



ANNUAL REPORT & FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

FCA Registered Number: SP1835/RS

Scottish Charity Number: SC010858

The Scottish Housing Regulator Registered Number: HAL72



Blue Triangle (Glasgow) Housing Association Limited

Annual Report and Financial Statements
For the year ended 31 March 2021

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Statutory Information

For the year ended 31 March 2021

COMMITTEE OF MANAGEMENT MEMBERS:

Ms A Davis - Chairperson
Mrs H Ward
Mr M Trant
Mr S Mclvor – Vice chairperson
Ms C Clark
Ms E Campanaro
Ms R Harper (Appointed 24 September 2020)
Ms K Phillips (Appointed 24 September 2020)
Mr J Edwards (Appointed 24 September 2020)
Ms M C Clezy (Appointed 25 March 2021)
Mr J Brown (Appointed 25 March 2021)
Mr K Jones (Retired 14 October 2020)
Mr N Robinson – Chairman (Retired 24 September 2020)
Mr D Simpson (Retired 25 September 2020)
Mrs F Miller - Vice Chairperson (Retired 23 July 2020)
Ms D McGuire (Retired 28 May 2020)
Mr S Dryburgh (Retired 11 April 2020)

CHIEF EXECUTIVE AND SECRETARY :

Mr I A. MacFarlane (Appointed 31 August 2020)
Mrs F E. Stringfellow (Retired 30 September 2020)

EXECUTIVE OFFICERS:

Mr R G E Holmes (Finance Director)
Mr R I Batt (Operations Director)

REGISTERED OFFICE:

3rd Floor
100 Berkeley Street
Glasgow
G3 7HU

FCA REGISTERED NUMBER:

SP1835/RS

SCOTTISH CHARITY NUMBER:

SC010858

THE SCOTTISH HOUSING REGULATOR REGISTERED NUMBER:

HAL72

AUDITOR:

Azets Audit Services
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

BANKER:

The Royal Bank of Scotland plc
9 Clifton Place
Glasgow
G3 7JU

SOLICITORS:

Campbell Riddell Breeze Paterson
21 Stewart Street
Milngavie
G62 6BW

Harper MacLeod
The Ca'd'oro
45 Gordon Street
Glasgow
G1 3PE



Chairperson's Statement

For the year ended 31 March 2021

I am delighted to be able to report again that in the face of significant sector challenges, where an environment of little or no certainty beyond a few months continues to be the norm, Blue Triangle has again performed extremely well and finished the 2020/21 year in a very healthy position.

The financial statements for the year ended 31 March 2021 show a surplus of £335,440 (2020 - £190,404) and the Statement of Financial Position of the Association shows net assets of £5,896,047 (2020 - £5,564,643).

The Association continues to maintain sound financial management policies and enjoys a strong financial position. The results compare favourably to the budget set and continued close control of all areas of income and cost has resulted in another positive performance.

This has been a year of changes which our staff have embraced with positivity despite the pandemic which they have faced with determination and resilience. This positivity has been led by our new Chief Executive, Iain MacFarlane, who I would formally like to welcome. Iain joined us in September, the same month that I took over from Neil Robinson as Chair. I would like to thank our outgoing Chief Executive Fiona Stringfellow and Neil Robinson for their significant commitment and energy over many years.

Iain has launched a transformation programme which will not only improve our efficiency and effectiveness internally but will also enable us to diversify our income in the future. It will change the way we work with other partners to fulfil our aim of supporting people and helping them thrive to live independent and fulfilling lives within a community. We have already made big strides with our technology ensuring digital inclusion with WiFi and devices to ensure connectivity for the people we support.

We have improved some of our accommodation, especially at Viewpark where we have made significant upgrades including ensuite facilities, made possible by a LandAid Grant, for which we are extremely grateful. We have also started to improve some of our processes, enabling our staff to be more efficient and giving them more time to focus on the people we support. The staff have identified and implemented many of the improvements, taking ownership of ensuring our high standards are met and recorded, fulfilling our regulatory obligations, but reducing onerous paperwork.

I have been particularly impressed with our staff, who have shown unflinching love and commitment, always putting the people we support first and finding creative ways to help. Their success has been shown through our #AmazingPeople campaign where some of the very real stories have been shared. The heart-warming stories are too numerous to share here but there are some incredibly inspiring people who we are very proud of including Nathan, who by his own admission, was a bit of a tearaway and was quickly gaining a reputation for anti-social behaviour and becoming well known to local police aged 17. With a huge amount of love and help from our amazing staff in Ayr, he has been empowered to believe in himself, making wise choices, studying for a construction qualification and his driving theory and is even volunteering with us as our additional Digital Champion creating a positive future for himself.

Many of the people we support have addiction issues, and we are increasingly partnering with other organisations to maximise the help we are able to offer. This is exemplified by our exciting national partnership with Smart Recovery who are helping to train our staff and embed a proven recovery programme alongside the Scottish Recovery Consortium. We are also piloting this approach to help young people make positive choices. We are always proud when we are able to help people thrive and Christopher, supported by our amazing team in Hamilton, is showing incredible determination to eliminate alcohol from his life. This has enabled him to re-connect with his family and even his young child. We know that we are not only helping Christopher, but also his family and friends.

Some people are so grateful that we have empowered them to create a positive future that they come back – as staff! Alana, needed our support in Oban when she was 16 and pregnant and now she has returned as a staff member having moved on successfully to her own accommodation and with two more children in her family. To me, that shows that we are being truly successful as an organisation.

We are extremely grateful to the project staff teams and managers for all their hard work, working with the people we support and their families, and were delighted to be able to recognise this with the £500 social care payment after a successful application for government funds. We are also very grateful to the central support team who are supporting and facilitating many of our improvements and to our Chief Executive and his executive team for spearheading our transformation. Finally I'd like to thank our insightful Committee of Management for their unwavering support and increased participation this year.



A Davis
Chairperson

Date: 10 June 2021



Strategic Report For the year ended 31 March 2021

The Committee of Management submits its forty fifth Strategic Report, Annual Report, and Audited Financial Statements for the year ended 31 March 2021.

PRINCIPAL ACTIVITY

The principal activity of the Association in the year under review was the provision of special needs housing accommodation and support for homeless persons. The Association was incorporated in Scotland.

The Association continues to operate the supported accommodation projects at;

- ▶ Shettleston Road, Glasgow, which accommodates eight persons (2020 – 8)
- ▶ Holland Street and Sauchiehall Street, Glasgow, which accommodates fifty persons (2020 - 50)
- ▶ Chalmers Court, (Charlotte Street, Ayr), which accommodates twelve persons (2020 - 12)
- ▶ Glasgow Floating Support, which accommodates eight persons (2020 – 8)
- ▶ Bruce Court, Paisley, which accommodates twelve persons (2020 – 12)
- ▶ Somerset Place, Glasgow, which accommodates eight persons (2020 - 8)
- ▶ Viewpark, (Old Edinburgh Road, Uddingston), which accommodates thirteen persons (2020 - 13)
- ▶ Greenside House, Lanark, which accommodates twelve persons (2020 – 12)
- ▶ Bank Street, Kilmarnock, which accommodates ten persons (2020 – 10)
- ▶ Clydesdale Street, Hamilton, which accommodates thirteen persons (2020 – 13)
- ▶ Braehead, Bonhill, which accommodates eight persons (2020 – 8)
- ▶ Alexander Street, Clydebank, which accommodates thirteen persons (2020 – 13)
- ▶ Millhill, Musselburgh, which accommodates nine persons (2020 – 9)
- ▶ Shore Street, Oban, which accommodates fifteen persons (2020 – 15)
- ▶ Solas, Oban, which accommodates five persons (2020– 5)
- ▶ Wemyss House, Port Seton, which accommodates seven persons (2020 – 7)
- ▶ High Street, Musselburgh, which accommodates five persons (2020 – 5)
- ▶ Lorn Court, Oban, which accommodates six persons (2020 – 6)
- ▶ Don Mor Lodge, Oban, which accommodates six persons (2020 – 6)
- ▶ Victoria Drive East, Renfrew, which accommodates seventeen persons (2020 – 17)
- ▶ Argyle Street, Paisley, which accommodates eleven persons (2020 – 11)
- ▶ Alexander Street, Alexandria, which accommodates ten persons (2020 – 10)
- ▶ Charles Brownlie Services Hamilton and Blantyre which accommodate twenty-three persons (2020 – 23)
- ▶ First Stop East Kilbride, which accommodates seven persons (2020 – 7)
- ▶ North High Street, Musselburgh, which accommodates seven persons (2020 - 7)
- ▶ Whatriggs Road, Kilmarnock, which accommodates six persons (2020 – 6)

The Association has received grants from the Scottish Government for revenue and Community Care monies from Glasgow City Council.

REVIEW OF BUSINESS AND FUTURE DEVELOPMENTS

The Committee of Management considers that the Association has had a satisfactory year, and appropriate sums have been transferred in the year from revenue reserves to designated reserves created to meet the future property refurbishment and cyclical maintenance costs of the Housing Association's projects. The financial position at the year-end is a healthy one and the Committee remains confident that a continued quality approach to business issues will secure the Association's position in the future.

The Association is currently in discussions with South Ayrshire Council regarding the feasibility of Chalmers Court in terms of the Homeless Persons (Unsuitable Accommodation) (Scotland) Order 2020. The current contract expires on 31 March 2022 and should the property not meet the criteria set out in the legislation, the contract may not be renewed. The service has budgeted income from accommodation and support charges for the forthcoming year of approximately £396,000, although after deduction of operating costs, it is projected to return a deficit. The written down value of the property at the end of the contract period is not considered to be materially different from its current market value, and therefore no impairment is considered appropriate at this time, in the event that the service ceases and the property requires to be sold.

The Committee of Management is pleased to report turnover in the year of £9,883,978 (2020 - £9,524,034), and the surplus for the year of £335,440 (2020 - £190,404) is considered satisfactory in light of the current economic climate. The Association continues to assess its performance on a project by project basis. In 2018/19 the Association received a donation on the winding up of Blue Triangle Trust. A condition of the donation is that these funds are used for the same charitable purpose of Blue Triangle Trust and thus the funds have been



Strategic Report (continued)

For the year ended 31 March 2021

transferred to a restricted reserve. As funds are used, a transfer will be made from this restricted reserve to the revenue reserve. The net spend from this reserve was £4,035 (2020 - £2,396), leaving a balance at the end of £40,270 (2020 - £44,305).

RISK MANAGEMENT

The Association has conducted a review of the major risks to which it is exposed and this review is updated annually. Where appropriate, systems or procedures have been established, to mitigate the risks which the Association faces.

KEY PERFORMANCE INDICATORS

The Association monitors Key Performance Indicators for voids, sums owed, bad debts, Care Inspectorate grades, service user satisfaction, occupancy agreements granted, complaints, repairs, staff numbers, staff turnover and absence, financial performance and turnover by local authority area. The Committee of Management review the KPI's quarterly and consider the results for the period under review to be satisfactory.

GOVERNING DOCUMENT

The Association is a registered charity and was registered on 5 June 1975. In addition, the Association is a registered social landlord and is thus registered with The Scottish Housing Regulator and is also registered with the Financial Conduct Authority.

RECRUITMENT AND APPOINTMENT OF THE COMMITTEE OF MANAGEMENT

At the Annual General Meeting in accordance with the rules of the Association, Mr S McIvor, Ms C Clark, Ms E Campanaro and Ms R Harper retire by rotation and offer themselves for re-election. Ms M C Clezy and Mr J Brown, having been appointed during the year, retire and offer themselves for election.

The Committee of Management seeks to ensure that the needs of its client group are appropriately reflected through the diversity of the Committee of Management and Sub-Committee structure. To enhance the potential pool of members, the Association has, through selective advertising and networking, sought to identify people who would be willing to become members and utilise their own skills and experience to assist the Association.

The Committee of Management has a broad range of skills and members. Each year the members are requested to provide a list of their skills and in the event of particular skills being lost due to retirements, individuals are approached to offer themselves for election to the Committee of Management.

COMMITTEE OF MANAGEMENT MEMBERS INDUCTION & TRAINING

Most members of the Committee of Management are already familiar with the practical work of the Association. Where new members are elected, information is supplied regarding the obligations of Committee of Management members, details of the Association's main documents and up to date financial statements. Prior to Covid, members were also encouraged to attend the services as part of a programme of project visits.

ORGANISATIONAL STRUCTURE

The Association has a Committee of Management of 11 members (in addition 6 retired during the year). The Committee of Management meet six times per year and there are also a number of Sub-Committees who meet regularly and report directly to the Committee of Management.

A scheme of delegation is in place and day to day responsibility for the provision of the Association's projects rests with the Chief Executive, along with the Finance Director and Operations Director. The Chief Executive is responsible for ensuring that the Association delivers the services specified and that key performance indicators are met.

Signed on behalf of the Committee of Management by:

A black rectangular box redacting the signature of the Chairperson.

A Davis
Chairperson

Date: 10 June 2021



Annual Report of the Committee of Management

For the year ended 31 March 2021

COMMITTEE OF MANAGEMENT

During the financial year and up to the date these financial statements were signed the Committee of Management was made up as follows:-

Ms A Davis - Chairperson
Mrs H Ward
Mr M Trant
Mr S McIvor – Vice chairperson
Ms C Clark
Ms E Campanaro
Ms R Harper (Appointed 24 September 2020)
Ms K Phillips (Appointed 24 September 2020)
Mr J Edwards (Appointed 24 September 2020)
Ms M C Clezy (Appointed 25 March 2021)
Mr J Brown (Appointed 25 March 2021)
Mr K Jones (Retired 14 October 2020)
Mr N Robinson – Chairman (Retired 24 September 2020)
Mr D Simpson (Retired 25 September 2020)
Mrs F Miller - Vice Chairperson (Retired 23 July 2020)
Ms D McGuire (Retired 28 May 2020)
Mr S Dryburgh (Retired 11 April 2020)

STATEMENT OF RESPONSIBILITIES OF THE COMMITTEE OF MANAGEMENT

The law governing Housing Associations requires the Committee 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 income and expenditure of the Association for that period. In preparing those financial statements the Committee of Management 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 departure 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 Committee of Management is responsible for maintaining adequate 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 2010 and the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator. They are responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

INTERNAL FINANCIAL CONTROL

The Committee of Management acknowledge their ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate to the various business environments 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 Committee 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 mis-statement or loss. Key elements include ensuring that:

- a) Formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Association's assets;
- b) Experienced and suitably qualified staff take responsibility for important business functions. Annual appraisal procedures have been established to maintain standards of performance;
- c) Forecasts and budgets are prepared which allow the Committee of Management and management to monitor the key business risks and financial objectives, and progress towards financial plans set out for the year. During the financial year, regular management accounts are prepared promptly, providing relevant, reliable and up to date financial and other information. Significant variances from budgets are investigated as appropriate;
- d) All significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the relevant Sub-Committees which are comprised of members of the Committee of Management;
- e) During the year a number of key areas were reviewed by the Association's Internal Auditors and the recommendations from the reports were duly implemented;



Annual Report of the Committee of Management (continued)

For the year ended 31 March 2021

INTERNAL FINANCIAL CONTROL (continued)

f) The Committee of Management reviews reports from the external auditor to provide reasonable assurance that control procedures are in place and are being followed;

g) Ad-hoc internal reviews are carried out by senior management in respect of systems and procedures in key areas. These reports are reviewed by the Committee of Management and when applicable, improvements are implemented.

The Committee of Management have reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2021. No weaknesses were found in 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.

SHARE CAPITAL

During the year nil shares were issued (2020 - 3) and 1 share was cancelled (2020 - nil).

RESERVES POLICY

The Association maintains revenue reserves to ensure there are sufficient reserves to continue its normal day to day business.

DESIGNATED RESERVES

Comprised of three separate reserves; the cyclical maintenance provision, property refurbishment provision and the insurance provision. Transfers are made to and from these reserves to the revenue reserve to reflect the cyclical maintenance and property refurbishment costs and uninsured insurance losses incurred during the year, and expected in future years.

RESTRICTED RESERVE

The restricted reserve includes the funds transferred over to the Association in 2018/19 on the winding up of Blue Triangle Trust. A condition of the donation is that these funds are used for the same charitable purpose of the Blue Triangle Trust. As funds are used, a transfer will be made from this restricted reserve to the revenue reserve.

EMPLOYEES

The Association recognises the requirement for employees to be informed in matters of concern to them and provide them with relevant information. The Association recognises Unison and a Joint Negotiating Committee is in place to facilitate this process.

DISABLED PERSONS

The Association recognises its obligations towards disabled persons and endeavours to provide as many employment, training and career opportunities as the demands of the Association's operations and the abilities of the disabled persons allow.

DISCLOSURE OF INFORMATION TO THE AUDITOR

As far as each of the members of the Committee of Management at the time this report is approved are aware:

- a) there is no relevant information of which the Association's auditor is unaware; and
- b) the members of the Committee of Management have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of the information.

AUDITOR

On 7 September 2020 Group Audit Service Limited trading as Scott Moncrieff Audit Services changed its name to Azets Audit Services Limited. The name they practice under is Azets Audit Services and accordingly they have signed their report in their new name.

The auditor, Azets Audit Services, have expressed their willingness to continue in office as auditor and will be proposed for reappointment at the Annual General Meeting.

Signed on behalf of the Committee of Management by:

A black rectangular box redacting the signature of the Chairperson.

A Davis
Chairperson
Date: 10 June 2021



Independent Auditor's Report to the Members of Blue Triangle (Glasgow) Housing Association Limited on the Financial Statements

For the year ended 31 March 2021

Opinion

We have audited the financial statements of Blue Triangle (Glasgow) Housing Association Limited (the 'Association') for the year ended 31 March 2021 which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Capital and Reserves, the Statement of Cash Flows and the 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 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 2021 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 issued by the Scottish Housing Regulator.

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 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 Committee 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 on the Association's ability to continue as a going concern for a period of at least 12 months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Committee of Management with respect to 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 Committee 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.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which 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 Committee of Management

As explained more fully in the Statement of Responsibilities of the Committee of Management set out on page 5 the Committee 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 Committee of Management determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.



Independent Auditor's Report to the Members of Blue Triangle (Glasgow) Housing Association Limited on the Financial Statements (continued)

For the year ended 31 March 2021

Responsibilities of the Committee of Management (continued)

In preparing the financial statements, the Committee 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 Committee of Management either intend 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.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the FRC's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the entity, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the entity is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the Association through discussions with the Committee of Management members and the senior management team, and from our knowledge and experience of the RSL sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Association, including the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator, taxation legislation and data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of the senior management team and the Committee of Management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of the Committee of Management and relevant sub-committees;
- enquiring of the senior management team and the Committee of Management as to actual and potential litigation and claims;
- reviewing legal and professional fees paid in the year for indication of any actual and potential litigation and claims; and
- reviewing correspondence with HMRC, the Scottish Housing Regulator, OSCR and the Association's legal advisors.

We assessed the susceptibility of the Association's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of the senior management team and the Committee of Management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.



Independent Auditor's Report to the Members of Blue Triangle (Glasgow) Housing Association Limited on the Financial Statements (continued)

For the year ended 31 March 2021

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

This report is made solely to the Association's members, as a body, in accordance with Section 87 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, as a body, 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.



Azets Audit Services
Statutory Auditor
Chartered Accountants
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

Date: 10 June 2021

Azets Audit Services is eligible for appointment as auditor of the Association by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.



Report by the Auditor to the members of Blue Triangle (Glasgow) Housing Association Limited on Internal Financial Control

For the year ended 31 March 2021

In addition to our audit of the Financial Statements, we have reviewed your statement on pages 5 and 6 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial control 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 on corporate governance matters within Bulletin 2009/4 issued by the Financial Reporting Council. 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 reason given for non-compliance.

Opinion

In our opinion the statement on Internal Financial Control on pages 5 and 6 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial control and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

Through our enquiry of certain members of the Committee of Management and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Committee 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 control contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial control.



Azets Audit Services, Statutory Auditor
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
Chartered Accountants
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

Date: 10 June 2021



Statement of Comprehensive Income

For the year ended 31 March 2021

	Notes	2021 £	2020 £
Turnover	4	9,883,978	9,524,034
Less: Operating costs	4	9,564,426	9,361,222
		<hr/>	<hr/>
Operating surplus	4, 12	319,552	162,812
Interest received	7	15,888	27,592
		<hr/>	<hr/>
Surplus before taxation		335,440	190,404
Taxation	8	-	-
		<hr/>	<hr/>
Surplus for the year		335,440	190,404
Other comprehensive income		-	-
		<hr/>	<hr/>
Total comprehensive income for the year		<u>335,440</u>	<u>190,404</u>

The results for the year relate wholly to continuing activities.

The notes form part of these financial statements.



Statement of Financial Position
As at 31 March 2021

	Notes	2021		2020	
		£	£	£	£
TANGIBLE FIXED ASSETS					
Freehold Housing properties	13		2,946,470		2,917,245
Office premises	13		390,786		401,877
Investment property	13		30,000		30,000
Others - Office equipment & motor vehicles	13		43,781		62,643
TOTAL FIXED ASSETS	13		<u>3,411,037</u>		<u>3,411,765</u>
CURRENT ASSETS					
Debtors	14	595,176		431,294	
Cash and cash equivalents	15	3,399,599		2,958,823	
Investments	16	1,080,952		1,077,098	
			<u>5,075,727</u>	<u>4,467,215</u>	
CURRENT LIABILITIES					
Creditors: Amounts falling due within one year	17	1,279,411		945,666	
NET CURRENT ASSETS			<u>3,796,316</u>		<u>3,521,549</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>7,207,353</u>		<u>6,933,314</u>
CREDITORS: Amounts falling due after more than one year	17		<u>1,311,306</u>		<u>1,368,671</u>
NET ASSETS			<u><u>5,896,047</u></u>		<u><u>5,564,643</u></u>
CAPITAL AND RESERVES					
Share capital	19		57		58
Designated reserves	20		1,453,992		1,402,530
Restricted reserve	20		40,270		44,305
Revenue reserve	20		4,401,728		4,117,750
			<u>5,896,047</u>		<u>5,564,643</u>

The financial statements were approved by the Committee of Management and were signed on its behalf on 10 June 2021 by:

[Redacted Signature]

A Davis, Chairperson

[Redacted Signature]

I MacFarlane, Secretary

[Redacted Signature]

S McIvor, Vice Chairperson



The notes form part of these financial statements.

Statement of Changes in Capital and Reserves

As at 31 March 2021	Share Capital £	Designated Reserves £	Restricted Reserve £	Revenue Reserve £	Total Reserves £
Balance at 1 April 2020	58	1,402,530	44,305	4,117,750	5,564,643
Total Comprehensive Income for the year	-	-	-	335,440	335,440
Transfer from revenue reserves to designated reserves	-	51,462	-	(51,462)	-
Transfer from revenue reserve to restricted reserve	-	-	-	-	-
Transfer from restricted reserve	-	-	(4,035)	-	(4,035)
Shares issued during the year	-	-	-	-	-
Shares cancelled during the year	(1)	-	-	-	(1)
	<u>57</u>	<u>1,453,992</u>	<u>40,270</u>	<u>4,401,728</u>	<u>5,896,047</u>
Balance at 31 March 2021	<u>57</u>	<u>1,453,992</u>	<u>40,270</u>	<u>4,401,728</u>	<u>5,896,047</u>

As at 31 March 2020	Share Capital £	Designated Reserves £	Restricted Reserve £	Revenue Reserve £	Total Reserves £
Balance at 1 April 2019	55	1,375,596	46,701	3,954,280	5,376,632
Total Comprehensive Income for the year	-	-	-	190,404	190,404
Transfer from revenue reserves to designated reserves	-	26,934	-	(26,934)	-
Transfer from revenue reserve to restricted reserve	-	-	-	-	-
Transfer from restricted reserve	-	-	(2,396)	-	(2,396)
Shares issued during the year	3	-	-	-	3
Shares cancelled during the year	-	-	-	-	-
	<u>58</u>	<u>1,402,530</u>	<u>44,305</u>	<u>4,117,750</u>	<u>5,564,643</u>
Balance at 31 March 2020	<u>58</u>	<u>1,402,530</u>	<u>44,305</u>	<u>4,117,750</u>	<u>5,564,643</u>

The notes form part of these financial statements.



Statement of Cash Flows
For the year ended 31 March 2021

	Notes	2021 £	2020 £
Net cash generated from operating activities	1	538,727	457,435
Cash flow from investing activities			
Purchase of tangible fixed assets		(105,949)	(17,506)
Interest received		15,888	27,592
Restricted reserve expended		(4,035)	(2,396)
Net cash (used) / generated from investing activities		<u>(94,096)</u>	<u>7,690</u>
Cash flow from financing activities			
Issue of share capital		-	3
Cancelled shares		(1)	-
Net deposit to current asset investment		(3,854)	(12,526)
Net cash used from financing activities		<u>(3,855)</u>	<u>(12,523)</u>
Change in cash and cash equivalents in the year		440,776	452,602
Cash and cash equivalents at 1 April		2,958,823	2,506,221
Cash and cash equivalents at 31 March	15	<u>3,399,599</u>	<u>2,958,823</u>

Analysis of changes in net debt

	At 1 April 2020 £	Cash flows £	Other non-cash changes £	At 31 March 2021 £
Cash and cash equivalents				
Cash	1,844,698	440,776	(10,789)	2,274,685
Overdrafts	-	-	-	-
Cash equivalents	1,114,125		10,789	1,124,914
	<u>2,958,823</u>	<u>440,776</u>	<u>-</u>	<u>3,399,599</u>
Borrowings				
Debt due within one year	-	-	-	-
Debt due after one year	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total	<u>2,958,823</u>	<u>440,776</u>	<u>-</u>	<u>3,399,599</u>

The notes form part of these financial statements.



Notes to the Statement of Cash Flows

For the year ended 31 March 2021

	2021 £	2020 £
1. Net cash generated from operating activities		
Surplus for the year	335,440	190,404
Adjustments for non-cash items:		
Depreciation	106,677	111,362
(Increase) /decrease in debtors	(163,882)	154,636
Increase/(decrease) in creditors	334,971	88,961
Release of deferred Government capital grants	(58,591)	(60,336)
Adjustments for investing and financing activities		
Interest received	(15,888)	(27,592)
	<u>538,727</u>	<u>457,435</u>



Notes to the Financial Statements

For the year ended 31 March 2021

1. GENERAL INFORMATION

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' (United Kingdom Generally Accepted Accounting Practice) and comply with the requirements of the Determination of Housing Requirements 2019 as issued by the Scottish Housing Regulator and the Statement of Recommended Practice for Social Housing Providers issued in 2018.

The preparation of these financial statements in compliance with FRS 102 requires the use of certain accounting estimates. It also requires management to exercise judgement in applying the Association's accounting policies (see note 3).

These financial statements are presented in Pounds Sterling (GBP), as that is the currency in which the Association's transactions are denominated. The financial statements are the results of the Association only.

The continuing activity of Blue Triangle (Glasgow) Housing Association Limited is the provision of special needs housing accommodation for homeless persons.

The Association is defined as a public benefit entity and thus the Association complies with all disclosure requirements relating to public benefit entities. The Association is a registered social landlord in Scotland and its registered number is HAL72. Details of the registered office can be found on the statutory information page of these financial statements.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of these financial statements are noted below. These policies have been applied consistently to all the years presented, in dealing with items which are considered material in relation to the Association's financial statements unless otherwise stated.

(a) Basis of preparation

The financial statements are prepared under the historical cost convention subject to the revaluation of investment properties. The effect of events relating to the year ended 31 March 2021, which occurred before the date of approval of the financial statements by the Committee of Management have been included in the statements to the extent required to show a true and fair view of the state of affairs as at 31 March 2021 and of the results for the year ended on that date.

(b) Going Concern

The Association has a healthy cash position and although the Committee of Management anticipates a small deficit for 2021/22 and 2022/23, the Committee is satisfied that there are sufficient resources in place to continue operating for the foreseeable future. Thus the Committee continues to adopt the going concern basis of accounting in preparing the annual financial statements. This assessment of going concern includes the expected impact of COVID-19 to the Association in the 12 months following the signing of these financial statements which is considered to be minimal.

(c) Turnover

Turnover represents rental and service charge income receivable, fees receivable and revenue grants receivable from the Scottish Government, local authorities and other agencies.

(d) Apportionment of management expenses

Direct employee, administration and operating expenditure have been apportioned to the relevant sections of the Statement of Comprehensive Income on the basis of costs of staff directly attributable to the operations dealt with in the financial statements. Management and administration costs are further apportioned on the basis of total costs.

The costs of cyclical and major repairs are charged to the Statement of Comprehensive Income in the year in which they are incurred.

(e) Pensions

The Association operates a group personal pension scheme and a defined contribution workplace pension scheme in respect of its employees, which meet current auto-enrolment legislation and are registered with the Pensions Regulator. The assets of the schemes are held separately from those of the Association. The pension cost charge to the Statement of Comprehensive Income represents the total contributions payable by the Association to the schemes in respect of the year.

(f) Operating leases

Rentals paid under operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term.

(g) Interest receivable

Interest receivable is recognised in the Statement of Comprehensive Income using the effective interest rate method.



Notes to the Financial Statements

For the year ended 31 March 2021

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(h) Interest payable

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

(i) Fixed Assets - Housing Properties (Note 13)

Housing properties are stated at cost. The development cost of housing properties funded with Government Capital Grants or under earlier funding arrangements includes the following:

- (i) cost of acquiring land and buildings;
- (ii) development expenditure; and
- (iii) interest charged on the mortgage loans raised to finance the scheme during the development stage.

These costs are either termed "qualifying costs" by The Scottish Government for approved Capital Grant schemes or are considered for mortgage loans, or are met out of the Association's reserves.

All invoices and architect's certificates relating to capital expenditure incurred in the year are included in the financial statements for the year, provided that the dates of issue or valuation are prior to the year end. Expenditure on schemes which are subsequently aborted is written off in the year in which it is recognised that the schemes will not be developed to completion.

(j) Depreciation

(i) Housing properties:

Freehold land is not depreciated. Major components are treated as separable assets and depreciated over their expected useful economic lives, at the following annual rates:

Structure	50 years
Roofs	50 years
Windows	25 years
Bathrooms	25 years
Kitchens	15 years
Boilers	15 years
Radiators	25 years

(ii) Office premises:

Office premises are depreciated on cost at 2% per annum.

(iii) Other fixed assets:

Office equipment (20%), office equipment – short life (33.33%) and motor vehicles (25%) have been depreciated on cost.

(k) Investment Properties

Investment properties are properties held for commercial lettings. These properties are held at their market value. The fair value of each property will be considered at each reporting date and any changes will be recognised in the Statement of Comprehensive Income.

(l) Development Administration Costs

Development administration costs relating to development activities are capitalised based on an apportionment of the staff time spent directly on this activity.

(m) Capitalisation of Interest

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

(n) Debtors

Short term debtors are measured at transaction price, less any impairment.

(o) Rental arrears

Rental arrears represents amounts due by service users for rental of social housing properties at the year end. Rental arrears are reviewed regularly by management and written down to the amount deemed recoverable. Any provision deemed necessary is shown alongside gross rental arrears in Note 15.



Notes to the Financial Statements

For the year ended 31 March 2021

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(p) Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

(q) Current asset investments

Current asset investments are cash balances held on deposit which are not readily accessible for a period greater than 3 months.

(r) Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

(s) Financial Instruments

The Association only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at the present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets are derecognised when contractual rights to the cash flows from the assets expire, or when the Association has transferred substantially all the risks and rewards of ownership.

Financial liabilities are derecognised only once the liability has been extinguished through discharge, cancellation or expiry.

(t) Government Capital Grants

Government Capital Grants, at amounts approved by The Scottish Government or local authorities, are paid directly to the Association as required to meet its liabilities during the development process. This is treated as a deferred capital grant and is released to income over the useful life of the assets it relates to on completion of the development phase.

(u) Government Revenue Grants

Government revenue grants are recognised using the accrual model which means the Association recognises the grant in income on a systematic basis over the period in which the Association recognises the related costs for which the grant is intended to compensate.

(v) Non-government capital and revenue grants

Non-government capital and revenue grants are recognised using the performance model. If there are no performance conditions attached the grants are recognised as revenue when the grants are received or receivable.

A grant that imposes specific future performance related conditions on the recipient is recognised as revenue only when the performance related conditions are met.

A grant received before the revenue recognition criteria are satisfied is recognised as a liability.

(w) Reserves

Designated reserves

Comprised of three separate reserves; the cyclical maintenance provision, property refurbishment provision and the insurance provision. Transfers are made to and from these reserves to the revenue reserve to reflect the cyclical maintenance and property refurbishment costs and uninsured insurance losses incurred during the year, and expected in future years.

Restricted reserve

The restricted reserve includes the funds transferred over to the Association in 2018/19 on the winding up of Blue Triangle Trust. A condition of the donation is that these funds are used for the same charitable purpose of the Blue Triangle Trust. As funds are used, a transfer will be made from this restricted reserve to the revenue reserve.

Revenue reserve

The revenue reserve includes all current and prior year retained surpluses or deficits and transfers to/from the designated reserves.



Notes to the Financial Statements

For the year ended 31 March 2021

3. JUDGEMENTS IN APPLYING POLICIES AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In preparing the financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets, and liabilities. Use of available information and application of judgement are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates.

The members of the Committee of Management consider the following to be critical judgements in preparing the financial statements:

- The categorisation of housing properties as property, plant and equipment in line with the requirements of the SORP;
- The amount disclosed as 'operating surplus' is representative of activities that would normally be regarded as 'operating'; and
- The identification of a cash-generating unit for impairment purposes.

The Committee of Management are satisfied that the accounting policies are appropriate and applied consistently. Key sources of estimation have been applied as follows:

Estimate

Useful lives of property, plant and equipment

The main components of housing properties and their useful lives

Recoverable amount of rental and other trade receivables

The valuation of the investment property

Basis of estimation

The useful lives of property, plant and equipment are based on the knowledge of senior management at the Association, with reference to expected asset life cycles.

The cost of housing properties is split into separately identifiable components. These components were identified by knowledgeable and experienced staff members and based on costing models.

Rental arrears and other trade receivables are reviewed by appropriately experienced senior management team members on a case by case basis with the balance outstanding together with the payment history of the individual tenant being taken into account.

The investment property was valued by an appropriately qualified surveyor using market data at the date of valuation.

4. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS

	Turnover 2021 £	Operating Costs 2021 £	Operating Surplus 2021 £	Turnover 2020 £	Operating Costs 2020 £	Operating Surplus 2020 £
Affordable letting activities (note 5)	9,883,978	9,564,426	319,552	9,524,034	9,361,222	162,812
Other Activities (note 6)	-	-	-	-	-	-
Total	9,883,978	9,564,426	319,552	9,524,034	9,361,222	162,812



Notes to the Financial Statements

For the year ended 31 March 2021

5. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS FROM AFFORDABLE LETTING ACTIVITIES.

	General Needs Housing £	Supported Housing Accommodation £	Shared Ownership Housing £	Total 2021 £	Total 2020 £
Income from rent and service charges					
Rent receivable and service charges	-	8,274,637	-	8,274,637	8,136,421
Gross income from rents and service charges	-	8,274,637	-	8,274,637	8,136,421
Less: Voids	-	(327,671)	-	(327,671)	(275,077)
Net income from rents and service charges	-	7,946,966	-	7,946,966	7,861,344
Other revenue grants	-	1,594,556	-	1,594,556	1,513,294
Release of deferred government capital grants	-	58,591	-	58,591	60,336
Miscellaneous income	-	61,991	-	61,991	89,060
£500 Social Care Grant	-	150,624	-	150,624	-
Landaid Grant	-	71,250	-	71,250	-
Total turnover from affordable letting activities	-	9,883,978	-	9,883,978	9,524,034
Expenditure					
Management and maintenance administration costs	-	1,460,396	-	1,460,396	1,567,669
Service delivery costs	-	7,377,628	-	7,377,628	7,106,203
£500 Social Care Grant Costs	-	150,624	-	150,624	-
Planned and cyclical maintenance including major repairs costs	-	117,438	-	117,438	146,019
Reactive maintenance costs	-	322,556	-	322,556	348,174
Bad debts -rents and service charges	-	69,018	-	69,018	124,658
Depreciation of social housing	-	66,766	-	66,766	68,499
Impairment of social housing	-	-	-	-	-
Operating costs for affordable letting activities	-	9,564,426	-	9,564,426	9,361,222
Operating surplus for affordable lettings for 2021	-	319,552	-	319,552	
Operating surplus for affordable letting for 2020	-	162,812	-		162,812

Included in depreciation of social housing is £nil (2020: £nil) relating to the loss on disposal of components.



Notes to the Financial Statements

For the year ended 31 March 2021

6. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT 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 2021	Operating surplus 2020
	£	£	£	£	£	£	£	£	£
Wider role activities #	-	-	-	-	-	-	-	-	-
Care and repair of property	-	-	-	-	-	-	-	-	-
Factoring	-	-	-	-	-	-	-	-	-
Development and construction of property activities	-	-	-	-	-	-	-	-	-
Support activities	-	-	-	-	-	-	-	-	-
Care activities	-	-	-	-	-	-	-	-	-
Agency /management services for registered social landlords	-	-	-	-	-	-	-	-	-
Other agency /management services	-	-	-	-	-	-	-	-	-
Developments for sale to registered social landlords	-	-	-	-	-	-	-	-	-
Developments and improvements for sale to non-registered social landlords	-	-	-	-	-	-	-	-	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total from other activities for 2021	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total from other activities for 2020	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Undertaken to support the community, other than the provision, construction, improvement and management of housing.



Notes to the Financial Statements

For the year ended 31 March 2021

	2021 £	2020 £
7. INTEREST RECEIVED		
Bank interest received	15,888	27,592

8. TAX ON ORDINARY ACTIVITIES

The Association has charitable status for tax purposes and thus there is no corporation tax due on the surplus generated from its charitable activities.

9. DIRECTORS' EMOLUMENTS

The directors are defined as the members of the Committee of Management, the Chief Executive and any other person reporting directly to the Chief Executive or the Committee of Management whose total emoluments (excluding pension contributions) exceed £60,000 per year. The Association considers key management personnel to be the Committee of Management, the Chief Executive, Finance Director and Operations Director. No emoluments were paid to any member of the Committee of Management during the year.

	2021 £	2020 £
Emoluments of former Chief Executive (excluding pension contributions)	52,933	85,354
Emoluments of current Chief Executive (excluding pension contributions)	48,752	-

Pension contributions in respect of the former Chief Executive totalled £3,840 (2020 - £7,255) in the year and the current Chief Executive totalled £1,251 (2020 - £nil).

	2021 £	2020 £
Emoluments payable to highest paid director (excluding pension contributions)	83,087	85,354
Emoluments payable to key management personnel	266,329	245,943

Pension contributions in respect of key management personnel totalled £17,479 (2020 - £19,400) in the year. Social security costs for these individuals amounted to £32,706 (2020: £30,200)

	2021 No of Directors	2020 No of Directors
The emoluments (excluding pension contributions) of the directors were in the following ranges:		
£75,001 to £80,000	-	1
£80,001 to £85,000	2	1
£85,001 to £90,000	-	1

	2021 £	2020 £
Total emoluments (excluding pension contributions) paid to those earning more than £60,000	164,644	245,943
Please note that due to the change in Chief Executive in the year as noted above, the current and former Chief Executive did not earn more than £60,000, so are not included in the total above.		
Pension contributions of those earning more than £60,000	12,388	19,400
Total expenses reimbursed to directors in so far as not chargeable to United Kingdom income tax	2,046	535



Notes to the Financial Statements

For the year ended 31 March 2021

	2021	2020
10. EMPLOYEES AND EMPLOYEE COSTS	No	No
Average number of employees (including part-time and relief workers)	<u>323</u>	<u>315</u>
Average number of employees (whole time equivalents)	<u>262</u>	<u>255</u>
Employee costs during year	£	£
Wages and salaries	6,368,938	5,850,444
National insurance contributions	486,492	459,087
Other pension costs	164,387	157,270
Agency costs	107,599	293,270
	<u>7,127,416</u>	<u>6,760,071</u>
11. PAYMENT TO MEMBERS, COMMITTEE MEMBERS, OFFICERS, EMPLOYEES, ETC	£	£
Fees, remuneration or expenses payable to members of the Association who were neither members of the Committee of Management nor employees of the Association	<u>-</u>	<u>-</u>
Fees, remuneration or expenses payable to members of the Committee of Management of the Association who were neither officers nor employees of the Association	<u>-</u>	<u>-</u>
Fees, remuneration or expenses paid to officers of the Association who were not employees.	<u>35</u>	<u>610</u>
Payments or gifts made, or benefits granted, to the persons referred to in Schedule 7 of the Housing (Scotland) Act 2010 Control of Payments and Benefits.	<u>-</u>	<u>-</u>
12. OPERATING SURPLUS FOR THE YEAR	£	£
The operating surplus for the year is stated after charging:-		
Depreciation	106,677	111,362
Operating lease rentals: Land & buildings	722,703	714,854
Auditor's remuneration: Audit services	8,400	7,500
Auditor's remuneration: Other services pursuant to legislation	216	204
Auditor's remuneration: Other services	<u>16,074</u>	<u>9,072</u>



Notes to the Financial Statements

For the year ended 31 March 2021

	Freehold Housing Properties £	Office Premises £	Investment Property £	Motor Vehicles £	Office Equipment £	TOTAL £
13. TANGIBLE FIXED ASSETS						
Cost/Valuation						
As at 1 April 2020	4,376,091	554,465	30,000	78,378	91,357	5,130,291
Additions during year						
- Components	95,991	-	-	-	-	95,991
- Other	-	-	-	9,958	-	9,958
Revaluation during year	-	-	-	-	-	-
Disposals during year						
- Housing Properties	-	-	-	-	-	-
- Components	-	-	-	-	-	-
- Other	-	-	-	-	-	-
As at 31 March 2021	<u>4,472,082</u>	<u>554,465</u>	<u>30,000</u>	<u>88,336</u>	<u>91,357</u>	<u>5,236,240</u>
Depreciation						
As at 1 April 2020	1,458,846	152,588	-	34,093	72,999	1,718,526
Provided during year	66,766	11,091	-	16,986	11,834	106,677
Eliminated on disposals	-	-	-	-	-	-
As at 31 March 2021	<u>1,525,612</u>	<u>163,679</u>	<u>-</u>	<u>51,079</u>	<u>84,833</u>	<u>1,825,203</u>
Net Book Value at 31 March 2021	<u>2,946,470</u>	<u>390,786</u>	<u>30,000</u>	<u>37,257</u>	<u>6,524</u>	<u>3,411,037</u>
Net Book Value at 31 March 2020	<u>2,917,245</u>	<u>401,877</u>	<u>30,000</u>	<u>44,285</u>	<u>18,358</u>	<u>3,411,765</u>

The investment property was revalued as at 9 April 2019 by Messrs Allied Surveyors. The Committee is of the opinion that this value is appropriate at 31 March 2021.

Components with a cost of £nil (2020: £10,067) and accumulated depreciation of £nil (2020: £10,067) have been disposed of for £nil (2020: £nil) net proceeds.

No development administration costs were capitalised in the year (2020: none).

Included in freehold housing properties is land with a historic cost allocation of £1,314,795 (2020: £1,307,306).

	2021 £	2020 £
14. DEBTORS		
Amounts falling due within one year		
Rental arrears	303,928	324,111
Less provision for bad debts	(40,284)	(44,981)
	<u>263,644</u>	<u>279,130</u>
Prepayments and accrued income	331,532	152,164
	<u>595,176</u>	<u>431,294</u>
15. CASH AND CASH EQUIVALENTS		
Cash equivalents	1,124,914	1,844,698
Cash at bank and in hand	2,274,685	1,114,125
	<u>3,399,599</u>	<u>2,958,823</u>



Notes to the Financial Statements

For the year ended 31 March 2021

		2021		2020	
		£		£	
16.	INVESTMENTS				
	Balances held in deposit accounts	1,080,952		1,077,098	
		<u>1,080,952</u>		<u>1,077,098</u>	
		2021		2020	
		Amounts falling due		Amounts falling due	
		Within one year	After more than one year	Within one year	After more than one year
		£	£	£	£
17.	CREDITORS				
	Other creditors	550,260	-	432,902	-
	Accrued charges	548,689	-	335,682	-
	PAYE & NI	123,097	-	118,491	-
	Deferred capital grants (note 18)	57,365	1,311,306	58,591	1,368,671
		<u>1,279,411</u>	<u>1,311,306</u>	<u>945,666</u>	<u>1,368,671</u>
At the year-end £nil (2020: £nil) was included in creditors in respect of outstanding pension contributions.					
18.	DEFERRED CAPITAL GRANTS	2021		2020	
		£		£	
	<u>Housing Grant</u>				
	At 1 April 2020	1,427,262		1,487,598	
	Eliminated on disposals	-		-	
	Released to income in year	(58,591)		(60,336)	
	At 31 March 2021	<u>1,368,671</u>		<u>1,427,262</u>	
	<u>Split:</u>				
	<1 year	57,365		58,591	
	1 – 2 years	57,365		58,591	
	2 – 5 years	172,095		175,773	
	> 5 years	1,081,846		1,134,307	
		<u>1,368,671</u>		<u>1,427,262</u>	
19.	SHARE CAPITAL	2021		2020	
		£		£	
	Shares of £1 each allotted, issued and fully paid				
	At 1 April 2020	58		55	
	Issued during year	-		3	
	Cancelled during year	(1)		-	
	At 31 March 2021	<u>57</u>		<u>58</u>	

Each member of the Association holds one share of £1 in the Association. These shares carry no rights to dividends or on winding up. Each member has a right to vote at members' meetings.



Notes to the Financial Statements

For the year ended 31 March 2021

20. RESERVES

Designated reserves

Comprised of three separate reserves; the cyclical maintenance provision, property refurbishment provision and the insurance provision. Transfers are made to and from these reserves to the revenue reserve to reflect the cyclical maintenance and property refurbishment costs and uninsured insurance losses incurred during the year, and expected in future years.

Restricted reserve

The restricted reserve includes the funds transferred over to the Association in 2018/19 on the winding up of Blue Triangle Trust. A condition of the donation is that these funds are used for the same charitable purpose of the Blue Triangle Trust. As funds are used, a transfer will be made from this restricted reserve to the revenue reserve.

Revenue reserve

The revenue reserve includes all current and prior year retained surpluses or deficits and transfers to/from the designated reserves.

21. CAPITAL COMMITMENTS

	2021 £	2020 £
Contracted for	53,101	-
Approval by the Committee of Management but not contracted for	-	-

22. HOUSING STOCK

	2021 £	2020 £
The number of units of accommodation owned by the Association was as follows:-		
Average number of units of special needs accommodation in management during the year was:	119	119

23. ACCOMMODATION MANAGED BY REGISTERED SOCIAL LANDLORD

Average number of units of special needs accommodation in management during the year, owned or leased accommodation was as follows:

	2021 No.	2020 No.
At start of year	301	298
At end of year	301	301

24. ACCOMMODATION MANAGED BY OTHERS

Average number of units of special needs accommodation managed by others:

	2021 No.	2020 No.
At start of year	23	23
At end of year	23	23

These units are managed by Glasgow City Council which pays a rental to the Association for these properties.



Notes to the Financial Statements

For the year ended 31 March 2021

25. OBLIGATIONS UNDER LEASE CONTRACTS

	Land & Buildings	
	2021	2020
	£	£
Total commitments due:		
No later than one year	536,148	583,603
Later than one and not later than five years	618,750	47,775
	<u>1,154,898</u>	<u>631,378</u>

26. REVENUE GRANTS

Grants have been received from Glasgow City Council to supplement income for hostel accommodation in the sum of £82,622 (2020: £79,115).

During the year the Association was awarded £75,000 by LandAid, towards the provision of en-suites in the Viewpark service. The sum of £71,250 has been reflected in the accounts to 31 March 2021, with the balance to be claimed after the year end, following completion of the works.

27. LEGISLATIVE PROVISIONS

The Association is incorporated under the Co-operative and Community Benefit Societies Act 2014 and was incorporated in Scotland.

28. CONTINGENT LIABILITY

Blue Triangle (Glasgow) Housing Association Limited has received Housing Association Grants at an unamortised value of £3,092,628 (2020: £3,092,628) in respect of the purchase and renovation of certain properties. Whilst the Association has no plans to sell any of these properties, should the sale of a property take place, the Association has an obligation to refund the specific grant relating to the property.