS (continued)****For the year ended 31 March 2024****20. Retirement Benefits – (Continued)****Defined Benefit Costs Recognised in Statement of Comprehensive Income (SOCl)**

	Period from 31 March 2023 to 31 March 2024 000s)
Current service cost	-
Expenses	6
Net interest expense	9
Losses (gains) on business combinations	-
Losses (gains) on settlements	-
Losses (gains) on curtailments	-
Losses (gains) due to benefit changes	-
Defined benefit costs recognised in statement of comprehensive income (SoCI)	15

Defined Benefit Costs Recognised in Other Comprehensive Income

	Period from 31 March 2023 to 31 March 2024 (£000s)
Experience on plan assets (excluding amounts included in net interest cost) - gain (loss)	(277)
Experience gains and losses arising on the plan liabilities - gain (loss)	(78)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	20
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	61
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	(274)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) - gain (loss)	-
Total amount recognised in other comprehensive income - gain (loss)	(274)

21. Related Party Transactions

Various Board of Management members are also tenants of the Association. Their tenancies are on normal commercial terms. During the year £32,227 (2023: £30,402) of rent was receivable from these tenant members. At the year-end there were £115 (2023: £136) of rent arrears due from these tenant members.

During the year £19,596 (2023: £19,596) of rent was paid to the Association's subsidiary Ardenglen Developments Ltd. During the year £600 (2023: £600) management fee was receivable from the Association's subsidiary Ardenglen Developments Ltd.

Amounts outstanding are unsecured, non-interest bearing and will be settled in cash. No guarantees have been given or received. No expense has been recognised in the year (2023: £nil) in respect of bad debts from related parties.