

Registered Social Landlord No. RSL 99
FCA Reference No. 228R(S)
Scottish Charity No. SC034893

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

REPORT and FINANCIAL STATEMENTS

For the year ended 31 March 2022

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

REPORT and FINANCIAL STATEMENTS

For the year ended 31 March 2022

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FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

BOARD of MANAGEMENT EXECUTIVE and ADVISERS

For the year ended 31 March 2022

Board of Management

Ian Williams	Chairperson
Howard Dales	Vice-Chairperson
Louise McNicol	
Helen Glassford	
Andy Wilson	
Siphosami Bazaya	Resigned 18 Msay 2022
Gary Russell	Resigned 29 June 2022
James Strang	
Lucia Mumbure	Resigned 8 September 2021
Laurie Kefalas	Co-opted 27 September 2021
Ian Clarke	Co-opted 27 September 2021; resigned January 2022
Aiden McGrogan	Co-opted 17 August 2022

Executive Officers

Catrina Miller	Group Chief Executive and Secretary
Ivor McCauley	Head of Operations
Cindy McNeill	Finance and Corporate Services Manager
Catherine Aiton	Property Services Manager
Gavin Johnston	Property Asset Manager
Greg Richardson	Housing Services Manager

Registered Office

The Tannahill Centre
76 Blackstoun Road
Ferguslie Park
Paisley
PA3 1NT

External Auditors

Chiene + Tait LLP
Chartered Accountants and Statutory Auditor
61 Dublin Street
Edinburgh
EH3 6NL

Internal Auditors

Wylie & Bisset
168 Bath Street
Glasgow
G2 4TP

Bankers

Bank of Scotland
The Cross
Paisley
PA1 1DD

Solicitors

T C Young
7 West George Street
Glasgow
G2 2HG

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

REPORT of the BOARD of MANAGEMENT

For the year ended 31 March 2022

The Board of Management presents its report and the financial statements for the year ended 31 March 2022.

Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No. 2282R(S)), The Scottish Housing Regulator as a Registered Social Landlord (No. RSL99) under the Housing (Scotland) Act 2010 and as a registered Scottish Charity with the charity number SC034893.

Principal Activities

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

Strategy and Objectives

The Association and its only subsidiary, The New Tannahill Centre Ltd, operate as The Ferguslie Group. The Group Vision is *'where the potential of Ferguslie is fully realised.'* The purpose of the Ferguslie Group is to regenerate Ferguslie Park and to work with its partners to channel ideas, action and investment. Ferguslie Park Housing Association's vision is to be at the heart of a vibrant, healthy and flourishing community with the key strategic objectives:

- To provide excellent homes and services within a vibrant community
- To create opportunities for local people
- To improve the profile and raise the reputation of Ferguslie Park
- To inspire our Board and staff to be the best
- To develop, grow and manage the business responsibly.

Review of Business and Future Developments

The year to 31 March 2022 has been another busy and productive year for the Association and, despite the challenges that Covid-19 has brought, we have continued to invest in our properties and community. This remains our focus along with ensuring that the Association provides high levels of service to our customers.

In April 2020 the Association approved a new revised Business Plan, setting out its strategic objectives and priorities over the next three years. The Plan included the strategic challenges and opportunities that will influence our work, analysis of our core activities in housing services and asset management and plans for these areas. It also informs how we will ensure effective governance and organisational management and deliver good value for money along with our detailed financial plans and projections. The Business Plan also clearly identifies the risks we might face and how we will manage them.

The organisation also agreed covenant amendments with the Association's lender to enable the carry forward of the planned maintenance, which was unable to be completed during 2019/20 as a result of the lock-down periods caused by the pandemic, into the following two financial years. During 2021/2022 the Association replaced 145 kitchens, 14 bathrooms, 34 boilers and also carried out structural repairs and 16 bay window replacements within its stock.

Financial Review of the year ending 31 March 2022

In the year to 31 March 2022, the Association had an overall surplus for the year of £973,620 (2021: £1,146,176) before the movement on the pension liability. Total comprehensive income for the year was £1,384,527 compared to £406,718 in the previous year. The significant difference is due to changes in the valuation of the pension liability. These surpluses are necessary to ensure that the Association can deliver its short, medium- and long-term plans to maintain its housing stock to the highest possible standards.

The Association spent £756,908 in the year on replacing kitchens, bathrooms, boilers and the bay windows mentioned above.

The Association has a defined benefit pension scheme in place with the Scottish Housing Association Pension Scheme, which is administered by TPT Retirement Solutions. The pension valuation is effectively a non-cash transaction; however, changes are recognised in the Statement of Comprehensive Income and this resulted in an overall adjustment of £410,907 in other comprehensive income, increasing the surplus for the year from £973,620 to £1,384,527.

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

REPORT of the BOARD of MANAGEMENT (continued)

For the year ended 31 March 2022

Financial Review of the year ending 31 March 2022 (continued)

The bank loan covenants were comfortably met in the year and bank loan repayments of £112,054 were made, leaving a balance outstanding of £1,820,973 at 31 March 2022. The Association also owes the Scottish Government a balance of £163,583 for an interest free loan to fund the smoke and heat detector programme.

The Association's bank balance increased from £3,025,887 at the start of the year to £3,332,164 at 31 March 2022; the increase being a result of some planned maintenance works not being carried out in the year due supply chain issues. Reserves have increased from £14,239,813 to £15,624,340 reflecting the overall surplus for the year.

Future Prospects

The Association looks forward with confidence to building on its achievements in 2022/23 as it moves into the last year of its 3-year Business Plan. It expects to:

- Continue the training and learning plans for Board and staff;
- Invest £585,624 in home improvements;
- Focus on its strategic priorities of:
 - affordability to tackle poverty and financial health in the community
 - early action programmes to respond quickly and effectively to situations
 - strategic asset management to ensure it manages, protects, improves and develops its homes
 - procurement and contract management ensuring it purchases quality services and achieves value for money
 - wider role by being much more than just a landlord
 - connectivity through building strong links within and out-with the community
 - governance and business improvements by continuing to strengthen and develop the organisation and its people
 - growing the organisation by identifying sites in the area for possible future developments

Covid 19 Recovery Including Welfare Reform

Covid-19 Pandemic - This has had a detrimental effect on the wellbeing and has placed financial burdens on tenants and the Association is in no doubt that, as time moves on, these issues may become more apparent particularly when the current cost of living crisis continues to have a huge impact on our community. The welfare reform strategy continues to include the employment of two skilled full-time Welfare Rights staff, also collaboration with the Tannahill Centre, the local newspaper and Renfrewshire Council to raise awareness and assistance.

Affordability—The Association has implemented a rent increase of 3.4% for 2022/23 which was below CPI, managing to both ensure financial viability and recognise the affordability of rents for tenants.

Value for Money—The Association has a budget in place to deliver all of the objectives carried out in its strategic review. Actual performance will be monitored by the Board throughout the year to ensure that the plans set out are being delivered. An essential part of this process will be to ensure that the Association is getting the best value it can from the money it receives from tenants.

Treasury management

The Association, as a matter of policy, does not enter into transactions of a speculative nature. The surplus funds of the Association are managed carefully using long established banks or building societies.

Reserves

The Association needs to have reserves to ensure the organisation can function into the future and meet its future liabilities, including the major repairs and investment needs of its properties. The revenue reserve of £15.6m reflects primarily the past investment in the housing stock and reserves for future major repairs. The Association has a cash level of £3.33m to support its future plans and operating requirements. The Association reviews its maintenance spending plans regularly and re-assesses them in relation to reserves and cash flows.

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

REPORT of the BOARD of MANAGEMENT (continued)

For the year ended 31 March 2022

Key Performance Indicators

Performance Indicators and Targets were reviewed during the business planning process. These aim to improve the Association's performance in areas such as rent collection and the time taken to let empty houses. They also aim to maintain and further improve performance in low stock turnover, low rent loss from empty homes and good tenant satisfaction.

The Association continued to formally monitor Business Plan targets and an Independent Tenants' Satisfaction Survey was completed in September 2021. Although the results of the survey indicated a slight reduction in satisfaction levels in relation to service delivery, this was in areas where performance was heavily impacted by COVID-19 restrictions and availability of contractors and materials. It is positive to note that the survey did highlight an increase in the level of trust that tenants have in the Association rising from 91% in 2018 to 95%.

Rent arrears continue to be well managed with early intervention taken place to support tenants. Gross arrears of 4.48% have more or less stayed in line with last year's percentage of 4.76%. Assistance to tenants in arrears by the Welfare Rights Team was exceptional although the service was carried out over the phone rather than in person for the first part of the year.

The Association continued to take care to ensure the Annual Return to the Regulator on the Tenants' Charter was accurate and compliant with the guidance. We also provided the Scottish Housing Regulator with a COVID-19 Return on a quarterly basis.

Principal Risks and Uncertainties

The Scottish Housing Regulator categorises the Association as being compliant which means it meets the Regulatory requirements, including the Standards of Governance and Financial Management.

Our approach has a focus on the key controls we have in place to manage risk and documenting and strengthening our assurance framework which helps us ensure those key controls are operating effectively. Set out below are the key risks facing the association and the controls and mitigations in place:

Key Risks	Mitigation/Controls
<ul style="list-style-type: none">• Increased development costs• Materials and labour / contractor shortages• Non-compliance with asset management regulations (fire, gas, legionella etc.)• Inability to meet current and future housing quality requirements	Budget and business/financial planning Business plan stress testing Fixed price contracts Increased lead in times on programmes Contractor monitoring and reporting procedures KPI's and Regulatory reporting Stock condition survey data Contingency for cost increases
<ul style="list-style-type: none">• IT infrastructure does not support the strategic direction / needs of the business	Strategic IT review undertaken Action plan in place and monitored IT partner contract monitoring
<ul style="list-style-type: none">• Non-compliance with funders requirements	Financial Policies and Procedures Financial KPI's Quarterly Financial Performance reporting Forecasting Stress testing

Board of Management and Executive Officers

The members of the Board of Management and the Executive Officers are listed on page 1.

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

The members of the Board of Management are also trustees of the charity. Members of the Board of Management are appointed by the members at the Association's Annual General Meeting.

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

REPORT of the BOARD of MANAGEMENT (continued)

For the year ended 31 March 2022

Statement of Board of Management's Responsibilities

The Co-operative and Community Benefit Societies Act 2014 requires the Board of Management to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the Association and of the surplus or deficit of the Association for that period. In preparing those financial statements the Board 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 departures disclosed and explained in the financial statements;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in business; and
- prepare a statement on internal financial control.

The Board of Management is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to: ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland Act 2010) and the Determination of Accounting Requirements 2019. It is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

Going Concern

Based on its budgetary and forecasting processes the Board of Management has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future; therefore, it continues to adopt the going concern basis of accounting in preparing the annual financial statements.

Statement of Internal Financial Control

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

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

The Board of Management has 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 the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

Donations

During the year, the Association made £200 in charitable donations (2021: £Nil).

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

REPORT of the BOARD of MANAGEMENT (continued)

For the year ended 31 March 2022

Disclosure of Information to the Auditor

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

Auditor

A resolution to reappoint the Auditors, Chiene + Tait LLP, will be proposed at the Annual General Meeting

BY ORDER OF THE BOARD



Catrina Miller
Secretary

17 August 2022

**REPORT of the AUDITORS to the MEMBERS of FERGUSLIE PARK
HOUSING ASSOCIATION on COPRORATE GOVERNANCE MATTERS**



In addition to our audit of the Financial Statements, we have reviewed your statement on page 5 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained in the publication 'Our Regulatory Framework' and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion

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

Opinion

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

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



Chiene + Tait LLP
Chartered Accountants and Statutory Auditor
61 Dublin Street
Edinburgh
EH3 6NL

Date: 30 August 2022

Opinion

We have audited the financial statements of Ferguslie Park Housing Association Limited (the 'Association') for the year ended 31 March 2022 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows, Statement of Changes in Equity and related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 the Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 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.

Basis for opinion

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

Conclusions relating to going concern

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

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

Other information

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

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

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

Responsibilities of the Board of Management

As explained more fully in the Statement of Management Board's Responsibilities as set out on Page 5, the Board of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board of Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

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

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

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

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

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

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
FERGUSLIE PARK HOUSING ASSOCIATION LIMITED (continued)**



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

Use of our report

This report is made solely to the Association's members, as a body, in accordance with the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body for our audit work, for this report, or for the opinions we have formed.



CHIENE + TAIT LLP
Chartered Accountants and Statutory Auditor
61 Dublin Street
Edinburgh
EH3 6NL

Date: 30 August 2022

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

STATEMENT of COMPREHENSIVE INCOME

For the year ended 31 March 2022

	Notes	2022	2021
		£	£
Revenue	2	4,599,084	4,491,171
Operating costs	2	(3,552,982)	(3,269,672)
Operating surplus		1,046,102	1,221,499
Interest receivable and other income		612	1,125
Interest payable and similar charges	7	(67,952)	(71,306)
Other finance charges	10	(5,143)	(5,142)
		(72,483)	(75,323)
Surplus for the year		973,620	1,146,176
Other comprehensive income			
Actuarial gains/(losses) on defined benefit pension plan	19	410,907	(739,458)
Total comprehensive income		1,384,527	406,718

The results relate wholly to continuing activities.

The notes on pages 15 to 28 form part of these financial statements.

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

STATEMENT of FINANCIAL POSITION

As at 31 March 2022

	Notes	£	2022 £	£	2021 £
Non-current assets					
Housing properties – depreciated cost	11		27,528,390		27,884,362
Other tangible assets	11		47,453		40,016
Investments	12		100		100
			-----		-----
			27,575,943		27,924,478
Current assets					
Receivables	13	231,362		120,519	
Cash and cash equivalents	14		3,332,164		3,025,887
			-----		-----
			3,563,526		3,146,406
Creditors: amounts falling due within one year	15		(555,209)		(545,914)
			-----		-----
Net current assets			3,008,317		2,600,492
			-----		-----
Total assets less current liabilities			30,584,260		30,524,970
			-----		-----
Creditors: amounts falling due after more than one year	16		(1,816,838)		(1,984,413)
			-----		-----
Pension and other provision for liabilities and charges					
Scottish Housing Association pension scheme	18		(15,000)		(585,000)
			-----		-----
Deferred income					
Social Housing Grants	19		(13,127,996)		(13,715,660)
			-----		-----
Net assets			15,624,426		14,239,897
			=====		=====
Equity					
Share capital	20		86		84
Revenue reserves			15,639,340		14,824,813
Pension reserves			(15,000)		(585,000)
			-----		-----
			15,624,426		14,239,897
			=====		=====

The financial statements were approved by the Board of Management and authorised for issue and signed on their behalf on 17 August 2022.


Ian Williams
Chairperson


Vice-Chairperson


Catrina Miller
Secretary

The notes on pages 15 to 28 form part of these financial statements.

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

STATEMENT of CASH FLOWS

For the year ended 31 March 2022

	Notes	2022	2021
		£	£
Surplus for the year		973,620	1,146,176
<i>Adjustments for non-cash items</i>			
Depreciation of tangible fixed assets	11	1,134,132	1,080,514
Amortisation of capital grants	19	(365,076)	(645,423)
Non-cash adjustments to pension provisions		(159,093)	(154,458)
		-----	-----
		609,963	280,632
Interest receivable		(612)	(1,125)
Interest payable	7	67,952	71,306
		-----	-----
Operating cash flows before movements in working capital		677,303	1,496,989
Change in debtors		(110,842)	19,004
Change in creditors		8,250	35,134
		-----	-----
		(102,592)	54,138
		-----	-----
Net cash inflow from operating activities		1,548,331	1,551,127
Investing Activities			
Acquisition and construction of properties		(756,907)	(60,036)
Purchase of other fixed assets		(28,690)	(16,830)
Other grants received		81,577	-
Other grants eliminated on disposal		(304,162)	(27,137)
		-----	-----
Net cash outflow from investing activities		(1,008,182)	(104,003)
Financing Activities			
Loan advances received		-	-
Interest received on cash and cash equivalents		612	1,125
Interest paid on loans		(67,952)	(71,306)
Loan principal repayments		(166,534)	(165,684)
Share capital issued	20	2	-
		-----	-----
Net cash (outflow) from financing activities		(233,872)	(235,865)
Increase in cash	21	306,277	1,211,259
Opening cash and cash equivalents		3,025,887	1,814,628
Closing cash and cash equivalents		3,332,164	3,025,887
		=====	=====
Cash and cash equivalents as at 31 March			
Cash		3,332,164	3,025,887
		=====	=====

The notes on pages 15 to 28 form part of these financial statements.

FERGUSLIE PARK HOUSING ASSOCIATION

STATEMENT of CHANGES in EQUITY

As at 31 March 2022

	Scottish Housing Association			
	Share Capital	Pension Reserve	Revenue Reserve	Total
	£	£	£	£
Balance as at 1 April 2020	85	-	13,833,095	13,833,180
Other comprehensive income	-	(739,458)	-	(739,458)
Other movements	-	154,458	(154,458)	-
Surplus for the year	-	-	1,146,176	1,146,176
Balance as at 31 March 2021	84	(585,000)	14,824,813	14,239,897
Balance as at 1 April 2021	84	(585,000)	14,824,813	14,239,897
Issue of shares	2	-	-	2
Other comprehensive income	-	410,907	-	410,907
Other movements	-	159,093	(159,093)	-
Surplus for the year	-	-	973,620	973,620
Balance as at 31 March 2022	86	(15,000)	15,639,340	15,624,426

The notes on pages 15 to 28 form part of these financial statements.

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS

For the year ended 31 March 2022

1. Principal Accounting Policies

Statement of Compliance and Basis of Accounting

These financial statements were prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Statement of Recommended Practice for social housing providers 2018. The Association is a Public Benefit Entity in terms of its compliance with Financial Reporting Standard 102, applicable for accounting periods on or after 1 January 2019. They comply with the Determination of Accounting Requirements 2019. A summary of the principal accounting policies is set out below.

Revenue

Revenue comprises rental and service charge income receivable in the period, income from shared ownership first tranche sales, sales of properties built for sale, other services provided, revenue grants receivable and government grants released to income in the period.

The Association recognises rent receivable net of losses from voids. Service Charge Income (net of voids) is recognised with expenditure as it is incurred as this is considered to be the point when the service has been performed and the revenue recognition criteria is met.

Government grants are released to income over the expected useful life of the asset to which they relate. Revenue grants are receivable when the conditions for receipt of the agreed grant funding have been met.

Retirement Benefits

The Association previously participated in the Scottish Housing Association Pension Scheme (SHAPS), a multi-employer defined benefit scheme where retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the Scheme. Payments are made in accordance with periodic calculations by consulting Actuaries and are based on pension costs applicable across the various participating organisations taken as a whole. The Association accounts for this scheme as a defined benefit pension scheme in accordance with FRS 102. The Association moved to the SHAPS defined contribution scheme on leaving the defined benefit scheme. Contributions to defined contribution plans are recognised as employee benefit expense when they are due.

Going Concern

On the basis that the Board of Management has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future, the Association has adopted the going concern basis of accounting in preparing these financial statements.

Housing Properties

Housing properties are held for the provision of social housing. Housing properties are stated at cost less accumulated depreciation and impairment losses. Cost includes acquisition of land and buildings and development cost. The Association depreciates housing properties over the useful life of each major component. Housing under construction and land are not depreciated.

Component	Useful Economic Life
Land	Not Applicable
Structure	Over 50 years
Roofs	Over 30 years
Windows and Doors	Over 25 years
Kitchens	Over 15 years
Bathrooms	Over 25 years
Boilers	Over 15 years
Central Heating	Over 30 years

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2022

1. Principal Accounting Policies (continued)

Depreciation and Impairment of Other Tangible Assets

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

Asset Category	Depreciation Rate
Office Premises	Amortised over expected occupancy period
Furniture and Fittings	20% straight line (20% reducing balance on pool expenditure)
Computer Equipment	33% straight line

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

Social Housing Grants and Other Capital Grants

Social housing grants and other capital grants are accounted for using the Accrual Method as outlined in Section 24 of Financial Reporting Standard 102. Grants are treated as deferred income and recognised in income on a systematic basis over the expected useful life of the property and assets to which they relate.

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

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

Sales of Housing Properties

First tranche Shared Ownership disposals are credited to turnover on completion. The cost of construction of these sales is taken to operating cost. In accordance with the Statement of Recommended Practice, disposals of subsequent tranches are treated as non-current asset disposals with the gain or loss on disposal shown in the Statement of Comprehensive Income.

Disposals under shared equity schemes are accounted for in the Statement of Comprehensive Income. The remaining equity in the property is treated as a non-current asset investment, which is matched with the grant received.

Taxation

The Association is a Scottish Charity and is not liable to taxation on its charitable activities.

Leases

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

Works to Existing Properties

The Association capitalises major repairs expenditure where these works result in an enhancement of economic benefits by increasing the net rental stream over the life of the property, a material reduction in future maintenance costs, or a significant extension of the life of the property.

Capitalisation of Development Overheads

Directly attributable development administration costs relating to ongoing development activities are capitalised.

1. Principal Accounting Policies (continued)

Borrowing Costs

Interest incurred on financing a development is capitalised up to the date of practical completion of the scheme. All other borrowing costs are expensed to the Statement of Comprehensive Income using the effective interest rate method.

Property Development Cost

The proportion of the development cost of shared ownership properties expected to be disposed of as a first tranche sale is held in current assets until it is disposed of. The remaining part of the development cost is treated as a non-current asset. Surpluses made on the disposal of first tranche sales are taken to the Statement of Comprehensive Income.

Property developments that are intended for resale are included in current assets until disposal.

Key Judgements and estimates made in the application of Accounting Policies

The preparation of financial statements requires the use of certain accounting judgements and accounting estimates. It also requires the Association to exercise judgement in applying its accounting policies. The areas requiring a higher degree of judgement, or complexity, and areas where assumptions or estimates are most significant to the financial statements are disclosed below.

Key Judgements

a) Categorisation of Housing Properties

In the judgement of the Board of Management, the entirety of the Association's housing stock is held for social benefit and is therefore classified as Property, Plant and Equipment in accordance with FRS 102.

b) Identification of cash generating units

The Board of Management considers its cash-generating units to be the schemes in which it manages its housing property for asset management purposes.

c) Financial instrument break clauses

The Board of Management has considered the break clauses attached to the financial instruments that it has in place for its loan funding. In its judgement, these break clauses do not cause the financial instrument to be classified as a complex financial instrument and therefore they meet the definition of a basic financial instrument.

d) Pension Liability

The Association participated in a defined benefit pension scheme arrangement with the Scottish Housing Association Pension Scheme. The fund is administered by the Pensions Trust. The Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The Association has decided that this method is appropriate and provides a reasonable estimate of the pension assets and liabilities of the Association and has therefore adopted this valuation method.

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2022

2. Particulars of turnover, operating costs and operating surplus or deficit

	Turnover £	Operating costs £	2022 Operating surplus/ (deficit) £	Turnover £	Operating costs £	2021 Operating surplus/ (deficit) £
Affordable letting activities (note 3)	4,569,384	3,523,282	1,046,102	4,461,706	3,240,207	1,221,499
Other activities (note 4)	29,700	29,700	-	29,465	29,465	-
Total	4,599,084	3,552,982	1,046,102	4,491,171	3,269,672	1,221,499

3. Particulars of turnover, operating costs and operating surplus or deficit from affordable letting activities

	General Needs Housing £	Shared Ownership £	2022 Total £	2021 Total £
Revenue from lettings				
Rent receivable net of service charges	3,614,296	15,321	3,629,617	3,622,623
Service charges receivable	25,615	-	25,615	25,152
Gross income from rent and service charges	3,639,911	15,321	3,655,232	3,647,775
<u>Less:</u> Rent losses from voids	12,255	-	12,255	36,324
Income from rents and service charges	3,627,656	15,321	3,642,977	3,611,451
Grants released from deferred income	665,314	3,924	669,238	677,431
Revenue grants from Scottish Ministers	26,669	-	26,669	38,310
Other revenue grants	230,500	-	230,500	139,385
Total turnover from affordable letting activities	4,550,139	19,245	4,569,384	4,461,706
Expenditure on affordable letting activities				
Management and maintenance administration costs	1,566,512	11,690	1,578,202	1,348,904
Planned and cyclical maintenance administration costs	305,090	-	305,090	440,965
Reactive maintenance, including major repairs	525,073	-	525,073	361,583
Bad debts – rents and services charges	2,037	-	2,037	28,466
Depreciation of affordable let properties	1,106,798	6,082	1,112,880	1,060,289
Operating costs of affordable letting activities	3,505,510	17,772	3,523,282	3,240,207
Operating surplus on affordable letting activities	1,044,629	1,473	1,046,102	1,221,499

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2022

4. Particulars of revenue, operating costs and operating surplus or deficit from other activities

	Other Income £	Total Turnover £	Other Operating costs £	Operating surplus/ (deficit) 2022 £	Operating surplus/ (deficit) 2021 £
Management charge to subsidiary	29,700	29,700	29,700	-	-
Total from other activities	29,700	29,700	29,700	-	-

5. Officers' emoluments

The officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of The Board of Management, managers and employees of the Association.

	2022 £	2021 £
Aggregate emoluments payable to officers with emoluments greater than £60,000 (excluding pension contributions and social security costs)	78,576	77,953
Pension contributions made on behalf of Officers with emoluments greater than £60,000	7,857	7,795
Total emoluments payable to the Group Chief Executive and Secretary	86,433	85,748
Total emoluments paid to key management personnel (including pension and social security costs)	390,532	376,427

The number of officers, including the highest paid officer, who received emoluments, including pension contributions and social security costs, over £60,000 was in the following ranges:

	2022 No.	2021 No.
£60,001 - £70,000	2	1
£70,001 - £80,000	-	-
£90,001 - £100,000	1	1

6. Employee information

Average monthly number of full-time equivalent persons employed during the year	21	20
Average total number of employees during the year	21	21
	£	£
Staff costs were:		
Wages and salaries	810,472	789,944
National insurance costs	86,022	83,169
Pension operating expenses	79,225	78,486
	975,719	951,599

Pension contributions are detailed in the pension note.

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2022

7. Interest payable and similar charges **2022** **2021**
£ £

On bank loans and overdrafts	67,952	71,306
	=====	=====

8. Surplus for the year **2022** **2021**
£ £

Surplus for the year is stated after charging/(crediting):		
Depreciation – non-current assts	1,112,553	1,080,217
Loss on component disposals	21,579	297
Auditors' remuneration – audit services	8,230	9,240
Operating lease rentals – land and buildings	30,000	30,000
Operating lease rental – other	2,053	2,168
	=====	=====

9. Corporation tax

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

10. Other finance charges **2022** **2021**
£ £

Net interest on pension obligations	(5,143)	(5,142)
	=====	=====

11. Non-current assets

(a) Housing properties

Cost

	Housing Properties Held for Letting £	Shared Ownership Completed £	Total £
At 1 April 2021	49,501,457	388,217	49,889,674
Additions	756,908	-	756,908
Disposals	(397,102)	-	(397,102)

At 31 March 2022	49,861,263	388,217	50,249,480
------------------	------------	---------	------------

Depreciation

At 1 April 2021	21,804,410	200,902	22,005,312
Charge for Year	1,085,219	6,082	1,091,301
Disposals	(375,523)	-	(375,523)

At 31 March 2022	22,514,106	206,984	22,721,090
------------------	------------	---------	------------

Net Book Value

At 31 March 2022	27,347,157	181,233	27,528,390
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At 31 March 2021	27,697,047	187,315	27,884,362
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FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2022

11. Non-current assets (continued)

	Replace- ment £	2022 Improve- ment £	Replace- ment £	2021 Improve- ment £
Amounts capitalised	756,908	-	60,036	-
Amounts charged to the Statement of Comprehensive Income	-	830,163	-	802,548
	=====	=====	=====	=====

All land and housing properties are heritable.

The Association's lenders have standard securities over housing property with a carry value of £2,337,607 (2021: £2,419,619).

	Office Premises £	Furniture and Equipment £	Total £
(b) Other tangible assets			
Cost			
At 1 April 2021	263,271	180,919	444,190
Additions	-	28,689	28,689
At 31 March 2022	263,271	209,608	472,879
Depreciation			
At 1 April 2021	245,074	159,100	404,174
Charge for the year	376	20,876	21,252
At 31 March 2022	245,450	179,976	425,426
Net book value			
At 31 March 2022	17,821	29,632	47,453
At 31 March 2021	18,197	21,819	40,016

12. Fixed asset investments

	2022 £	2021 £
Subsidiary undertakings	100	100
	=====	=====

Subsidiary undertakings

Ferguslie Park Housing Association Limited has the following wholly owned subsidiary undertaking. The registered office of the subsidiary is The Tannahill Centre, 76 Blackstoun Road, Ferguslie Park

	Reserves £	2022 Profit /(Loss) £	Reserves £	2021 Profit /(Loss) £
The New Tannahill Centre Ltd	576,623	78,973	497,650	182,527
	=====	=====	=====	=====

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2022

12. Fixed asset investments (continued)

The Association is a tenant of The New Tannahill Centre and during the year the charity charged the Association £65,188 (2021: £65,188) in net rent and service charges and £9,488 (2021: £9,657) for the cost of a facility officer. The Association also charged the charity £29,700 for Board and Finance support (2021: £29,456) and recharged £10,205 (2021: £10,287) for insurance and network costs. The Association also awarded grant funding of 136,123 to the charity during the year and owed the charity £nil for grants awarded to the Association.

13. Receivables	2022	2021
	£	£
Gross arrears of rent and service charges	211,524	214,645
<u>Less: Provision for doubtful debts</u>	(125,000)	(125,000)
Net arrears of rent and service charges	86,524	89,645
Social housing grant receivable	81,577	-
Other receivables	58,686	30,167
Amounts due from group undertakings	4,575	707
	231,362	120,519
	=====	=====

14. Cash and cash equivalents	2022	2021
	£	£
Cash at bank and in hand	3,332,164	3,025,887
	=====	=====

15. Payables: amounts falling due within one-year:	2022	2021
	£	£
Bank and other loans	167,718	166,677
Trade payables	41,702	117,124
Rent received in advance	127,059	113,183
Other taxation and social security	22,025	21,417
Amounts due to group undertakings	-	62,683
Accruals and deferred income	196,705	64,830
	555,209	545,914
	=====	=====

16. Payables: amounts falling due after more than one-year:	2022	2021
	£	£
Bank and other loans	1,816,838	1,984,413
	=====	=====

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2022

17. Debt analysis – borrowings

	2022	2021
	£	£
Bank and other loans		
Amounts due within one year	167,718	166,677
Amounts due in one year or more but less than two years	182,127	167,719
Amounts due in two years or more but less than five years	451,946	501,585
Amounts due in more than five years	1,182,765	1,315,109
	-----	-----
	1,984,556	2,151,090
	=====	=====

The Association has a number of bank and other loans, the principal terms of which are as follows:

Lender	Number of Properties Secured	Effective Interest Rate	Maturity (Year)	Variable or Fixed
Royal Bank of Scotland	80	1.8%	2036	Variable
Royal Bank of Scotland	80	6.9%	2036	Fixed
Royal Bank of Scotland	80	3.0%	2036	Fixed
Scottish Government	-	0.0%	2025	Fixed
	=====	=====	=====	=====

All the Association's bank borrowings are repayable on a monthly basis with the principal being amortised over the term of the loans.

18. Retirement benefit obligations

Scottish Housing Association Pension Scheme

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

The Association moved to a defined contribution scheme in 1 April 2015 but has a net liability for the past service deficit in the defined benefit scheme.

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

The last reported valuation of the Scheme was at 30 September 2018 and carried out by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £877m. The valuation revealed a shortfall of assets compared with the value of liabilities of £121m (equivalent to a past service funding level of 89%). A recovery plan is in place to eliminate the past service deficit which will run to 30 September 2022.

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

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2022

18. Retirement benefit obligations (continued)

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

	2022	2021
	£	£
Fair value of plan assets	5,616,000	5,657,000
Present value of defined benefit obligation	5,631,000	6,242,000
	-----	-----
Surplus/(deficit) in plan	(15,000)	(585,000)
Unrecognised surplus	-	-
	-----	-----
Defined benefit asset/(liability) to be recognised)	(15,000)	(585,000)
	=====	=====
 Reconciliation of opening and closing balances of the defined benefit obligation		
Defined benefit obligation at the start of period	6,242,000	5,065,000
Expenses	5,000	5,000
Interest expense	135,000	119,000
Actuarial losses (gains) due to scheme experience	(109,000)	0
Actuarial losses/(gains) due to changes in demographic assumptions	18,000	-
Actuarial losses(gains) due to changes in financial assumptions	(482,000)	1,133,000
Benefits paid and expenses	(178,000)	(85,000)
	-----	-----
Defined benefit obligation at the end of period	5,631,000	6,242,000
	=====	=====
 Reconciliation of opening and closing balances of the fair value of plan assets		
Fair value of plan assets at start of period	5,657,000	5,081,000
Interest income	124,000	121,000
Experience on plan assets (excluding amounts included in interest income) – gain/(loss)	(151,000)	380,000
Contributions by the employer	164,000	160,000
Benefits paid and expenses	(178,000)	(85,000)
	-----	-----
Fair value of plan assets at the end of period	5,616,000	5,657,000
	=====	=====

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2022 was £(27,000).

	2022	2021
	£	£
Defined benefit costs recognised in the Statement of Comprehensive Income		
Current service cost	-	-
Expenses	5,000	5,000
Net interest expense	11,000	-
	-----	-----
Defined benefit costs recognised in the Statement of Comprehensive Income	16,000	5,000
	=====	=====

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2022

18. Retirement benefit obligations (continued)	2022	2021
	£	£
Defined benefit costs recognised in Other Comprehensive Income		
Experience on plan assets (excluding amounts included in interest income) gain/(loss)	(151,000)	380,000
Experience gains and losses arising on plan liabilities – gain/(loss)	109,000	(5,000)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations – gain/(loss)	(18,000)	-
Effects of changes in the financial assumptions underlying the present value of the Defined benefit obligation – gain/(loss)	482,000	(1,133,000)
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) – gain/(loss)	----- 422,000	----- (758,000)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in interest cost) – gain/(loss)	-	18,000
Total amount recognised in other comprehensive income – gain/(loss)	----- 422,000 =====	----- (740,000) =====

In May 2021 the Scheme Trustee (TPT Retirement Solutions) notified employers of a review of historic scheme benefit changes, and this review has raised legal questions regarding whether and when some historic benefit changes should take effect, the outcome of which could give rise to an increase in liabilities for some employers. The Scheme Trustee has determined that it is prudent to seek clarification from the Court on these items. This process is ongoing and the matter is unlikely to be resolved before late 2024 at the earliest.

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

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2022

	Social Housing Grants £
19. Deferred income	
Capital grants received	
At 1 April 2021	
Additions	32,567,103
Eliminated on disposal	81,577 (304,162)
At 31 March 2022	<u>32,344,518</u>
Amortisation	
At 1 April 2021	18,851,446
Amortisation in year	667,460
Eliminated on disposal	(302,384)
At 31 March 2022	<u>19,216,522</u>
Net book value	
At 31 March 2022	<u>13,127,996</u>
At 1 March 2021	<u>13,715,660</u>

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

	2022 £	2021 £
Amounts due within one year	667,460	672,280
Amounts due in more than one year	12,460,536	13,043,380
	<u>13,127,996</u>	<u>13,715,660</u>

20. Share Capital	2022 £	2021 £
Shares of £1 each, issued and fully paid		
At 1 April	84	85
Issued in year	2	-
Cancelled in year	0	(1)
At 31 March	<u>86</u>	<u>84</u>

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

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS

For the year ended 31 March 2022

21. Cash flows	2022	2021
	£	£
Reconciliation of net cash flow to movement in net funds		
Increase in cash	306,157	1,461,314
Change in liquid resources	120	(250,055)
Cashflow from changes in net debt	166,534	165,684
	-----	-----
Movement in net funds in the year	472,811	1,376,943
Net funds at 1 April 2021	874,797	(502,146)
	-----	-----
Net funds at 31 March 2022	1,347,608	874,797
	=====	=====

Analysis of changes in net funds	At 1 April 2021	Cashflows	Other Changes	At 31 March 2022
	£	£	£	£
Cash and cash equivalents	2,635,592	306,157	-	2,941,749
Bank overdrafts	-	-	-	0
	-----	-----	-----	-----
	2,635,592	306,157	-	2,941,749
Liquid resources	390,295	120	-	390,415
Debt due within one year	(166,677)	166,534	(167,575)	(167,718)
Debt due after more than one year	(1,984,413)	-	167,575	(1,816,838)
	-----	-----	-----	-----
Net funds	874,797	472,811	-	1,347,608
	=====	=====	=====	=====

22. Capital commitments	2022	2021
	£	£
Capital expenditure that has been contracted for but has not been provided for in the financial statements	-	18,416
	-----	-----

23. Commitments under operating leases	2022	2021
	£	£
At the year end the total minimum lease payments under non-cancellable operating leases were as follows:		
Other		
Expiring in the next year	-	-
Expiring later than one year but not later than five years	5,783	7,836
	=====	=====

FERGUSLIE PARK HOUSING ASSOCIATION LIMITED

NOTES to the FINANCIAL STATEMENTS (continued)

For the year ended 31 March 2022

24. Details of Association

The Association is a Registered Society registered with the Financial Conduct Authority and is domiciled in Scotland.

The Association's principal place of business is The Tannahill Centre, 76 Blackstoun Road, Ferguslie Park, Paisley.

The Association is a Registered Social Landlord and Scottish Charity that owns and manages social housing property in Paisley.

25. The Board of Management Member Emoluments

The Board of Management members received £Nil (2021: £Nil) in the year by way of reimbursement of expenses. No remuneration is paid to the Board of Management members in respect of their duties to the Association.

26. Housing Stock

The number of units of accommodation in management at the year end was:

	2022	2021
	No.	No.
General needs	804	804
Shared ownership of	6	6
	-----	-----
	810	810
	=====	=====

27. Related party transactions

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

Any transactions between the Association and any entity with which the Board of Management member has a connection with is made at arm's length and is under normal commercial terms.

Transactions with the Board of Management members (and their close family) were as follows:

	2022	2021
	£	£
Rent received from tenants on the Board of Management and their close family members	2,298	12,900
	=====	=====

At the year end, total arrears owed by the tenant members on the Board of Management (and their close family) were £Nil (2021: £298).

	2022	2021
	No.	No.
Members of the Board of Management who are tenants	-	3
	=====	=====