



**ANNUAL REPORT & FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2022**

FCA Registered Number: SP1835/RS  
Scottish Charity Number: SC010858  
The Scottish Housing Regulator Registered Number: HAL72



## Annual Report and Financial Statements For the year ended 31 March 2022

Statutory Information	3
Chairperson's Statement	4
Strategic Report	5-6
Annual Report of the Committee of Management	7-8
Report of the Independent Auditor on the Financial Statements	9-11
Report of the Independent Auditor on Corporate Governance Matters	12
Statement of Comprehensive Income	13
Statement of Financial Position	14
Statement of Changes in Capital and Reserves	15
Statement of Cash Flows	16
Notes to the Statement of Cash Flows	17
Notes to the Financial Statements	18-30

---



## Statutory Information

For the year ended 31 March 2022

### COMMITTEE OF MANAGEMENT MEMBERS:

Ms A Davis - Chairperson  
Mrs H Ward  
Mr M Trant  
Mr S McIvor  
Ms C Clark  
Ms E Campanaro – Vice chairperson  
Ms R Harper  
Ms K Phillips  
Mr J Edwards  
Ms M C Gair  
Mr J Brown  
Ms M Gibb (appointed 11 August 2022)  
Ms T Kaur (appointed 11 August 2022)  
Mr J Pow (appointed 11 August 2022)  
Mr J McNaughton (appointed 11 August 2022)

### CHIEF EXECUTIVE AND SECRETARY :

Mr I A. MacFarlane

### EXECUTIVE OFFICERS:

Mr I Elrick (Acting Finance Director, Appointed 15 November 2021)  
Mr R G E Holmes (Finance Director, Resigned 06 May 2022)  
Ms G Longmire (Head of People, Appointed 05 January 2022)  
Ms L Keegan (Head of Development, Appointed 14 February 2022)

### 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:

Holmes Mackillop  
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 2022

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, and when Covid continued to have an impact, Blue Triangle (BT) has again performed well and finished the 2021/2022 year in a healthy position.

In 2021/2022 our senior leadership team (SLT) began to lay the foundations for BT's future growth by focusing on service excellence, differentiating our services, and diversifying our income streams.

We have initiated a Transformation Programme, creating a foundation for our future growth, ensuring that our infrastructure and staff are able to support our ambitions and mission to Empower People to Thrive. We have started to simplify processes through implementing IT solutions, reducing bureaucracy and improving data management. We are also investing in our service development and building relationships and visibility across the sector, being increasingly seen as an organisation creating innovative, cross-cutting solutions.

The financial statements for the year ended 31 March 2022 show a deficit of £212,663 (2021 - surplus of £335,440) and the Statement of Financial Position shows net assets of £5,679,434 (2021 - £5,896,047).

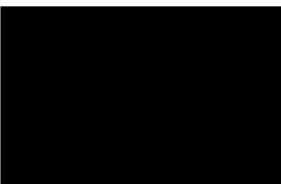
BT continues to have a healthy cash & investments balance with a sum of £4,221,911 as at the 31 March 2022 (2021 - £4,480,551), which exceeds 40% of annual turnover. We maintain sound financial management policies and still enjoy a strong financial position, despite the significant additional staffing costs as a result of COVID, and the considerable early investments in our Transformation Programme. We had budgeted for a deficit in 2021/2022 based on these investments.

It is exciting to see our unique Cathedrals of the People programme with Scottish Football Clubs, spearheaded by our visionary CEO, Iain MacFarlane, has been recognised as an innovative model that should be replicated across Scotland and has raised our profile with Scottish government and many other organisations. I am proud that through our collaborative approach we are creating new ways to achieve the wellbeing outcomes we know are possible for the people, families, and communities who need it most. The programme with Hamilton Academical F.C has been initiated and many more clubs have expressed interest.

The Committee of Management is exceptionally grateful to our amazing service teams for their hard work and dedication especially given COVID pressures and challenges. They live our foundations of Love and Hope on a daily basis as we continue to support over 400 people every day, in our supported accommodation and in the communities we serve. It has been hard with many staff having to be flexible, covering shifts and doing everything possible to make sure the people we support are safe and loved. Our Central Support team also worked tirelessly so our front-line services could be effective, despite home working for much of the year. To these teams, who operate behind the scenes, I also want to say a massive thank you on behalf of the Committee of Management.

My final thank you is to our loyal Committee of Management and Sub-Committees for their commitment and dedication during this time of transformation, to our forward-thinking funders, and to the many organisations who we work alongside, increasing our ability to make a difference.

2021/2022 has been a year of change for BT building our capability and visibility as a forward-thinking and progressive registered social care organisation and registered social landlord. This unique dual registration is one we aim to capitalise on during 2022/2023 as we continue to maximise how we can improve people's lives when they need it most to empower them to create a positive future.



**A Davis**  
Chairperson

**Date: 11 August 2022**



## Strategic Report

For the year ended 31 March 2022

The Committee of Management submits its forty sixth Strategic Report, Annual Report, and Audited Financial Statements for the year ended 31 March 2022.

### PRINCIPAL ACTIVITY

The principal activity of Blue Triangle (BT) in the year under review was support for people presenting as homeless in our supported accommodation services and in the communities that we serve.

BT continues to operate the supported accommodation services at:

-  Shettleston Road, Glasgow, which accommodates eight persons (2021 – 8)
-  Holland Street and Sauchiehall Street, Glasgow, which accommodates fifty persons (2021 - 50)
-  Chalmers Court, (Charlotte Street, Ayr), which accommodates twelve persons (2021 - 12)
-  Glasgow Floating Support, which accommodates eight persons (2021 – 8)
-  Bruce Court, Paisley, which accommodates twelve persons (2021 – 12)
-  Somerset Place, Glasgow, which accommodates eight persons (2021 - 8)
-  Viewpark, (Old Edinburgh Road, Uddingston), which accommodates thirteen persons (2020 - 13)
-  Greenside House, Lanark, which accommodates twelve persons (2021 – 12)
-  Bank Street, Kilmarnock, which accommodates ten persons (2021 – 10)
-  Clydesdale Street, Hamilton, which accommodates thirteen persons (2021 – 13)
-  Braehead, Bonhill, which accommodates eight persons (2021 – 8)
-  Alexander Street, Clydebank, which accommodates thirteen persons (2021 – 13)
-  Millhill, Musselburgh, which accommodates nine persons (2021 – 9)
-  Shore Street, Oban, which accommodates fifteen persons (2021 – 15)
-  Solas, Oban, which accommodates five persons (2021– 5)
-  Wemyss House, Port Seton, which accommodates seven persons (2021 – 7)
-  High Street, Musselburgh, which accommodates five persons (2021 – 5)
-  Lorn Court, Oban, which accommodates six persons (2021 – 6)
-  Don Mor Lodge, Oban, which accommodates six persons (2021 – 6)
-  Victoria Drive East, Renfrew, which accommodates seventeen persons (2021 – 17)
-  Argyle Street, Paisley, which accommodates eleven persons (2021 – 11)
-  Alexander Street, Alexandria, which accommodates ten persons (2021 – 10)
-  Charles Brownlie Services Hamilton and Blantyre which accommodate twenty-three persons (2020 – 23)
-  First Stop East Kilbride, which accommodates seven persons (2021 – 7)
-  North High Street, Musselburgh, which accommodates seven persons (2021 - 7)
-  Whattriggs Road, Kilmarnock, which accommodates six persons (2021 – 6)

Blue Triangle has received grants from 9 local councils in Scotland during 2021/2022.

### REVIEW OF BUSINESS AND FUTURE DEVELOPMENTS

The Committee considers that the Association has had a satisfactory year. Despite the ongoing COVID pressures during the year, the financial position at the year-end remains healthy given the levels of cash reserves held and the value of our assets across our accommodation portfolio.

The Committee remains focused on supporting the senior leadership team (SLT) to deliver the programme of transformation critical to ensuring BT's future growth and ability to execute our mission to Empower People to Thrive. Our prioritised investments in property and digital architecture began in 2021/2022 as these are foundational to delivering our strategy and maximising the impact BT is able to make for the people, families, and communities we support.



The Committee of Management notes turnover in the year of £9,949,585 (2021 - £9,883,978), and a deficit for the year of £212,663 (2021 – surplus £335,440). This is considered satisfactory in light of current economic conditions, including the funding pressures faced by local authorities who remain our major funders. We budgeted for a deficit in the year as we knew investments were needed to allow future opportunities for innovation, collaboration, and income diversification to be realised. BT still has a healthy cash and investments balance of £4,221,911 (2021 - £4,480,551) which is over 40% of annual turnover.

Historically BT has assessed performance on a service-by-service basis and as we move into 2022/2023 we will implement an Area Plan for each of our nine local authority areas where we currently operate. Our Area Plans will be developed and owned by our local management teams, and we will empower and equip them to deliver against targeted impact and financial outcomes tailored to their specific communities.

## **RISK MANAGEMENT**

BT maintains a Corporate Risk Register that is reviewed at every Committee Meeting. Our Corporate Action Tracker ensures that all critical mitigation actions are tracked with the required level of Committee of Management visibility and scrutiny.

## **KEY PERFORMANCE INDICATORS**

BT tracks and reports on a standard portfolio of KPIs for regulatory reporting purposes. Given policy and quality and outcome changes being implemented by the Care Inspectorate, the SLT commenced a review on what measures of success should be monitored (both hard and soft measures). The Committee of Management initiated a Service Delivery & Change Committee during 2021/2022 as the key governance forum for monitoring quality and performance outcomes and this Sub-Committee will oversee the development of a refreshed portfolio of KPIs during 2022/2023. The Committee of Management remain satisfied that a high level of quality was maintained during 2021/2022 despite the ongoing COVID operational pressures.

## **GOVERNING DOCUMENT**

BT is a registered charity and was registered on 5 June 1975 and is also a registered social landlord so is registered with The Scottish Housing Regulator and with the Financial Conduct Authority.

## **RECRUITMENT AND APPOINTMENT OF THE COMMITTEE OF MANAGEMENT**

At the last Annual General Meeting in accordance with the rules of the Association four of the current Committee members retired by rotation and offer themselves for re-election. They were Mr. K Jones, Mrs. H Ward, Mr. M Trant and Ms. A Davis. Rhona Harper and Karon Phillips having been appointed through the year, retire, and offered themselves for election.

The Committee seeks to ensure the needs of its client group and its governance requirements are appropriately reflected and achieved through the diversity of the Committee and its Sub-Committee structure. The Committee has a broad range of skills and backgrounds to ensure diverse and explorative discussions and robust governance. Each year the members are requested to provide a list of their skills. In the event of particular skills being lost due to retirements BT has, through selective advertising and networking, sought to identify new members to retain our diversity, experience and knowledge to constructively challenge and support our Executive team in the delivery of BT's strategic aims.

## **COMMITTEE OF MANAGEMENT MEMBERS INDUCTION & TRAINING**

Most members of the Committee are already familiar with the practical work of BT and are attracted to volunteer given the cause-led nature of our work. During 2021/2022 we refreshed our Committee Member induction programme and we continually refresh our Committee training in critical areas such as Adult and Child Protection and Safeguarding. Each new Committee member is also offered a Buddy who is an experienced Committee member to support them during their first months.

## **ORGANISATIONAL STRUCTURE**

BT has a Committee of Management of 11 members who meet six times per year and there are also three Sub-Committees who meet regularly and a Remuneration Sub-Committee that report directly to the Committee of Management.

A scheme of delegation is in place and day to day responsibility for the provision of services rests with the Chief Executive Officer (CEO) and the Senior Leadership Team. The CEO is responsible for ensuring that BT delivers the services specified and that key performance indicators are met.

Signed on behalf of the Committee of Management by:



**A Davis**  
Chairperson

**Date: 11 August 2022**



## Annual Report of the Committee of Management

For the year ended 31 March 2022





### 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  
Ms C Clark  
Ms E Campanaro – Vice chairperson  
Ms R Harper  
Ms K Phillips  
Mr J Edwards  
Ms M C Gair  
Mr J Brown  
Ms M Gibb (appointed 11 August 2022)  
Ms T Kaur (appointed 11 August 2022)  
Mr J Pow (appointed 11 August 2022)  
Mr J McNaughton (appointed 11 August 2022)

### 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 2022

### 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 2022. 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 (2021 - 0) and nil share was cancelled (2021 - 1).

### 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 two separate reserves; the cyclical maintenance provision and the property refurbishment provision. Transfers are made to and from these reserves to the revenue reserve to reflect the cyclical maintenance and property refurbishment costs and incurred during the year, and expected in future years. The uninsured insurance losses reserve was released in full this year.

### 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

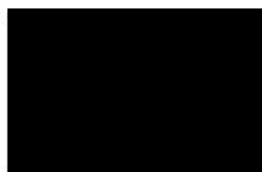
As far as each of the members of the Committee of Management at the time this report is approved are aware:

- 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

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 Davis**  
Chairperson  
Date: 11 August 2022





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

For the year ended 31 March 2022

### Opinion

We have audited the financial statements of Blue Triangle (Glasgow) Housing Association Limited (the 'Association') for the year ended 31 March 2022 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 2022 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 2022

### 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](http://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 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, and taxation, 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 2022

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**  
**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: 16 August 2022**

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 2022**

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: 16 August 2022**

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.



**Statement of Comprehensive Income**

For the year ended 31 March 2022

	Notes	2022 £	2021 £
Turnover	4	9,949,585	9,883,978
Less: Operating costs	4	10,174,876	9,564,426
		<hr/>	<hr/>
Operating (deficit) / surplus	4, 13	(225,291)	319,552
Gain on disposal of property, plant and equipment	7	5,292	-
Interest received	8	7,336	15,888
		<hr/>	<hr/>
(Deficit) / surplus before taxation		(212,663)	335,440
Taxation	9	-	-
		<hr/>	<hr/>
(Deficit) / surplus for the year		(212,663)	335,440
Other comprehensive income		-	-
		<hr/>	<hr/>
Total comprehensive income for the year		<u>(212,663)</u>	<u>335,440</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 2022

	Notes	2022		2021	
		£	£	£	£
<b>TANGIBLE FIXED ASSETS</b>					
Freehold Housing properties	14		2,934,267		2,946,470
Office premises	14		379,697		390,786
Investment property	14		30,000		30,000
Others - Office equipment & motor vehicles	14		14,443		43,781
<b>TOTAL TANGIBLE FIXED ASSETS</b>	14		<u>3,358,407</u>		<u>3,411,037</u>
Intangible assets	15		79,740		-
<b>TOTAL FIXED ASSETS</b>			<u>3,438,147</u>		<u>3,411,037</u>
<b>CURRENT ASSETS</b>					
Debtors	16	468,770		595,176	
Cash and cash equivalents	17	3,138,631		3,399,599	
Investments	18	1,083,280		1,080,952	
			<u>4,690,681</u>	<u>5,075,727</u>	
<b>CURRENT LIABILITIES</b>					
Creditors: Amounts falling due within one year	19	1,195,453		1,279,411	
<b>NET CURRENT ASSETS</b>			<u>3,495,228</u>	<u>3,796,316</u>	
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>6,933,375</u>	<u>7,207,353</u>	
<b>CREDITORS: Amounts falling due after more than one year</b>	19		<u>1,253,941</u>	<u>1,311,306</u>	
<b>NET ASSETS</b>			<u>5,679,434</u>	<u>5,896,047</u>	
<b>CAPITAL AND RESERVES</b>					
Share capital	21		57		57
Designated reserves	22		1,367,268		1,453,992
Restricted reserve	22		36,320		40,270
Revenue reserve	22		4,275,789		4,401,728
			<u>5,679,434</u>	<u>5,896,047</u>	

The financial statements were approved by the Committee of Management and were signed on its behalf on 11 August 2022 by:

A Davis, Chairperson

I MacFarlane, Secretary

E Campanaro Vice Chairperson

The notes form part of these financial statements.



## Statement of Changes in Capital and Reserves

<b>As at 31 March 2022</b>	<b>Share Capital £</b>	<b>Designated Reserves £</b>	<b>Restricted Reserve £</b>	<b>Revenue Reserve £</b>	<b>Total Reserves £</b>
Balance at 1 April 2021	57	1,453,992	40,270	4,401,728	5,896,047
Total Comprehensive Income for the year	-	-	-	(212,663)	(212,663)
Transfer from revenue reserves to designated reserves	-	(86,724)	-	86,724	-
Transfer from revenue reserve to restricted reserve	-	-	-	-	-
Transfer from restricted reserve	-	-	(3,950)	-	(3,950)
Shares issued during the year	-	-	-	-	-
Shares cancelled during the year	-	-	-	-	-
	<u>57</u>	<u>1,367,268</u>	<u>36,320</u>	<u>4,275,789</u>	<u>5,679,434</u>
Balance at 31 March 2022	<u>57</u>	<u>1,367,268</u>	<u>36,320</u>	<u>4,275,789</u>	<u>5,679,434</u>

<b>As at 31 March 2021</b>	<b>Share Capital £</b>	<b>Designated Reserves £</b>	<b>Restricted Reserve £</b>	<b>Revenue Reserve £</b>	<b>Total Reserves £</b>
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>

The notes form part of these financial statements.



**Statement of Cash Flows**  
For the year ended 31 March 2022

	Notes	2022 £	2021 £
<b>Net cash generated from operating activities</b>	1	(137,064)	538,727
<b>Cash flow from investing activities</b>			
Purchase of tangible fixed assets		(59,221)	(105,949)
Purchase of intangible assets		(79,740)	-
Proceeds from sale of tangible fixed assets		13,999	-
Interest received		7,336	15,888
Restricted reserve expended		(3,950)	(4,035)
<b>Net cash (used) / generated from investing activities</b>		(121,576)	(94,096)
<b>Cash flow from financing activities</b>			
Issue of share capital		-	-
Cancelled shares		-	(1)
Net deposit to current asset investment		(2,328)	(3,854)
<b>Net cash used from financing activities</b>		(2,328)	(3,855)
<b>Change in cash and cash equivalents in the year</b>		(260,968)	440,776
<b>Cash and cash equivalents at 1 April</b>		3,399,599	2,958,823
<b>Cash and cash equivalents at 31 March</b>	17	3,138,631	3,399,599

**Analysis of changes in net debt**

	At 1 April 2021 £	Cash flows £	Other non-cash changes £	At 31 March 2022 £
<b>Cash and cash equivalents</b>				
Cash	2,274,685	(264,924)	-	2,009,761
Overdrafts	-	-	-	-
Cash equivalents	1,124,914	3,956	-	1,128,870
	3,399,599	(260,968)		3,138,631
<b>Investments</b>	1,080,952	2,328	-	1,083,280
<b>Debt due within one year</b>	-	-	-	-
<b>Debt due after one year</b>	-	-	-	-
	-	-	-	-
<b>Total</b>	4,480,551	(258,640)	-	4,221,911

The notes form part of these financial statements.





## Notes to the Statement of Cash Flows

For the year ended 31 March 2022

	2022 £	2021 £
<b>1. Net cash generated from operating activities</b>		
(Deficit) / surplus for the year	(212,663)	335,440
<b>Adjustments for non-cash items:</b>		
Depreciation	103,144	106,677
Decrease / (increase) in debtors	126,406	(163,882)
(Decrease) / increase in creditors	(83,958)	334,971
Release of deferred Government capital grants	(57,365)	(58,591)
<b>Adjustments for investing and financing activities</b>		
Gain on sale of fixed assets	(5,292)	-
Interest received	(7,336)	(15,888)
	<u>(137,064)</u>	<u>538,727</u>



## Notes to the Financial Statements

For the year ended 31 March 2022

### 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 2022, 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 2022 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 has forecasted a deficit for 2022/23 and 2023/24, followed by a return to a surplus position in the following 3 years, 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.

#### (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 2022

### 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 14)**

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) Intangible fixed assets**

These costs relate to a new IT system that was in the process of being implemented at the year end, thus there is no amortisation recognised in the current year. Once the new IT system is operational, the costs incurred will be amortised over the expected useful life of the IT system.

**(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 16.



## Notes to the Financial Statements

For the year ended 31 March 2022

### 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 two separate reserves; the cyclical maintenance reserve and property refurbishment reserve. Transfers are made to and from these reserves to the revenue reserve to reflect the cyclical maintenance and property refurbishment costs 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 2022

### 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:

<u>Estimate</u>	<u>Basis of estimation</u>
Useful lives of property, plant and equipment	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 main components of housing properties and their useful lives	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.
Recoverable amount of rental and other trade receivables	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 valuation of the investment property	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 2022 £	Operating Costs 2022 £	Operating Deficit 2022 £	Turnover 2021 £	Operating Costs 2021 £	Operating Surplus 2021 £
Affordable letting activities (note 5)	9,949,585	10,174,876	(225,291)	9,883,978	9,564,426	319,552
Other Activities (note 6)	-	-	-	-	-	-
<b>Total</b>	<b>9,949,585</b>	<b>10,174,876</b>	<b>(225,291)</b>	<b>9,883,978</b>	<b>9,564,426</b>	<b>319,552</b>



Notes to the Financial Statements

For the year ended 31 March 2022

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

	Supported Housing Accomodation £	General Needs £	Shared Ownership Housing £	Total 2022 £	Total 2021 £
<b>Income from rent and service charges</b>					
Rent receivable and service charges	8,523,810	-	-	8,523,810	8,274,637
<b>Gross income from rents and service charges</b>	8,523,810	-	-	8,523,810	8,274,637
Less: Voids	(445,600)	-	-	(445,600)	(327,671)
<b>Net income from rents and service charges</b>	8,078,210	-	-	8,078,210	7,946,966
Other revenue grants	1,727,733	-	-	1,727,733	1,594,556
Release of deferred government capital grants	57,365	-	-	57,365	58,591
Miscellaneous income	86,277	-	-	86,277	61,991
£500 Social Care Grant	-	-	-	-	150,624
Landaid Grant	-	-	-	-	71,250
<b>Total turnover from affordable letting activities</b>	9,949,585	-	-	9,949,585	9,883,978
<b>Expenditure</b>					
Management and maintenance administration costs	1,670,192	-	-	1,670,192	1,460,396
Service delivery costs	7,798,645	-	-	7,798,645	7,377,628
£500 Social Care Grant Costs	-	-	-	-	150,624
Planned and cyclical maintenance including major repairs costs	177,683	-	-	177,683	117,438
Reactive maintenance costs	335,974	-	-	335,974	322,556
Bad debts -rents and service charges	109,869	-	-	109,869	69,018
Depreciation of social housing	82,513	-	-	82,513	66,766
Impairment of social housing	-	-	-	-	-
<b>Operating costs for affordable letting activities</b>	10,174,876	-	-	10,174,876	9,564,426
<b>Operating deficit for affordable lettings for 2022</b>	(225,291)	-	-	(225,291)	
<b>Operating surplus for affordable letting for 2021</b>	319,552	-	-		319,552

Included in depreciation of social housing is £nil (2021: £nil) relating to the loss on disposal of components.



Notes to the Financial Statements

For the year ended 31 March 2022

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 2022	Operating surplus 2021
	£	£	£	£	£	£	£	£	£
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 2022	<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>

# 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 2022

	2022 £	2021 £
<b>7. GAIN ON DISPOSAL</b>		
Gain on disposal of property, plant and equipment	5,292	-
	<u>5,292</u>	<u>-</u>
<b>8. INTEREST RECEIVED</b>		
Bank interest received	7,336	15,888
	<u>7,336</u>	<u>15,888</u>

**9. 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.

**10. 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.

	2022 £	2021 £
Emoluments of former Chief Executive (excluding pension contributions)	-	52,933
Emoluments of current Chief Executive (excluding pension contributions)	101,978	48,752
	<u>101,978</u>	<u>101,685</u>

Pension contributions in respect of the former Chief Executive totalled £Nil (2021 - £3,840) in the year and the current Chief Executive totalled £3,114 (2021 - £1,251).

	2022 £	2021 £
Emoluments payable to highest paid director (excluding pension contributions)	101,978	83,087
	<u>101,978</u>	<u>83,087</u>
Emoluments payable to key management personnel	299,673	266,329
	<u>299,673</u>	<u>266,329</u>

Pension contributions in respect of key management personnel totalled £14,014 (2021 - £17,479) in the year. Social security costs for these individuals amounted to £35,219 (2021: £32,706)

	2022 No of Directors	2021 No of Directors
The emoluments (excluding pension contributions) of the directors were in the following ranges:		
£75,001 to £80,000	-	-
£80,001 to £85,000	-	2
£85,001 to £90,000	1	-
£90,001 to £100,000	-	-
£100,001 to £110,000	1	-
	<u>1</u>	<u>2</u>





## Notes to the Financial Statements

For the year ended 31 March 2022

	2022 £	2021 £
Total emoluments (excluding pension contributions) paid to those earning more than £60,000	188,931	164,644
Pension contributions of those earning more than £60,000	9,463	12,388
Total expenses reimbursed to directors in so far as not chargeable to United Kingdom income tax	163	2,046
<b>11. EMPLOYEES AND EMPLOYEE COSTS</b>	<b>2022 No</b>	<b>2021 No</b>
Average number of employees (including part-time and relief workers)	332	323
Average number of employees (whole time equivalents)	260	262
<b>Employee costs during year</b>	<b>2022 £</b>	<b>2021 £</b>
Wages and salaries	6,365,699	6,368,938
National insurance contributions	535,182	486,492
Other pension costs	165,946	164,387
Agency costs	236,592	107,599
	7,303,419	7,127,416
<b>12. PAYMENT TO MEMBERS, COMMITTEE MEMBERS, OFFICERS, EMPLOYEES, ETC</b>	<b>2022 £</b>	<b>2021 £</b>
Fees, remuneration or expenses payable to members of the Association who were neither members of the Committee of Management nor employees of the Association	-	-
Fees, remuneration or expenses payable to members of the Committee of Management of the Association who were neither officers nor employees of the Association	-	-
Fees, remuneration or expenses paid to officers of the Association who were not employees.	-	35
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.	-	-
<b>13. OPERATING (DEFICIT) / SURPLUS FOR THE YEAR</b>	<b>2022 £</b>	<b>2021 £</b>
The operating (deficit) / surplus for the year is stated after charging:-		
Depreciation	103,144	106,677
Operating lease rentals: Land & buildings	734,227	722,703
Auditor's remuneration: Audit services	10,500	8,400
Auditor's remuneration: Other services	2,500	16,290



## Notes to the Financial Statements

For the year ended 31 March 2022

14. TANGIBLE FIXED ASSETS	Freehold Housing Properties £	Office Premises £	Investment Property £	Motor Vehicles £	Office Equipment £	TOTAL £
<b>Cost/Valuation</b>						
As at 1 April 2021	4,472,082	554,465	30,000	88,336	91,357	5,236,240
Additions during year						
- Components	59,221	-	-	-	-	59,221
- Other	-	-	-	-	-	-
Revaluation during year	-	-	-	-	-	-
Disposals during year	-	-	-	-	-	-
- Housing Properties	-	-	-	-	-	-
- Components	(21,199)	-	-	-	-	(21,199)
- Other	-	-	-	(21,998)	-	(21,998)
As at 31 March 2022	<u>4,510,104</u>	<u>554,465</u>	<u>30,000</u>	<u>66,338</u>	<u>91,357</u>	<u>5,252,264</u>
<b>Depreciation</b>						
As at 1 April 2021	1,525,612	163,679	-	51,079	84,833	1,825,203
Provided during year	71,424	11,089	-	14,107	6,524	103,144
Eliminated on disposals	(21,199)	-	-	(13,291)	-	(34,490)
As at 31 March 2022	<u>1,575,837</u>	<u>174,768</u>	<u>-</u>	<u>51,895</u>	<u>91,357</u>	<u>1,893,857</u>
Net Book Value at 31 March 2022	<u>2,934,267</u>	<u>379,697</u>	<u>30,000</u>	<u>14,443</u>	<u>-</u>	<u>3,358,407</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>

The investment property was revalued as at 11 September 2020 by DM Hall Chartered Surveyors. The Committee is of the opinion that this value is appropriate at 31 March 2022.

Components with a cost of £21,199 (2021: £nil) and accumulated depreciation of £21,199 (2021: £nil) have been disposed of for £nil (2021: £nil) net proceeds.

No development administration costs were capitalised in the year (2021: none).

Included in freehold housing properties is land with a historic cost allocation of £1,314,795 (2021: £1,314,795).



Notes to the Financial Statements

For the year ended 31 March 2022

	Intangible software £	TOTAL £
<b>15. INTANGIBLE ASSETS</b>		
<b>Cost/Valuation</b>		
As at 1 April 2021	-	-
Additions during year	79,740	79,740
Revaluation during year	-	-
Disposals during year	-	-
	<hr/>	<hr/>
As at 31 March 2022	79,740	79,740
	<hr/>	<hr/>
<b>Amortisation</b>		
As at 1 April 2021	-	-
Provided during year	-	-
Eliminated on disposals	-	-
	<hr/>	<hr/>
As at 31 March 2022	-	-
	<hr/>	<hr/>
Net Book Value at 31 March 2022	79,740	79,740
	<hr/>	<hr/>
Net Book Value at 31 March 2021	-	-
	<hr/>	<hr/>
	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>16. DEBTORS</b>		
Amounts falling due within one year		
Rental arrears	328,895	303,928
Less provision for bad debts	(55,720)	(40,284)
	<hr/>	<hr/>
	273,175	263,644
Prepayments and accrued income	195,595	331,532
	<hr/>	<hr/>
	468,770	595,176
	<hr/>	<hr/>
	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>17. CASH AND CASH EQUIVALENTS</b>		
Cash equivalents	1,124,914	1,124,914
Cash at bank and in hand	2,013,717	2,274,685
	<hr/>	<hr/>
	3,138,631	3,399,599
	<hr/>	<hr/>
	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>18. INVESTMENTS</b>		
Balances held in deposit accounts	1,083,280	1,080,952
	<hr/>	<hr/>
	1,083,280	1,080,952
	<hr/>	<hr/>



Notes to the Financial Statements

For the year ended 31 March 2022

19. CREDITORS	2022		2021	
	Amounts falling due		Amounts falling due	
	Within one year £	After more than one year £	Within one year £	After more than one year £
Other creditors	657,470	-	550,260	-
Accrued charges	342,018	-	548,689	-
PAYE & NI	138,600	-	123,097	-
Deferred capital grants (note 18)	57,365	1,253,941	57,365	1,311,306
	<u>1,195,453</u>	<u>1,253,941</u>	<u>1,279,411</u>	<u>1,311,306</u>

At the year-end £ (2021: £nil) was included in creditors in respect of outstanding pension contributions.

20. DEFERRED CAPITAL GRANTS	2022 £	2021 £
<u>Housing Grant</u>		
At 1 April 2021	1,368,671	1,427,262
Eliminated on disposals	-	-
Released to income in year	(57,365)	(58,591)
At 31 March 2022	<u>1,311,306</u>	<u>1,368,671</u>
<u>Split:</u>		
<1 year	57,365	57,365
1 – 2 years	57,365	57,365
2 – 5 years	172,095	172,095
> 5 years	1,024,481	1,081,846
	<u>1,311,306</u>	<u>1,368,671</u>

21. SHARE CAPITAL	2022 £	2021 £
Shares of £1 each allotted, issued and fully paid		
At 1 April 2021	57	58
Issued during year	-	-
Cancelled during year	-	(1)
At 31 March 2022	<u>57</u>	<u>57</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 2022

22. RESERVES

**Designated reserves**

Comprised of two separate reserves; the cyclical maintenance reserve and property refurbishment reserve. Transfers are made to and from these reserves to the revenue reserve to reflect the cyclical maintenance and property refurbishment costs 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.

23. CAPITAL COMMITMENTS

	2022	2021
	£	£
Contracted for	-	53,101
	<u>          </u>	<u>          </u>
Approval by the Committee of Management but not contracted for	-	-
	<u>          </u>	<u>          </u>

24. HOUSING STOCK

The number of units of accommodation owned by the Association was as follows:-

	2022	2021
	£	£
Average number of units of special needs accommodation in management during the year was:	119	119
	<u>          </u>	<u>          </u>

25. 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:

	2022	2021
	No.	No.
At start of year	301	298
	<u>          </u>	<u>          </u>
At end of year	301	301
	<u>          </u>	<u>          </u>

26. ACCOMMODATION MANAGED BY OTHERS

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

	2022	2021
	No.	No.
At start of year	23	23
	<u>          </u>	<u>          </u>
At end of year	23	23
	<u>          </u>	<u>          </u>

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 2022

### 27. OBLIGATIONS UNDER LEASE CONTRACTS

	Land & Buildings	
	2022	2021
	£	£
Total commitments due:		
No later than one year	540,140	536,148
Later than one and not later than five years	453,750	618,750
	<u>993,890</u>	<u>1,154,898</u>

### 28. REVENUE GRANTS

Grants have been received from Glasgow City Council to supplement income for hostel accommodation in the sum of £84,456 (2021: £82,622).

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 financial statements for the year ended 31 March 2021, with the balance of £3,750 to be claimed and recognised in the year ended 31 March 2023.

### 29. LEGISLATIVE PROVISIONS

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

### 30. CONTINGENT LIABILITY

Blue Triangle (Glasgow) Housing Association Limited has received Housing Association Grants at an unamortised value of £3,055,025 (2021: £3,055,025) 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.