

at home with...



**Fife Housing Association Limited
Group Report and Consolidated
Financial Statements
For the year ended 31 March 2022**

Registered Office:
7 Pitreavie Court
Pitreavie Business Park
Dunfermline
KY11 8UU

Registered No.2476R(S)
Scottish Charity No.SC025647
Scottish Housing Regulator Registered No. HAL295

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Registration particulars:

Financial Conduct Authority	Co-operative and Community Benefit Societies Act 2014 Registered Number: 2476R(s)
Scottish Housing Regulator	Housing (Scotland) Act 2010 Registered Number: HAL295
Scottish Charity	Charities and Trustee Investment Act (Scotland) 2005 Scottish Charity Number: SC025647

Members, Executive and Advisers

Board Members	
Helen Boath	Chair, Resigned 12/11/21
Sandra Stock	Chair, Appointed 29/11/21 Vice Chair, Resigned 29/11/21 PACT Chair, Resigned 17/01/22
Derek Adam	
Stephen Clark	
Fiona Barr	
Laurie Boles	Vice Chair, Appointed 29/11/21 Audit and Risk Convenor
Lynne Pascal	
Ronald Eldridge	
Colin Miller	
Rhodri Davies	Appointed 07/02/22
Esther Robertson	Resigned 09/11/22
Brian Gallacher	
Martin Fleming	
Katherine Dewar	PACT Board Member only, PACT Chair (Appointed 17/01/22)
Kenneth Young	PACT Board Member only
Ricky McAulay	PACT Board Member only
Executive Officers	
Nicola Jane Donaldson	Chief Executive
Derek William Banks	Director Finance, Governance and Assets
Susan Bramley	Director of Housing (Resigned 03/09/21)
Beverley Graham	Director of Housing (Appointed 01/07/21)
Caroline O'Donnell	Director of Operations
Secretary	Derek William Banks
Auditor	Wylie & Bisset (Audit) Limited, 168 Bath Street, Glasgow, G2 4TP
Internal Auditor	AZETS, Titanium 1, King's Inch Place, Renfrew, Glasgow, PA4 8WF
Bankers	Bank of Scotland, 38 St Andrew Square, Edinburgh, EH2 2YR
Solicitors	Harper Macleod, The Ca'd'oro, 45 Gordon Street, Glasgow G1 3PE

Attendance at Board and Committee meetings

	Strategic Board		Audit and Risk		Emergency		Colleague and Governance		PACT Enterprises	
	Possible	Actual	Possible	Actual	Possible	Actual	Possible	Actual	Possible	Actual
Helen Boath (Chair)	6	5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sandra Stock (Vice Chair) (Chair)	9	7	N/A	N/A	N/A	N/A	5	5	4	4
Stephen Clark	9	9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Derek Adam	9	5	4	2	N/A	N/A	5	1	N/A	N/A
Fiona Barr	9	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Martin Fleming	9	8	4	3	N/A	N/A	N/A	N/A	N/A	N/A
Laurie Boles	9	6	4	4	N/A	N/A	N/A	N/A	N/A	N/A
Ronald Eldridge	9	9	4	4	N/A	N/A	N/A	N/A	N/A	N/A
Lynne Pascal	9	8	N/A	N/A	N/A	N/A	5	4	N/A	N/A
Colin Miller	9	8	N/A	N/A	N/A	N/A	5	5	N/A	N/A
Esther Roberton	6	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Brian Gallacher	9	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rhodri Davies	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Katherine Dewar ¹	2	2	N/A	N/A	N/A	N/A	N/A	N/A	4	4
Kenneth Young ¹	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	4
Nicola Donaldson ¹	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	4
Susan Bramley ¹	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	2
Beverley Graham ¹	N/A	N/A	N/A	N/A	N/A	N/A	2		2	2

In addition the Health and Safety Committee, comprising executive directors, managers and advisers met four times during the year.

Report of the Board of Management

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

Structure, governance and management

Fife Housing Group (FHG) is a trading name of Fife Housing Association Ltd and PACT Enterprises Ltd.

Fife Housing Association (FHA) (The Association) is a charitable registered social landlord which was first registered in June 1996 with Scottish Homes and ownership and management of the properties commenced on 29 January 1997. The Association was formed for the benefit of the community. FHA is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society, the Office of the Scottish Charities Regulator (OSCR) as a charity and the Scottish Housing Regulator as a Registered Social Landlord and the new Rules were adopted on 12 January 2015.

The Association has a wholly-owned non-charitable trading subsidiary PACT Enterprises Ltd. The company provides market rented accommodation for non-social tenants.

Governance arrangements

The Board of Management must have a minimum of seven and a maximum (including co-optees) of 15 members. The Board can co-opt to the Board anyone who is suitable to become a Board member.

The Board of Management is a strategic body responsible for the strategy and performance of the organisation.

There are currently four committees and one subsidiary board:

- Audit and Risk Committee;
- Emergency Committee;
- Colleague and Governance Committee;
- Health and Safety Committee; and
- PACT Enterprises Limited Board.

Members of the Boards and Committees that met during 2021/22 are listed on page 2.

Appointment of Trustees

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

Each member of the Board of Management (other than those co-opted) holds one fully paid share of £1.00 in the Association. No financial or other benefit is obtained by being a member of the Board of Management. The Executive Officers of the Association 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.

Anyone over the age of 16 can apply for membership.

Trustee induction and training

The Association provides relevant training as required for Board members, ranging from induction training for new members to specific skills and topics, including attendance at conferences and seminars.

A training needs analysis is developed for each individual Board member and these are updated on a regular basis, including a personal training history and meetings held to discuss future personal development and also specific training requirements. A programme of training is delivered annually to meet any identified needs as well as to accommodate any legislative changes or current issues which need to be brought to the Board's attention.

A Board members' Strategy Day is held annually. This gives the Board an opportunity to review its structure and performance, how well the sub-committees are operating, the skills and experience of its members and, amongst other things any weaknesses, together with the Association's future overall strategy.

Risk management

The Group has a formal risk management process which assesses business risks and implements risk management strategies, which involves identifying the types of risk the organisation faces, prioritising them in terms of potential impact and likelihood of occurrence and identifying ways of mitigating risk each year. The Board has adopted a risk-based approach to internal controls.

The Group has a business continuity and disaster recovery plan in place, and an IT disaster recovery plan.

The approach to effective risk management within the Group is one that aims to protect and support achievement of our aims to provide sustainable and safe homes, and high quality services for present and future generations in Fife.

The Group understands that the very nature of the services that we provide carries inherent risk and we recognise the responsibility that we bear to make future decisions within a risk-based approach. Effective risk management will ensure that we minimise negative impact and make informed decisions on future opportunities.

Risk Management provides a strategic and comprehensive approach to the management of risk across the organisation; acting as a critical driver for continuous improvement of our internal controls and assessment of the impact of achieving our business plan objectives.

The Group's risk management framework splits risks into either 'Strategic' or 'Operational'. The framework will:

- Continue to be integrated into our business planning;
- Magnify the positive, beneficial consequences of risk while acting to reduce the negative, detrimental consequences;
- Apply to strategic, operational, projects and new business initiatives;
- Ensure risks are identified and mitigation strategies developed; and
- Include a strong assurance focus that supports the Board of Management and Audit and Risk Committee in fulfilling their roles.

The Group's key strategic risks have been reviewed during the year and revised as shown below:

Governance:	• Fail to Recruitment & Retain Board Members
Growth	• Unable to identify and/or maximise opportunities for Growth
Engagement:	• Fail to build on / maintain confidence, satisfaction and trust of tenants
Government Changes:	• Unable to adapt to government / regulatory changes
Finance:	• Unable to manage our financial position
	• Inability to design and implement effective Business improvement strategies

Under each of these strategic risks is a set of operational risks which are monitored on a regular basis by the Director responsible for the risk area and the Audit and Risk Committee.

Vision

The vision of Fife Housing Group is "Your Home...Our Priority".

Our Values

- Accountable - take personal responsibility;
- Firm but fair - treat everyone fairly;
- Open and honest - be transparent in all that we do; and
- Versatile - be flexible and creative in our approach.

Our Strategic Objectives

Our strategic objectives are:

- Investing in the right assets and communities to allow growth, incorporating sustainability and environmental aspirations;
- Listening to, understanding and responding to tenant, stakeholder and colleague aspirations;
- Supporting and engaging colleagues' development and wellbeing;
- Ensuring organisational compliance; and
- Ensuring financial viability and agility.

During the year the Board reviewed the strategic objectives and identified particular priorities to be addressed under each objective as follows:

People – tenants, colleagues & others

We will...Review engagement with customers to increase awareness, openness and transparency in services we provide.

By:

- Supporting access to information in relation to poverty;

- Supporting Fife Council's Rapid Re-housing Transition Plan (RRTP);
- Ensuring we are meeting our equality and diversity responsibilities;
- Ensuring we are implementing mental health initiatives;
- Being creative in our approach to working arrangements;
- Invest in our people now and in the future;
- Implementing a tenant portal to support better access and communication; and
- Embedding Aareon to its full potential and review its efficiencies.

Environment

We will:

- Develop sustainable houses;
- Consider renewable alternatives;
- Consider alternative fuel types when replacing vehicles;
- Assess our carbon footprint and seek ways to reduce it; and
- Ensure that our procurement processes incorporate sustainability and environmental standards.

Place - homes, communities, PACT, investment

We will:

- Invest in our existing stock;
- Upgrade to meet legislation, maintenance and improvements;
- Understand and strive to meet customer expectations/ satisfaction;
- Invest in community services e.g. community engagement initiatives;
- Increase PACT stock; and
- Invest in carbon neutral.

Compliance

We will:

- Comply with new legal legislation e.g. smoke detection, EESH;
- Ensure that we are fully compliant with the regulatory standards;
- Continue to meet GDPR and Freedom of Information requirements; and
- Maintain a positive relationship with our lenders e.g. comply with covenants.

Growth

We will:

- Invest £1million in PACT in acquiring new homes for market rent;
- Seek out new housing investment opportunities either independently
- or by playing an active role with the FHAA; and
- Explore off the shelf acquisitions.

Finance

We will:

- Ensure we have sufficient cash-flow;
- Treasury management – funds are looked after;
- Ensure investment in our homes in line with our investment programme;
- Maintain affordable rents in line with our Business Plan and as consistent as possible with our peer groups; and
- Endeavour to make efficiencies where we can through increasing use of procurement and technology whilst being aware of our risk strategy.

Our future plans

Fife Housing Group (The Group) puts continuous improvement at the heart of what we do, we will continue to be rigorous and systematic in our approach to managing our performance and we will plan and manage our work to achieve improvements in our service delivery.

Property

The implementation of the new housing management and finance system provides invaluable information to create an integrated long term plan for the period of the business plan and allow for multiple scenario planning to provide flexibility and sustainability of finances.

We believe that a home should be safe, comfortable and sustainable and are working towards the achievement of the Energy Efficiency Standard for Social Housing phase 2 (EESHS2) by 2032. In addition, we are almost completed a programme to upgrade fire and smoke detection systems in all of our properties following the introduction of new legislation in the wake of the tragic fire at Grenfell Tower.

Tenants

We recognise the importance of providing high quality affordable homes and sustainable communities, balanced with the costs of developing and maintaining homes to the standards tenants expect and the affordability of rents. The competing principles do mean that sometimes rents have to be in excess of what tenants would like to pay, however the Group must balance the needs of all the tenants over individuals. We will continue with our work on driving down costs in order to assist with meeting rent affordability. The Group has continued to expand its programme of creating in-house teams to generate continued savings, such as the bathroom and kitchen replacement programme, plumbing and electrical maintenance.

The Group values the input that tenants make to help improve our services and to understand what our communities want. The way we engage with tenants and other customers has improved but we want to do more so we will be investing in our website and systems to provide more ways for tenants to engage and also by making processes simpler, more efficient and effective. We plan to launch our new website and tenant portal in quarter 1 of 2022/23.

We will support the continued development of Resident VOICES, our scrutiny group, to increase the numbers of tenants we talk to and ways to engage with interested tenants.

Development

The Group has expanded its portfolio of market rented properties through its subsidiary, PACT Enterprises Ltd, and will continue to do so through 2022/23. In addition 49 units are being developed at Glen Albyn, Fife which started in September 2021. The Group aims to develop a further circa 350 homes over the next ten years and will consider other opportunities to work in partnership with the Fife Housing Association Alliance and developers to consider whether an accelerated programme is possible.

Key Performance Indicators

The Group routinely reviews its progress against key performance targets set internally or by regulating and legislative bodies. The selection of indicators below demonstrate our continued progress in developing the business to meet the current and future needs of our tenants and other customers:

	FHA 2021/22	FHA 2020/21	Change
Homes meeting the Scottish Housing Quality Standard	93.5%	93.3%	+0.2%
Homes at or above the required Home Energy Rating levels specified in the SHQS	91.6%	90.2%	+1.4%
Average length of time taken to complete emergency repairs	2.9 hours	2.3 hours	+0.6 hours
Average length of time taken to complete non-emergency repairs	14.1 days	5.7 days	+8.4 days
Repairs carried out in the last year completed 'right first time'	90.3%	89.3%	+1%
Repairs appointments kept	97.7%	92.6%	+5.1%
Properties that require a gas safety record which had a gas safety check and record completed by the anniversary date	100%	100%	-
Tenants who had repairs or maintenance carried out in the last 12 months, who are satisfied with the service	94.5%	91.6%	+2.9%

Partnership Working

The Group continues to work in partnership with a number of organisations, as follows:

- Fife Council and the other local housing associations to operate the Fife Housing Register and the related Joint Allocations Policy.
- Fife Housing Association Alliance - as part of this grouping we work together to deliver community initiatives and development opportunities throughout Fife.
- G8 alliance, who meet quarterly to benchmark, share good practice and discuss topical housing related matters.
- HouseMark, which provides a benchmarking service, cost and performance comparisons which assist with improvement and value for money.

Financial review – Fife Housing Group

The Board is satisfied with the Group's performance during the year. The Group has generated a surplus for the year after taxation of £2,757,391 (2021 – £3,381,540). Total comprehensive income for the year was £4,380,391 (2021 – £3,018,540)

Turnover increased by £204,130 and operating costs increased by £929,532. The operating surplus decreased from £4,603,000 in 2021 to £3,877,605 in 2022.

The total surplus recognised in the Statement of Comprehensive Income increased from £3,018,540 in 2021 to £4,380,391 this year. Details of the movements are set out in page 19.

The surplus for the year has been transferred to revenue reserves. The Group's net asset position is now £12,558,910 (2021 - £8,178,515) after pension liability of £1,866,000 (2021 £2,987,000).

Covid-19 Impact

The Directors have assessed the potential implications for income, expenditure and commitments, and the value of charity assets and liabilities. In making their assessment they have considered:

- Rental income as the major source of funds has not been materially affected by the virus control measures or the economic conditions at the point of approving the accounts - any future impact is likely to be on the timing of cashflows from changing source from individual responsibility by the tenant to state-funded Universal Credit;
- The virus control measures have resulted in delays to carrying out reactive repairs and planned works. The ability to perform these works in the future will in some cases be dependent on contractors and suppliers. It is not expected that the delays will adversely impact on the organisations financial position in the medium to long term;
- The majority of the current lending is on a fixed rate basis and therefore not subject to interest rate fluctuations, the remainder could be affected by underlying economic conditions which affect inflation, however the current lenders investment appetite for the housing sector does not suggest any significant adverse impact on the ability to access funding for future development plans. The current level of loan security gives the Group the ability to secure additional properties to mitigate any significant changes to property values;
- The Group has two pension schemes in place, one of which is a defined benefits scheme. The valuation of pension assets and liabilities may be affected by changes in financial markets for shares and other securities and government bonds. Advice received from the fund's actuary is that although markets are volatile at the moment they do not expect the long-term outlook to be so changeable however liabilities will depend on a number of factors – the market, pay award assumptions and inflation assumptions. However, as these are all measured at a point in time it is not possible to predict if the COVID-19 pandemic will have an adverse impact; and
- The group has no long-term non-cancellable commitments, and the Group's development programme is due to complete by March 2023.

Going concern

After reviewing the detailed Statement of Comprehensive Income and Business Plan projections and the revised terms and facility available from the bank and making such further

enquiries as they consider appropriate, the Board of Management is satisfied that the Association has adequate resources to continue to operate for the foreseeable future. For this reason, it continues to adopt the going concern basis in preparing the financial statements.

Asset value

The value of the Association's housing properties is now reported gross of all Housing Grants (in compliance with FRS102), which are recorded as Long Term Creditors. The 'deemed cost' used in the FRS102 revaluation was the valuation performed by Jones Lang LaSalle in October 2016 on an existing use basis (Social Housing) (EUV-SH). The net value of the Association's housing properties is £78m (2021 - £77m).

Impairment review

The impairment review carried out at 31 March 2019 showed that the value in use of the housing properties exceeded the carrying value of the properties in the balance sheet, therefore, no impairment adjustment was required.

Rental income

The Association applied a rent increase of 1.5% on 1 April 2021 for Association properties. Increases for PACT Properties were based on individual assessments of market rates. As a Group our gross rental income increased from £12,765,042 to £12,974,115. The loss of income from void properties has increased from £131,647 in 2021 to £126,781 in 2022.

£83,054 of bad debts were written off by the Group this year (2021 - £170,485), and after a review of the rent arrears the bad debt provision against rent arrears has decreased to £86,055 (2021 - £96,285). We are actively monitoring and pursuing our current and former tenants' arrears with a view to reducing the bad debt provision further in the coming year.

Pension Fund

The Association operates a defined benefit pension scheme which was open to all its permanent colleagues. In common with most employers applying FRS102 Section 28, the scheme has produced a funding deficit. This deficit was £1,866,000 at 31 March 2022 compared to £2,987,000 at 31 March 2021.

Full details have been provided in Note 25.

From 1 April 2019 the scheme was closed to new employees, however they are able to contribute to a defined contribution scheme through National Employment Savings Trust (NEST).

Payments to defined contribution retirement schemes are charged as an expense as they fall due.

Policy on payment of creditors

The Association agrees payment terms in advance of any commitment being entered into with suppliers or sub-contractors and makes payment in accordance with its obligations.

Charitable donations

During the year the Association made charitable donations of £21,700 (2021 - £4,946), and did not make any donation to a political party (2021 - £nil).

Reserves policy

The Association has no designated reserves.

Treasury Management

The Association operates in accordance with its Treasury Management Policy to ensure effective use of the organisation's cash flows and borrowings, and the effective control of the risks associated with these activities.

The Association's objective is to ensure it has appropriate funding facilities to enable it at all times to have the level of funds necessary for the achievement of its business/service objectives.

Post Balance Sheet

There have been no balance sheet events that require disclosure.

Colleagues

The Group promotes equality and diversity for all and aims to eliminate unlawful discrimination in all areas of its work and carries out recruitment in line with the Equality Act.

The Group recognises that it is the quality and commitment of its colleagues that allows it to meet its objectives and meet its commitments to tenants and other stakeholders in an efficient and effective manner.

The Group has attained Platinum IIP accreditation. The award demonstrates the Group's commitment to training and development for all colleagues. We also continued with our ambitious management development programme to ensure that our managers are equipped with the skills and tools required to deliver excellent leadership throughout the organisation.

Colleague involvement

The Group encourages colleague involvement in all initiatives and holds regular team sessions to inform colleagues of matters affecting them.

The Group holds an annual colleagues' conference where topical initiatives are discussed. Regular one to one meetings continue to take place for all colleagues as this is seen as the most effective way of improving and maintaining performance.

Team meetings are held on a regular basis and at least following each Business Leadership Team meeting which ensures that all colleagues are kept up to date and informed about the strategic direction of the Business.

Health and safety

The Group is aware of its responsibilities on health and safety matters and has a comprehensive management system and policy in place. Colleagues are provided with instruction, training and supervision to secure effective health and safety.

Statement of Board of Management's Responsibilities

The Co-operative and Community Benefits Society Act 2014, and Registered Social Housing legislation, requires the Board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus or deficit of the Association for the period ended on that date. In preparing those financial statements the Board of Management is required to:

- Select suitable accounting policies and 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; and
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in business.

The Board of Management is responsible for keeping proper accounting records which disclose with reasonable accuracy the financial position of the Association and to enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010, the Registered Housing Associations Determination of Accounting Requirements 2019 and the Statement of Recommended Practice 2018 for Registered Social Housing Providers. It has general responsibility for taking reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

Disclosure of Information to Auditors

In so far as the Board of Management are aware:

- There is no relevant audit information (information needed by the company's auditor in connection with preparing their report) of which the company's auditor is unaware; and
- The directors have taken all the steps that they ought to have taken to make aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Board of Management's Statement on Internal Financial Controls

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

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

It is the Board of Management's responsibility to establish and maintain systems of internal financial control. The system of internal control is designed to manage key risks and to provide reasonable assurance that planned business objectives and outcomes are achieved. The Board has adopted a risk-based approach to internal controls. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. Key elements include ensuring that:

- Formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating to the delegation of authority which allow the monitoring of controls and restrict the unauthorised use of the Group and Association's assets;
- Experienced and suitably qualified colleagues take responsibility for the important business functions and annual appraisal procedures have been established to maintain standards of performance;
- Forecasts and budgets are prepared which allow the Board of Management to monitor the key business risks, financial objectives and progress being made towards achieving the financial plans set for the year and for the medium term;
- Monthly management accounts 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 Audit and Risk Committee and Board of Management receive reports from management and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed, and that a general review of the major risks facing the Association is undertaken; and
- Formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal and external audit reports.

The Audit and Risk Committee also receives progress reports on areas where the external auditors have commented and ensure that action is taken where considered appropriate.

Acting on behalf of the Board of Management, the Audit and Risk Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2022 and until 8 August 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 auditors' report on the financial statements.

Auditors

Wylie & Bisset (Audit) Limited were appointed as auditors during the year. A motion to re-appoint them as auditors will be proposed at the Annual General Meeting.

By order of the Board



Derek William Banks
Trustee/Secretary

Date : 15 AUGUST 2022

Independent Auditor's Report to the Members of Fife Housing Association Limited

Opinion

We have audited the financial statements of Fife Housing Association Limited (the 'Association') and its subsidiary (the 'Group') for the year ended 31 March 2022 which comprise the Group and Association Statement of Comprehensive Income, the Group and Association Statement of Financial Position, the Group and Association Statement of Cash Flows, the Group and Association Statement of Changes in Equity and Notes to the financial statements, 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 FRS 102. The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- Give a true and fair view of the state of the Group and Association's affairs as at 31 March 2022 and of the Group and Association's 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 Co-operative and Communities Benefit Societies Act 2014, the Housing (Scotland) Act 2010, 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

In auditing the financial statements, we have concluded that the board'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 associations' ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

Other information

The Board of Management are 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 the knowledge and understanding of the Association and its environment obtained in the course of the audit, we have not identified material misstatements in the Board of Managements' Report.

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:

- The information given in the Report of the Board of Management is inconsistent with the Financial Statements;
- Proper books of accounts have not been kept by the Association in accordance with the requirements of the legislation;
- A satisfactory system of control over transactions has not been maintained by the Association in accordance with the requirement of the legislation;
- The financial statements are not in agreement with the books of accounts; or
- We have not received all the information and explanations necessary for the purposes of our audit.

We have nothing to report in respect of these matters.

Responsibilities of the Board of Management

As explained more fully in the Boards' Responsibilities Statement set out on page 12 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 determine 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 are 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 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.

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.

Explanation as to what extent the audit was considered capable of detecting irregularities including fraud

We identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures in response to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

In identifying and assessing the risks of material misstatements in respect of irregularities, including fraud and non-compliance with laws and regulations we considered the following:

- The nature of the association and the industry, control environment and business performance including performance targets; and
- Our enquiries of management about their identification and assessment of the risks of irregularities.

Based on our understanding of the company and the industry we identified that the principal risks of non-compliance with laws and regulations related to, but were not limited to;

- Regulations and legislation pertinent to the company's industry operations including compliance with the Scottish Housing Regulator; and
- UK tax legislation.

We considered the extent to which non-compliance might have a material impact on the financial statements. We also considered those laws and regulations which have a direct impact on the preparation of the financial statements, such as the Companies Act 2006. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of management override of controls), and determined that the principal risks were related to;

- Posting inappropriate journal entries; and
- Management bias in accounting estimates.

Audit response to the risks identified;

Our procedures to respond to the risks identified included the following:

- Gaining an understanding of the legal and regulatory framework applicable to the company and the industry in which it operates including the requirements of the Scottish Housing Regulator;

- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- Enquiring of management and legal advisors concerning actual and potential litigation and claims;
- Reviewing correspondence with HMRC; and
- In addressing the risk of fraud as a result of management override of controls, testing the appropriateness of journal entries and other adjustments' assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and, evaluating business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members, and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from events and transactions reflected in the financial statements, the less likely we would be to become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

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

Use of this report

This report is made solely to the Association's members, as a body, in accordance with the Co-operative and Communities 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.



Wylie & Bisset (Audit) Limited, Statutory Auditor
Chartered Accountants
168 Bath Street
Glasgow G2 4TP

Date:

15 August 2022

Report by the Auditor on Corporate Governance Matters to the Members of Fife Housing Association

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 through enquiry of certain members of the Management Committee and Officers of the Association and examination of relevant documents. 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 12 and 13 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 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 Controls appropriately reflects the Association's compliance with the information required by the relevant Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator in respect of internal financial controls.



Wylie & Bisset (Audit) Limited, Statutory Auditor

Date: 15 August 2022

Chartered Accountants
Statutory Auditor

168 Bath Street
Glasgow
G2 4TP

Financial Statements:

Group Statement of Comprehensive Income for the year ended 31 March 2022

		2022	2021
	Note	£	£
Turnover	2a	13,748,638	13,544,508
Less: Operating expenditure	2a	(9,871,033)	(8,941,500)
Operating surplus	7	3,877,605	4,603,000
(Loss) on disposal of fixed assets	12a	(22,147)	(14,372)
Interest receivable	9	-	-
Interest payable and financing costs	8	(1,224,337)	(1,223,125)
Revaluation of investment properties	13c	194,000	89,000
Surplus for the year before taxation		2,825,121	3,454,503
Taxation	10a	(67,730)	(72,963)
Surplus for the year after taxation		2,757,391	3,381,540
Actuarial gain/(loss) in respect of pension scheme	25	1,623,000	(363,000)
Fair value gain on property valuation	13c	-	-
Fair value loss on financial liabilities		-	-
Total comprehensive income for the year		4,380,391	3,018,540

The Group's turnover and expenses for the period relate wholly to continuing activities.

The notes on pages 29 to 61 form part of these financial statements.

Association Statement of Comprehensive Income for the year ended 31 March 2022

		2022	2021
	Note	£	£
Turnover	2b	13,419,587	13,235,765
Less: Operating expenditure	2b	(9,721,181)	(8,751,258)
Operating surplus	7	3,698,406	4,484,507
(Loss)/Gain on disposal of fixed assets	12b	(22,147)	(14,372)
Interest receivable	9	87,621	80,496
Interest payable and similar charges	8	(1,224,337)	(1,223,125)
Surplus for the year before taxation		2,539,543	3,327,506
Taxation	10b	(2,103)	(2,063)
Surplus for the year after taxation		2,537,440	3,325,443
Actuarial gain/(loss) in respect of pension scheme	25	1,623,000	(363,000)
Fair value gain on property valuation	13c	-	-
Fair value loss on financial liabilities		-	-
Total comprehensive income for the year		4,160,440	2,962,443

The Association's turnover and expenses for the period relate wholly to continuing activities.

The notes on pages 29 to 61 form part of these financial statements.

Group Statement of Financial Position as at 31 March 2022

		2022	2021
	Note	£	£
Fixed assets			
Housing properties	11	78,084,001	76,853,932
Loan Refinancing	27	1,140,278	862,641
Other fixed assets	14a	831,485	847,743
Investment properties	13c	5,695,000	5,385,000
Intangible fixed assets	13a	745,925	920,966
		86,496,689	84,870,282
Current assets			
Stock		135,751	123,798
Trade and other debtors	16a	1,611,759	826,365
Cash and cash equivalents		7,713,431	5,136,544
		9,460,941	6,086,707
Current liabilities			
Creditors: amounts falling due within one year	17	(2,213,126)	(2,123,399)
Net current assets		7,247,815	3,963,308
Total assets less current liabilities		93,744,504	88,833,590
Creditors: falling due after more than one year	18	(79,125,748)	(77,521,373)
Provision for liabilities			
Pension liability	25	(1,866,000)	(2,987,000)
Other provisions	21	(193,846)	(146,702)
Total net assets		12,558,910	8,178,515
Capital and reserves			
Share capital	22	101	97
Revenue reserve		2,890,510	(1,720,085)
Revaluation reserve		9,668,299	9,898,503
Total capital and reserves		12,558,910	8,178,515

The financial statements on pages 19 to 28 were approved by the Board of Management and authorised for issue on 15 August 2022 and were signed on its behalf by:

Sandra Stock **Chair**

Laurie Boles **Audit Committee Convener**

Derek William Banks **Secretary/Trustee**

The notes on pages 29 to 61 form part of these financial statements.

Association Statement of Financial Position as at 31 March 2022

		2022	2021
	Note	£	£
Fixed assets			
Housing properties	11	78,084,001	76,853,932
Loan Refinancing	27	1,140,278	862,641
Other fixed assets	14b	831,485	847,743
Investment properties	13d	130,000	130,000
Investment in subsidiary	13b	1	1
Intangible assets	13a	745,925	920,966
		80,931,690	79,615,283
Current assets			
Stock		135,751	123,798
Trade and other debtors	16a	1,619,237	834,841
Debtors : falling due after more than one year	16b	4,278,640	4,156,935
Cash and cash equivalents		7,416,408	4,922,234
		13,450,036	10,037,808
Current liabilities			
Creditors: amounts falling due within one year	17	(2,165,563)	(2,080,747)
Net current assets		11,284,473	7,957,061
Total assets less current liabilities		92,216,163	87,572,344
Creditors: falling due after more than one year	18	(79,125,748)	(77,521,373)
Provision for liabilities			
Pension liability	25	(1,866,000)	(2,987,000)
Total net assets / (liabilities)		11,224,415	7,063,971
Capital and reserves			
Share capital	22	101	97
Revenue reserve		1,556,015	(2,834,629)
Revaluation reserve		9,668,299	9,898,503
Total capital and reserves		11,224,415	7,063,971

The financial statements on pages 19 to 28 were approved by the Board of Management and authorised for issue on 15 August 2022 and were signed on its behalf by:

Sandra Stock Chair
Laurie Boles Audit Committee Convener
Derek William Banks Secretary/Trustee

The notes on pages 29 to 61 form part of these financial statements.

Group Statement of Changes in Reserves

	Share capital	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£	£
Balance at 1 April 2020	96	(4,968,829)	10,128,707	5,159,974
Surplus for the year	-	3,381,540	-	3,381,540
Actuarial gain in respect of pension scheme	-	(363,000)	-	(363,000)
Issued share capital	1	-	-	1
Redeemed share Capital	-	-	-	-
Transfer in Year	-	230,204	(230,204)	-
Balance as at 31 March 2021	97	(1,720,085)	9,898,503	8,178,515
Surplus for the year	-	2,757,391	-	2,757,391
Actuarial gain/(loss) in respect of pension scheme	-	1,623,000	-	1,623,000
Issued share capital	5	-	-	5
Redeemed share capital	(1)	-	-	(1)
Transfer in Year	-	230,204	(230,204)	-
Balance at 31 March 2022	101	2,890,510	9,668,299	12,558,910

Association Statement of Changes in Reserves

	Share capital	Income and expenditure reserve	Revaluation reserve	Total
	£	£	£	£
Balance at 1 April 2020	96	(6,027,276)	10,128,707	4,101,527
Surplus for the year	-	3,325,443	-	3,325,443
Actuarial gain in respect of pension scheme	-	(363,000)	-	(363,000)
Issued share capital	1	-	-	1
Redeemed share capital	-	-	-	-
Transfer in Year	-	230,204	(230,204)	-
Balance as at 31 March 2021	97	(2,834,629)	9,898,503	7,063,971
Surplus for the year	-	2,537,440	-	2,537,440
Actuarial loss in respect of pension scheme	-	1,623,000	-	1,623,000
Fair value gain on investment properties	-	-	-	-
Fair value (loss) on financial liabilities	-	-	-	-
Issued share capital	5	-	-	5
Redeemed share capital	(1)	-	-	(1)
Transfer in Year	-	230,204	(230,204)	-
Balance at 31 March 2022	101	1,556,015	9,668,299	11,224,415

Group Statement of Cash Flows for the year ended 31 March 2022

		2022	2021
	Notes	£	£
Operating activities			
Cash generated from operating activities	A	5,934,765	6,376,478
Income taxes paid		(20,586)	(2,063)
Net cash generated from operating activities		5,914,179	6,374,415
Cash flow used in investing activities			
Purchase of tangible and intangible fixed assets	11, 13, 14	(3,896,333)	(1,619,624)
Purchase of investment property		(116,000)	
Proceeds from sale of tangible fixed assets	12	48,500	2,350
Grants received		2,128,515	-
Interest received	9	-	-
Loan Refinancing		(277,637)	103,517
Loan Repayment		-	(3,245,142)
Net cash used in investing activities		(2,112,955)	(4,758,899)
Cash flow used in financing activities			
Interest paid		(1,224,337)	(921,491)
Net cash used in financing activities		(1,224,337)	(921,491)
Net increase/(decrease) in cash and cash equivalents		2,576,887	694,025
Cash and cash equivalents at beginning of year		5,136,544	4,442,519
Cash and cash equivalents at end of year		7,713,431	5,136,545

Group Statement of Cash Flows

A. Reconciliation of surplus to net cash generated from operations

		2022	2021
	Notes	£	£
Surplus for the year		2,757,391	3,381,544
Adjustments for non-cash items:			
Depreciation of fixed assets		2,511,028	2,503,887
Amortisation of intangible fixed assets		234,095	195,632
Revaluation and impairment of fixed assets		41,791	-
Fair value gains on investment properties		(194,000)	(89,000)
Movement in defined benefit pension		502,000	148,000
Impairment losses on fixed assets		-	(1,000)
(Loss)/Gain on disposal of tangible fixed assets	12a	26	(597)
Loss on disposal of other fixed assets	14a	(22,122)	-
Interest payable	8	1,224,337	1,223,125
Interest receivable	9	-	-
Taxation	10a	67,730	72,963
Deferred income amortisation	20	(524,139)	(524,139)
Operating cash flows before movements in working capital		6,642,381	6,910,415
Share capital (net receipts)		4	1
Decrease/(Increase) in trade and other debtors		(785,394)	78,578
(Increase) in stock		(11,953)	(83,550)
(Decrease)/Increase in trade and other creditors		89,727	(528,966)
Cash generated from operations		5,934,765	6,376,478

Association Statement of Cash Flows for the year ended 31 March 2022

		2022	2021
	Notes	£	£
Net cash generated from operating activities	B	5,629,948	6,226,323
Income Taxes Paid		(2,103)	(2,063)
Gift Aid		-	-
Net Cash Generated from Operating Activities		5,627,845	6,224,260
Cash flow used in investing activities			
Purchase of Tangible and Intangibles Fixed Assets	11,13,14	(3,896,333)	(1,619,624)
Proceeds from sale of tangible fixed assets	12b	48,500	2,350
Grants received		2,128,515	-
Interest received	9	87,621	80,496
Loan Refinancing		(277,637)	103,517
Loan Repayment		-	(3,245,142)
Net cash used in investing activities		(1,909,334)	(4,678,403)
Cash flow used in financing activities			
Interest paid		(1,224,337)	(921,491)
New secured loans		-	-
Net cash used in financing activities		(1,224,337)	(921,491)
Net increase/(decrease) in cash and cash equivalents		2,494,174	624,366
Cash and cash equivalents at beginning of year		4,922,234	4,297,868
Cash and cash equivalents at end of year		7,416,408	4,922,234

Association Statement of Cash Flows

B. Reconciliation of surplus to net cash generated from operations

		2022	2021
	Notes	£	£
Surplus for the year		2,537,440	3,325,442
Adjustments for non-cash items:			
Depreciation of tangible fixed assets		2,511,028	2,503,867
Impairment of intangible fixed assets		234,095	195,632
Revaluation and impairment of fixed assets		41,791	15,969
Movement in defined benefit pension		502,000	148,000
Impairment Losses on Fixed Assets		-	(1,000)
(Gain)/Loss on disposal of tangible fixed assets	12a	22,122	(597)
(Gain)/Loss on disposal of other fixed assets	14a	26	-
Interest receivable	9	(87,621)	(80,496)
Interest payable	8	1,224,337	1,223,125
Taxation	10	2,103	2,063
Deferred income amortisation	20	(524,139)	(524,139)
Operating cash flows before movements in working capital		6,463,182	6,807,866
Share capital (net receipts)		4	1
Increase/(Decrease) in trade and other debtors		(906,102)	71,755
(Decrease)/Increase in trade and other creditors		84,817	(569,749)
(Increase) in Stock		(11,953)	(83,550)
(Decrease) in provisions		-	-
Cash generated from operations		5,629,948	6,226,323

Notes to the Financial Statements

1. Accounting Policies

Legal status

Fife Housing Association Limited is registered in Scotland under the Co-operative and Community Benefit Societies Act 2014 No. 2476R(S) and is a registered Scottish charity No. SC025647. The Association is registered with the Scottish Housing Regulator under the Housing (Scotland) Act 2010 No. HAL295.

The address of the Company's registered office and principal place of business is 7 Pitreavie Court, Pitreavie Business Park, Dunfermline, Fife, KY11 8UU.

The Association's principal activities are set out in the Report of the Board of Management. The nature of the Associations operations is also provided in the Report of the Board of Management.

Fife Housing Association Limited is a Public Benefit Entity, whose liability is 'Limited by Shares'.

Basis of accounting

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

The financial statements are prepared in Sterling (£). Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared on the historical cost basis, except for the revaluation of certain properties and financial instruments. The principal accounting policies that have been applied consistently to all periods presented in these financial statements are set out below.

Basis of consolidation

The accounts consolidate the results and net assets of the Association's wholly owned subsidiary company, PACT Enterprises Limited (a company limited by shares and registered in Scotland – company number SC375254), using acquisition accounting. Profits or losses on intra-group transactions and intra-group balances are both eliminated in full.

Going Concern

The financial statements have been prepared on a going concern basis. The Board has assessed the Group and Association's ability to continue as a going concern by taking into account the financial position of the Association and the impact of any perceived weakness on viability and considered the results of the annual modelling exercise of the 30-year financial projections and sensitivity analysis, along with the availability of funding at affordable rates of interest.

Notes to the Financial Statements

1. Accounting Policies (continued...)

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

Critical accounting estimates and areas of judgement

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

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are included below:

- Useful lives of Housing Property – see Depreciation and Impairment
- Components of Housing Properties – see Depreciation and Impairment
- The measurement of the recoverable amount of assets for impairment reviews – see Depreciation and Impairment
- Recoverable amount of rent arrears and other debtors – see Financial Instruments
- Amortisation of Government Grants – see Government Grants

Tangible fixed assets – housing properties

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

Completed housing and shared ownership properties are stated at cost less accumulated depreciation and impairment losses except for properties which were acquired under a Large Scale Voluntary Transfer which have been revalued as at 1 April 2014. Under the transitional rules of FRS102 this became deemed cost at that date. The revaluation reserve relating to this revaluation is being amortised over 50 years.

Cost for all other properties includes the cost of acquiring land and buildings, and expenditure incurred during the development period.

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

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

Notes to the Financial Statements

1. Accounting Policies (continued...)

Shared ownership properties are split proportionally between fixed assets and current assets based on the element relating to expected first tranche sales. The first tranche proportion is classed as a current asset and related sales proceeds are included in turnover. The remaining element is classed as a fixed asset and included in housing properties at cost, less any provisions needed for depreciation or impairment. Where the first tranche has been sold prior to the acquisition of the properties, these are included in fixed assets only.

Depreciation of housing properties

Freehold land or assets under construction are not depreciated.

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

Component	Useful Economic Life
Land	Not applicable
Main structure	50 years
Roof	40 years
Render	35 years
Doors	30 years
Kitchen	15 years
Bathroom	30 years
Heating	18 years
Windows	30 years
Rewiring	40 years

The Stock Transfer Properties (LSVT) were acquired from Scottish Homes in 1997. It has been assumed that the short life value of components were "nil" or fully written down at the date of transfer due to the stock condition and reflected in the transfer price. The only components that were transferred with value were the land and main structure.

Turnover and revenue recognition

Turnover comprises rental and service charge income receivable in the period, other services provided at the invoice value (excluding VAT) and grants receivable in the period.

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

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

Revenue grants are receivable when the conditions for receipt of agreed grant funding have been met. Charges for support services funded under Supporting People are recognised as they fall due under the contractual arrangements with administering authorities.

Notes to the Financial Statements

1. Accounting Policies (continued...)

Government grants

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

Social Housing Grant (SHG) is received as a contribution towards the capital cost of a housing development and is recognised in line with the accrual method. The accrual model results in the grant being recognised in income over the expected useful life of the housing property structure and not land or short life components.

On disposal of an asset for which Government grant was received, if there is an obligation to repay the grant, then any unamortised grant remaining is derecognised as a liability and recognised as income. Where there is a requirement to repay the grant a liability is included in the Statement of Financial Position to recognise this obligation.

Other grants

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

It is the Association's policy to recognise Stage 3 Medical Adaptations Social Housing Grants (SHG) in the income and expenditure account as the performance conditions are met as adaptations tend to relate to a part component replacement rather than a full upgrade.

Investment properties

Investment properties (including properties held under an operating lease) consist of commercial properties and properties not held for social benefit. These properties are initially measured at cost and subsequently measured at fair value whilst a reliable measure of fair value is available without undue cost or effort. Changes in fair value are recognised in income and expenditure.

The Companies Act 2006 requires all properties to be depreciated. However, this requirement conflicts with the generally accepted accounting principle set out in FRS 102. The Board of Management consider that, because investment properties are not held for consumption, but for their investment potential, to depreciate them would not give a true and fair view.

If this departure from the Companies Act 2006 had not been made in order to give a true and fair view, the surplus/deficit for the financial year would have been reduced by depreciation. However the amount of depreciation cannot reasonably be quantified because depreciation is only one of many factors reflected in the annual valuation and the amount relating to the depreciation of the property cannot be separately identified.

Notes to the Financial Statements

1. Accounting Policies (continued...)

Capitalisation Policy

The Association capitalises all assets over £500, these could be depreciated at various rates as outlined in these policies.

Other tangible fixed assets

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

Computer and equipment	20%
Furniture, fittings and office equipment	10%
White goods supplied to investment properties	20%
Vehicles	20%

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

Intangible fixed assets (other than goodwill)

Intangible fixed assets are initially measured at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Intangible fixed assets are amortised to profit or loss on a straight-line basis over their useful lives as follows:

Computer software	20%
-------------------	-----

Impairments of fixed assets

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

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

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

Notes to the Financial Statements

1. Accounting Policies (continued...)

Borrowing costs

All borrowing costs for fixed assets are expensed as incurred.

Stocks

Stocks are valued at the lower of cost and net realisable value.

Taxation

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

The tax expense represents the sum of the current tax expense and deferred tax expense relating to the non-charitable activities. Current tax assets are recognised when tax paid exceeds the tax payable.

Current and deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or equity.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on the net basis or to realise the asset and settle the liability simultaneously.

Current tax is based on taxable profit for the year. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the reporting period.

Deferred tax

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date. Deferred tax is not discounted.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the reporting date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

Value Added Tax

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

Notes to the Financial Statements

1. Accounting Policies (continued...)

Deposits and liquid resources

Cash comprises cash in hand and deposits repayable on demand less overdrafts repayable on demand. Liquid resources are current asset investments that are disposable without curtailing or disrupting the business and are readily convertible into cash at, or close to, their carrying value.

The interest is charged to income and expenditure so as to produce a constant periodic rate of interest on the remaining balance of the liability.

Operating leases

All leases are operating leases and the annual rentals are charged to income and expenditure on a straight line basis over the lease term.

Employee benefits

The costs of short-term employee benefits are recognised as a liability and an expense.

Employees are entitled to carry forward up to five days of any unused holiday entitlement at the reporting date. The cost of any unused entitlement is recognised in the period in which the employee's services are received. The total at the end of each year is now included within creditors.

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

Retirement benefits

The Association participates in the Fife Council Superannuation Fund, which is a defined benefit pension scheme providing benefits based on final pensionable salary, the cost of providing benefits is determined using the projected unit credit method. From 1 April 2019 the scheme was closed to new employees, however they are able to contribute to a defined contribution scheme through National Employment Savings Trust (NEST).

Pension asset/Liability

The net defined benefit asset/liability represents the present value of the defined benefit obligation minus the fair value of plan assets out of which obligations are to be settled. Any asset resulting from this calculation is limited to the present value of available refunds or reductions in future contributions to the plan.

The rate used to discount the benefit obligations to their present value is based on market yields for high quality corporate bonds with terms and currencies consistent with those of the benefit obligations.

Gains or losses recognised in other comprehensive income are:

- Actuarial gains and losses; and
- The difference between the interest income on the plan assets and the actual return on the plan assets.

Notes to the Financial Statements

1. Accounting Policies (continued...)

Financial instruments

The Association has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102, in full, to all of its financial instruments. FRS 102 requires some financial instruments to be carried at fair value. Housing loans are classified as either basic or complex financial instruments. Loans that are classified as basic are measured at amortised cost.

The fair value of complex financial instruments were provided independently by the Bank of Scotland and were determined using valuation techniques that use primarily observable inputs such as short term rates futures, swap rates, implied volatilities and market credit spreads for similar credit worthiness instruments. Changes in fair value of financial instruments were taken to the Statement of Comprehensive Income.

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

Financial assets

Debtors

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

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

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

Financial liabilities

Trade creditors

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

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

Notes to the Financial Statements

1. Accounting Policies (continued...)

Borrowings

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

Provisions

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

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

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

				2022	2021
		Turnover	Operating Costs	Operating Surplus	Operating Surplus
		£	£	£	£
Affordable lettings/activities	(Note 3)	13,269,686	9,579,247	3,690,439	4,434,937
Other activities	(Note 4a)	478,952	291,786	187,166	168,071
Total		13,748,638	9,871,033	3,877,605	
Total 2020/21		13,544,508	8,941,500		4,603,008

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

				2022	2021
		Turnover	Operating Costs	Operating Surplus	Operating Surplus/Deficit
		£	£	£	£
Affordable lettings/activities	(Note 3)	13,269,686	9,579,247	3,690,439	4,434,934
Other activities	(Note 4b)	149,901	141,934	7,967	49,573
Total		13,419,587	9,721,181	3,698,406	
Total 2020/21		13,235,765	8,751,259		4,484,507

Notes to the Financial Statements

3. Particulars of income and expenditure from affordable lettings/activities – Group and Association

	General needs	Shared ownership housing	2022	2021
	£	£	£	£
Rent receivable net of service charges	12,626,099	11,471	12,637,570	12,456,770
Service charges receivable	127,449	11,791	139,240	125,573
Gross income from rents and service charges	12,753,548	23,262	12,776,810	12,582,343
Less rent losses from voids	(118,366)	-	(118,366)	(127,965)
Net income from rents and service charges	12,635,182	23,262	12,658,444	12,454,378
Grants released from deferred income	524,139	-	524,139	523,709
Grants from the Scottish Ministers	87,103	-	87,103	-
Other revenue grants	-	-	-	52,740
Total turnover from social letting activities	13,246,424	23,262	13,269,686	13,030,827
Management and maintenance administration costs	3,747,257	-	3,747,257	3,120,534
Service costs	84,643	8,007	92,650	72,759
Planned and cyclical maintenance including major repair costs	764,774	-	764,774	557,059
Reactive maintenance costs	2,396,836	3,259	2,400,095	2,169,120
Bad debts – rent and service charges	99,726	-	99,726	166,274
Impairment Provision	-	-	-	6,277
Depreciation of affordable let properties	2,470,480	4,265	2,474,745	2,503,867
Operating costs for social letting activities	9,563,716	15,531	9,579,247	8,595,890
Operating surplus from social lettings	3,682,708	7,731	3,690,439	4,434,937
Operating surplus from social lettings for previous year	4,419,372	15,565	4,434,937	

Notes to the Financial Statements

4a. Particulars of turnover, operating costs and operating surplus or deficit from other activities – Group

	Grants from Scottish Ministers	Other revenue grants	Supporting People income	Other income	Total turnover	Operating costs – bad debts	Other operating costs	2022	2021
								Operating surplus or (deficit)	Operating surplus or (deficit)
	£	£	£	£	£	£	£	£	£
Wider role activities undertaken to support the community, other than the provision, construction, improvement and management of housing	25,221	6,895	25,221	25,838	83,175	-	80,769	2,406	26,136
Investment property activities	-	-	-	14,500	14,500	-	-	14,500	14,500
Factoring	-	-	-	40,567	40,567	-	61,166	(20,599)	(2,524)
Contracted out activities for registered social landlords	-	-	-	-	-	-	-	-	-
Other agency/management services - PACT	-	-	-	329,051	329,051	5,927	143,923	179,201	118,497
Office land and buildings impairment	-	-	-	-	-	-	-	-	-
Other activities	-	-	-	11,659	11,659	-	-	11,659	11,462
Total from other activities	25,221	6,895	25,221	421,615	478,952	5,927	285,858	187,167	
Total from other activities - previous year	-	48,333	-	465,348	513,681	4,211	341,399		168,071

Notes to the Financial Statements

4b. Particulars of turnover, operating costs and operating surplus or deficit from other activities – Association

	2022							2021	
	Grants from Scottish Ministers £	Other revenue grants £	Supporting People income £	Other income £	Total turnover £	Operating costs – bad debts £	Other operating costs £	Operating surplus / (deficit) £	Operating surplus / (deficit) £
Wider role activities undertaken to support the community, other than the provision, construction, improvement and management of housing	25,221	6,895	25,221	25,838	83,175	-	80,768	2,407	26,136
Investment property activities	-	-	-	14,500	14,500	-	-	14,500	14,500
Factoring	-	-	-	40,567	40,567	-	61,166	(20,599)	(2,525)
Contracted out activities for registered social landlords	-	-	-	-	-	-	-	-	-
Office land and buildings impairment	-	-	-	-	-	-	-	-	-
Development impairment	-	-	-	-	-	-	-	-	-
Other activities	-	-	-	11,659	11,659	-	-	11,659	11,462
Total from other activities	25,221	6,895	25,221	92,564	149,901	-	141,934	7,967	
Total from other activities - previous year	-	48,333	-	156,605	204,938	-	155,365		49,573

Notes to the Financial Statements

5. Employee information

The average monthly number of persons, including key management personnel, employed during the period (Full Time Equivalent) was:	Group		Association	
	2022	2021	2022	2021
Office	39.4	41.0	39.4	41.0
Maintenance services	31.9	31.0	31.9	31.0
Total	71.3	72.0	71.3	72.0

	£	£	£	£
Office				
Wages and salaries	1,541,057	1,464,463	1,541,057	1,464,463
Redundancy costs	35,136	17,392	35,136	17,392
Social security costs	157,181	154,395	157,181	154,395
Pension costs (Note 25)	893,270	461,050	893,270	461,050
Adjustment to past / current service costs	-	-	-	-
Temporary employee costs	-	35,317	-	35,317
Sub-total	2,626,644	2,132,617	2,626,644	2,132,617
Maintenance Services Department				
Wages and salaries	831,180	782,849	831,180	782,849
Redundancy costs	-	-	-	-
Social security costs	94,435	91,392	94,435	91,392
Pension costs (Note 25)	174,104	167,690	174,104	167,690
Adjustment to past/current service costs	-	-	-	-
Temporary employee costs	30,415	-	30,415	-
Sub-total	1,130,134	1,041,931	1,130,134	1,041,931
Total				
Wages and salaries	2,372,237	2,247,312	2,372,237	2,247,312
Redundancy costs	35,136	17,392	35,136	17,392
Social security costs	251,616	245,787	251,616	245,787
Pension costs (Note 25)	1,067,374	628,740	1,067,374	628,740
Adjustment to past/current service costs	-	-	-	-
Temporary employee costs	30,415	35,317	30,415	35,317
Total employee costs	3,756,778	3,174,548	3,756,778	3,174,548

Notes to the Financial Statements

6. Key management personnel (Group and Association)

Key management personnel are defined as the members of the Board, the Chief Executive and senior management personnel.

The number of key management personnel who received emoluments (excluding employers' pension contributions) in excess of £60,000 during the reporting period fell within the following bands:

	2022	2021
	Number	Number
£60,000 - £70,000	-	-
£70,001 - £80,000	2	3
£80,001 - £90,000	1	-
£90,001 - £100,000	-	-
£100,000 - £110,000	1	1
	4	4
	£	£
Aggregate emoluments for the above key management personnel (excluding pension contributions)	329,344	332,880
The emoluments of the Chief Executive (excluding pension contributions)	104,069	103,242
Pension Contributions of the Chief Executive	28,134	27,388
Aggregate pension contributions in relation to the above key management personnel	88,174	87,481

Total expenses paid to Board members during the year was £153 (2020 - £Nil).

Notes to the Financial Statements

7. Operating surplus

	Group		Association	
	2022	2021	2022	2021
	£	£	£	£
Operating surplus is stated after charging:				
Depreciation of housing properties (note 11)	2,474,745	2,503,866	2,474,745	2,503,866
Depreciation of other assets (note 14)	36,283	38,280	36,283	38,260
Amortisation of intangible assets (note 13a)	234,095	195,632	234,095	195,632
Auditor's remuneration in their capacity as auditors	18,371	18,050	12,797	12,669
Auditor's remuneration in respect of other services	2,848	2,918	942	953
Operating lease rentals	175,270	170,404	175,270	170,404

8. Interest payable and similar charges

	Group		Association	
	2022	2021	2022	2021
	£	£	£	£
Interest arising on:				
Long term bank loan	1,158,184	1,161,125	1,158,184	1,161,125
Other interest payable	66,153	62,000	66,153	62,000
Total	1,224,337	1,223,125	1,224,337	1,223,125

9. Interest receivable and other income

	Group		Association	
	2022	2021	2022	2021
	£	£	£	£
Interest arising on:				
Group Interest	-	-	87,621	80,496
Other interest receivable	-	-	-	-
Total	-	-	87,621	80,496

Notes to the Financial Statements

10a. Taxation - Group

Tax on surplus on ordinary activities

	2022	2021
	£	£
Analysis of charge in period		
Current Tax		
UK Corporation tax	20,586	12,504
Total current tax charge	20,586	12,504
Deferred Tax		
Timing differences, origination and reversal (note 21)	47,144	60,459
Tax on profit on ordinary activities	67,730	72,963

	2022	2021
	£	£
Reconciliation of tax charge		
Surplus for the year before taxation	2,825,122	3,454,506
Tax on surplus at standard rate of corporation tax of 19%	536,772	656,356
Association deficit/(surplus) not subject to tax	(480,410)	(630,163)
Income not subject to tax	(36,860)	(16,910)
Chargeable gains	47,144	60,459
Other items not allowable for taxation	1,084	3,221
Adjustments in respect of previous periods	-	-
Adjustments for different rates of taxation on deferred tax	-	-
Tax charge for the year	67,730	72,963

Notes to the Financial Statements

10b. Taxation - Association

Tax on surplus on ordinary activities

	2022	2021
	£	£
Analysis of charge in period		
Current Tax		
UK Corporation tax	2,103	2,063
Total current tax charge	2,103	2,063
Deferred Tax		
Timing differences, origination and reversal (note 21)	-	-
Tax on profit on ordinary activities	2,103	2,063

	2022	2021
	£	£
Reconciliation of tax charge		
Surplus for the year before taxation	2,539,542	3,327,505
Tax on surplus at standard rate of corporation tax of 19%	482,513	632,226
Association deficit/(surplus) not subject to tax	(480,410)	(630,163)
Income not subject to tax	-	-
Chargeable gains	-	-
Other items not allowable for taxation	-	-
Adjustments in respect of previous periods	-	-
Adjustments for different rates of taxation on deferred tax	-	-
Tax charge for the year	2,103	2,063

Notes to the Financial Statements

11. Housing properties - Group and Association

	Housing Properties Held for Letting	Housing Stock Under Development	Shared Ownership	Total
	£	£	£	£
Cost or valuation				
At 1 April 2021	106,457,942	271,785	273,145	107,002,872
Additions	1,537,647	2,201,205	-	3,738,852
Assets Under Construction	36,586			36,586
Disposals	(115,914)	-	(44,438)	(160,352)
Transfers to Housing Properties Held for Letting	-	-	-	-
As at 31 March 2022	107,916,261	2,472,990	228,707	110,617,958
Depreciation				
As at 1 April 2021	(30,055,373)	-	(93,569)	(30,148,942)
Depreciation charged in year	(2,470,480)	-	(4,265)	(2,474,745)
Disposals	73,718	-	16,012	89,730
As at 31 March 2022	(32,452,135)	-	(81,822)	(32,533,957)
Net Book Value as at 31 March 2022	75,464,126	2,472,990	146,785	78,084,001
Net Book Value as at 31 March 2021	76,402,571	271,785	179,576	76,853,932

Major repairs in the year amounted to £2,088,928 (2021: £1,646,070). Of the total, £1,574,233 (2021: £1,139,385) was capitalised and related to the replacement of components with enhancements of £nil (2021: £nil). The remaining £514,696 (2021: £506,685) was charged to the statement of comprehensive income.

The total cost of land included above is £17,245,972 (2021: £17,249,831).

Notes to the Financial Statements

12a. Gain on disposal of assets - Group

	Right to Buy Sales	Other fixed assets	Land	Housing properties	Total 2022	Total 2021
	£	£	£	£	£	£
Proceeds	-	-	6472	41,203	47,675	2,350
Expenses	-	-	112	712	824	(241)
Cost of sale	-	-	-	-	-	-
Abortive costs	-	-	-	-	-	-
Disposals	-	(26)	(3,859)	(66,761)	(70,646)	(16,481)
Gain on disposal of assets	-	(26)	2,725	(24,846)	(22,147)	(14,372)

12b. Gain on disposal of assets - Association

	Right to Buy Sales	Other fixed assets	Land	Housing properties	Total 2022	Total 2021
	£	£	£	£	£	£
Proceeds	-	-	6,472	41,203	47,675	2,350
Expenses	-	-	112	712	824	(241)
Cost of sale	-	-	-	-	-	-
Abortive costs	-	-	-	-	-	-
Disposals	-	(26)	(3,859)	(66,761)	(70,646)	(16,481)
Gain on disposal of assets	-	(26)	2,725	(24,846)	(22,147)	(14,372)

Notes to the Financial Statements

13a. Intangible fixed assets - Group and Association

	Total
	£
Cost	
As at 1 April 2021	1,219,503
Additions	59,055
Disposals	-
Transfers to Fixed Assets	-
As at 31 March 2022	1,278,558
Amortisation	
As at 1 April 2021	298,537
Charge for year	234,095
Disposals	-
Transfers to Fixed Assets	-
As at 31 March 2022	532,632
Net Book Value as at 31 March 2022	745,926
Net Book Value as at 31 March 2021	920,966

13b. Fixed asset investments in Subsidiary - Association only

	2022	2021
	£	£
Cost		
PACT Enterprises Limited	1	1

Details of the investments in which the Association holds more than 10% of the nominal value of any class of share capital are as follows:

Name of Company	Country of Registration or Incorporation	Date of Incorporation	Proportion of Voting Rights	Nature of Business
Subsidiary undertakings				
PACT Enterprises Limited	Scotland	March 2010	100%	Property investment, management and maintenance.

Notes to the Financial Statements

13c. Fixed assets - investment properties - Group

	Investment properties	Shared equity	Commercial property	Total
	£	£	£	£
As at 1 April 2021	5,255,000	-	130,000	5,385,000
Additions	116,000	-	-	116,000
Revaluation	194,000	-	-	194,000
Transferred from current assets	-	-	-	-
Disposals	-	-	-	-
As at 31 March 2022	5,565,000	-	130,000	5,695,000
As at 31 March 2021	5,255,000	-	130,000	5,385,000

A desktop valuation was carried out by Allied Surveyors Scotland plc, an external valuer, of the investment properties on 31 March 2022. A valuation was carried out by J & E Shepherd, an external valuer, of the commercial property on 31 March 2022. The basis of the valuations is Open-Market Value with the assumption of vacant possession.

13d. Fixed assets - investment properties – Association

	Commercial Property
	£
As at 1 April 2021	130,000
Additions	-
Revaluation	-
Transferred from current assets	-
Disposals	-
As at 31 March 2022	130,000
As at 31 March 2021	130,000

A desktop valuation was carried out by J & E Shepherd, an external valuer, as at 31 March 2022. The basis of the valuation is Open-Market Value with the assumption of vacant possession.

Notes to the Financial Statements

14a. Tangible fixed assets - other – Group

	Office land and Buildings Leasehold	Computer Hardware	Furniture and fittings	Vehicles	Total
	£	£	£	£	£
As at 1 April 2021	706,205	194,719	149,081	13,634	1,063,639
Additions	10,586	48,764	2,491	-	61,841
Disposals	-	(58,250)	(2,148)	-	(60,398)
WIP Released to SOCI	(41,791)	-			(41,791)
As at 31 March 2022	675,000	185,233	149,424	13,634	1,023,291
As at 1 April 2021	-	130,707	73,171	12,017	215,895
Charge for year	-	23,141	12,657	485	36,283
Disposals	-	(58,250)	(2,122)	-	(60,373)
As at 31 March 2022	-	95,598	83,706	12,502	191,806
Net Book Value as at 31 March 2022	675,000	89,635	65,718	1,132	831,485
Net Book Value as at 31 March 2021	706,205	64,012	75,909	1,617	847,743

On 31 March 2022, J & E Shepherd, an external valuer, valued the Group's offices at Pitreavie Court at £675,000 on a market value basis. If the property had not been revalued it would have been included at a net book value of £773,714 (2021: £796,709).

Notes to the Financial Statements

14b. Tangible fixed assets - other - Association

	Office land and Buildings Leasehold	Computer Hardware	Furniture and fittings	Vehicles	Total
	£	£	£	£	£
As at 1 April 2021	706,205	194,719	143,349	13,634	1,057,907
Additions	10,586	48,764	2,491	-	61,841
Disposals	-	(58,250)	(622)	-	(58,872)
WIP Released to SOCI	(41,791)	-	-	-	(41,791)
As at 31 March 2022	675,000	185,233	145,218	13,634	1,019,085
As at 1 April 2021	-	130,707	67,440	12,017	210,164
Charge for year	-	23,141	12,657	485	36,283
Disposals	-	(58,250)	(597)	-	(58,847)
As at 31 March 2022	-	95,598	79,500	12,502	187,600
Net Book Value as at 31 March 2022	675,000	89,635	65,718	1,132	831,485
Net Book Value as at 31 March 2021	706,205	64,012	75,909	1,617	847,743

On 31 March 2022, Shepherd Commercial, an external valuer, valued the Group's offices at Pitreavie Court at £675,000 on a market value basis. If the property had not been revalued it would have been included at a net book value of £773,714 (2021: £796,709).

Notes to the Financial Statements

15. Housing Stock

	Group		Association	
	2022	2021	2022	2021
Opening stock	2,545	2,542	2,493	2,493
Units Acquired during year	2	3	1	0
Units (Sold) during year	(1)	-	(1)	-
Closing stock	2,546	2,545	2,493	2,493
Split:				
Wholly owned and managed	2,527	2,525	2,474	2,473
Shared ownership units	4	5	4	5
Units managed but not owed	15	15	15	15
Total Units	2,546	2,545	2,493	2,493

16a. Debtors

	Group		Association	
	2022	2021	2022	2021
	£	£	£	£
Amounts falling due within one year:				
Rent and service charge receivable	374,890	387,236	366,197	377,571
Less: Bad debt provision - rent	(86,055)	(96,285)	(80,448)	(93,307)
Net rental debtors	288,835	290,951	285,749	284,264
Prepayments and accrued income	403,236	374,698	400,999	373,040
Intercompany debtors	-	-	12,965	17,322
Other debtors	166,380	233,927	163,060	230,228
Less: Bad debt provision – non-rent	(119,049)	(103,787)	(115,893)	(100,589)
Corporation tax receivable	-	-	-	-
Grants receivable	872,357	30,576	872,357	30,576
Total	1,611,759	826,365	1,619,237	834,841

Notes to the Financial Statements

16b. Debtors	Group		Association	
	2022	2021	2022	2021
	£	£	£	£
Amounts falling due after more than one year:				
Intercompany loan to Subsidiary	-	-	4,278,640	4,156,935
Total	-	-	4,278,640	4,156,935

The Intercompany loan is an approved facility of £5million of which £4.279 million has been drawn down. The loan is fully repayable by March 2047. Interest is charged at 2.0559% in the current financial year

17. Creditors: Amounts falling due within one year

	Group		Association	
	2022	2021	2022	2021
	£	£	£	£
Loan interest payable	117,098	172,581	117,098	172,581
Accruals and deferred income	185,829	222,057	168,777	211,770
Holiday pay	76,110	80,708	76,110	80,708
Rent in advance	617,095	571,541	610,785	565,733
Trade creditors	433,310	369,283	428,101	353,675
Taxation and social security	119,171	123,663	119,171	123,663
Corporation tax	20,587	12,505	2,103	2,063
Intercompany creditors	-	-	43	43
Other creditors	119,787	46,922	119,236	46,372
Deferred capital grants (note 20)	524,139	524,139	524,139	524,139
Total	2,213,126	2,123,399	2,165,563	2,080,747

Notes to the Financial Statements

18. Creditors: Amounts falling due after more than one year

Loans are secured by specific charges on the Association properties and are repayable at fixed and varying rates of interest.

	Group		Association	
	2022	2021	2022	2021
	£	£	£	£
Housing Loans				
Fixed rate	45,000,000	45,000,000	45,000,000	45,000,000
Callable swap	-	-	-	-
RPI swap	-	-	-	-
Callable swap	-	-	-	-
Variable facility B	10,000,000	10,000,000	10,000,000	10,000,000
Fair Value Adjustment for Financial Instruments	-	-	-	-
Deferred capital grant (note 20)	24,125,748	22,521,373	24,125,748	22,521,373
Total	79,125,748	77,521,373	79,125,748	77,521,373

19. Analysis of duration of loans

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

	Group		Association	
	2022	2021	2022	2021
	£	£	£	£
Due within one year	-	-	-	-
Due within one and two years	-	-	-	-
Due within two and five years	-	-	-	-
Due after five years	55,000,000	55,000,000	55,000,000	55,000,000
Total	55,000,000	55,000,000	55,000,000	55,000,000

Notes to the Financial Statements

20. Deferred capital grant

	Group		Association	
	2022	2021	2022	2021
	£	£	£	£
As at 1 April 2021	23,045,513	23,299,459	23,045,513	23,299,459
Grant received in the year	2,128,513	269,763	2,128,513	269,763
Capital grant written off on disposal	-	-	-	-
Capital grant released in the year	(524,139)	(523,709)	(524,139)	(523,709)
At 31 March 2022	24,649,887	23,045,513	24,649,887	23,045,513
Amounts to be released within one year	524,139	524,139	524,139	524,139
Amounts to be released in more than one year	24,125,748	22,521,373	24,125,748	22,521,373
Total	24,649,887	23,045,513	24,649,887	23,045,513

21. Provisions - Group

	Deferred Tax
	£
As at 1 April 2021	146,702
Utilised in the year	-
Additional provision in the year	47,144
Transferred to creditors in the year	-
As at 31 March 2022	193,846

22. Called up share capital - Group and Association

	2022	2021
	£	£
Allotted, issued and fully paid at 1 April 2021	97	96
Issued in period	5	1
Redeemed in period	(1)	-
At 31 March 2022	101	97

Each member of the Association holds one share of £1 in the Association. These shares carry no rights to dividend or distributions on winding-up. When a shareholder ceases to be a member the £1 paid becomes the property of the Association.

Members are eligible to stand for election to the Board of Management and can vote for candidates at the Annual General Meeting.

Notes to the Financial Statements

23. Capital Commitments - Group and Association

At 31 March 2022 commitments outstanding were as follows:

	Group		Association	
	2022	2021	2022	2021
Authorised and contracted for	£	£	£	£
Planned maintenance	81,000	210,288	81,000	210,288
Developments	4,343,596	-	4,343,596	-
ICT Project	1,932	-	1,932	-
Total authorised and contracted for	4,426,528	210,288	4,426,528	210,288

The Association has sufficient finance available to fund the development and planned maintenance contracted for from existing cash availability.

Capital commitments post balance sheet date were as follows:

	Group		Association	
	2022	2021	2022	2021
Authorised and contracted for	£	£	£	£
Planned Maintenance	543,190	-	543,190	-
ICT Projects	13,332	43,216	13,332	43,216

24. Lease obligations - Group and Association

The total commitment under non-cancellable operating leases is as follows:

	2022		2021	
	Land and buildings	Other operating leases	Land and buildings	Other operating leases
	£	£	£	£
Lease obligations:				
Within one year	39,882	116,734	37,413	135,255
Between one and five years	13,294	61,331	49,884	174,873
After five years	-	-	-	-
Total lease obligations	53,176	178,065	87,297	310,128

Notes to the Financial Statements

25. Pensions - Group and Association

The Association is an admitted body to the Fife Council Superannuation Fund which is a defined benefit pension scheme providing benefits based on final pensionable salary. Contributions to the fund are determined by the scheme's actuary based on the last formal valuation at 31 March 2014 and are charged to the Income and Expenditure Account as they are incurred as required under FRS102, section 28. The pension costs for the period were £893,270 (2021 - £461,050).

The fund is actuarially valued on a triennial basis with the most recent being at 31 March 2020. Fife Council Superannuation Fund benefits are linked to price inflation and salary inflation and the real discount rate applied to changes in assumptions on liabilities.

The real discount rate in 2022 was 2.7% compared to 2.05% as at 31 March 2021. A higher real discount rate leads to a lower value being placed on the liabilities and asset returns have been higher than expected.

The actuary-recommended employer's contribution rates is 28.2% of employees' pensionable payments for the year to 31 March 2022.

Assumptions

The principal assumptions used by the independent qualified actuary in updating the most recent valuation to 31 March 2022 for FRS102, section 28 purposes were:

Valuations

	2022	2021	2020	2019	2018	2017	2016
	%	%	%	%	%	%	%
Discount rate	2.7	2.05	2.45	2.6	2.7	2.6	3.5
Consumer Price / Retail Price Inflation	3.2	2.80	1.95	2.4	1.0	1.0	2.2
Rate of increase - pensions in payment	3.2	2.80	1.95	2.4	2.4	2.4	2.2
Salary increases*	3.7	2.35	2.00	2.9	2.9	2.82	3.3

* Salary increases are assumed to be 3.7% until 31 March 2023 and reverting to the long-term assumption thereafter.

The expected rate of return and the assets in the scheme at 31 March 2022 were:

	2022		2021	
	Long term rate of return	% split of assets	Long term rate of return	% split of assets
Equities	6.3%	63%	29.7%	66%
Bonds	6.3%	25%	29.7%	23%
Property	6.3%	7%	29.7%	6%
Cash	6.3%	5%	29.7%	5%

The above asset values at 31 March 2022 are at bid value as required under FRS102, Section 28.

Notes to the Financial Statements

25. Pensions - Group and Association (continued...)

Mortality

The actuary has assumed that life expectancy will continue to increase in future years which has an adverse effect on the funding position of the pension scheme. The average future life expectancies at age 65 are summarised below:

	Males	Females
Current pensioners	20.1 years	22.9 years
Future pensioners	21.2 years	24.9 years

Statement of Financial Position

	31 March 2022	31 March 2021
	£'000	£'000
Fair Value of Employer Assets	21,199	19,629
Present Value of Funded Liabilities	(23,065)	(22,616)
Net liability	(1,866)	(2,987)

Analysis of the amount charged to operating surplus

	2022	2021
	£'000	£'000
Current service cost	938	638
Past service cost	87	(8)
Total operating charge	1,025	630

Analysis of the amount debited to other finance costs

	2022	2021
	£'000	£'000
Expected return on pension scheme assets	(405)	(362)
Interest on pension scheme liabilities	471	424
Net return	66	62

Notes to the Financial Statements

25. Pensions - Group and Association (continued...)

Reconciliation of defined benefit obligation

	31 March 2022	31 March 2021
	£'000	£'000
Opening defined benefit obligation	22,616	17,127
Current service cost	938	630
Interest cost	471	424
Contributions by members	126	131
Actuarial (losses) / gains	(782)	4,692
Past service costs	87	-
Impact of settlements and curtailments	-	-
Estimated benefits paid	(391)	(388)
Closing defined benefit obligation	23,065	22,616

Reconciliation of fair value of employer assets

	31 March 2022	31 March 2021
	£'000	£'000
Opening fair value of employer assets	19,629	14,651
Expected return on assets	405	362
Contributions by members	126	131
Contributions by employer	589	544
Actuarial (losses) / gains	841	4,329
Benefits paid	(391)	(388)
Closing fair value of employer assets	21,199	19,629

Amount recognised in Statement of Comprehensive Income

	2022	2021	2020	2019	2018
	£'000	£'000	£'000	£'000	£'000
Actual return less expected return on pension scheme assets	841	4,329	(881)	640	(157)
Change in assumptions underlying the present value of scheme liabilities	782	(4,692)	2,290	(421)	736
Actuarial gains / (losses)	1,623	(363)	1,409	219	579
Increase/decrease in irrecoverable surplus from membership fall and other factors	-	-	-	-	-
Actuarial gains / (losses) recognised in OCI	1,623	(363)	1,409	219	579
Cumulative actuarial (losses)	187	(1,436)	(1,073)	(2,482)	(2,701)

Notes to the Financial Statements

25. Pensions - Group and Association (continued...)

History of gains and losses

	2022	2021	2020	2019	2018
	£	£	£	£	£
Fair value of employer assets	21,199	19,629	14,651	14,897	13,664
Present value of defined benefit obligations	(23,065)	(22,616)	(17,127)	(18,458)	(17,081)
Deficit	(1,866)	(2,987)	(2,476)	(3,561)	(3,417)
Experience gains/(losses) on assets	841	4,329	(881)	640	(157)
Experience losses/(gains) on liabilities	55	94	88	0	220

26. Related parties - Group and Association

The tenants who sit on the Board of Management have entered into a tenancy on the Association's normal terms and conditions and they gain no advantage from their involvement on the Board. Transactions with the Association are undertaken on standard terms applicable to all tenants. No member of the Board can influence the decision-making process to their own advantage.

The tenant Board of Management members' rent account was in clear with a balance of £Nil at the year-end 31 March 2022.

Fife Housing Association has agreed to make available to PACT Enterprises Limited a loan facility of £5m and to date the Subsidiary has drawn down £4,278,640. Interest is charged 2.0559%.

A Service Level Agreement exists between Fife Housing Association and PACT Enterprises Limited dated May 2017.

Fife Housing Association has levied fees for the following amounts to PACT Enterprises during the period 1 April 2020 to 31 March 2022:

	2022	2021
	£	£
Colleague and overhead costs for services provided to PACT Enterprises Limited	54,436	54,185
Repairs carried out by Fife HA on behalf of PACT Enterprises Limited	14,395	15,671
Interest receivable on intercompany loan	87,621	80,496

The balance outstanding from PACT Enterprises at 31 March 2022 was £12,922 (2021 - £17,279). This figure is net of £43 due from Fife Housing Association to PACT. Payments totalling £160,187 (2021 - £162,064) towards the balance outstanding at 31 March 2022 were made during the year.

27. Loan Refinancing

The Group executed new loan arrangements on 31 July 2019 for £65m, the funds have been used to repay previous loans and cancel hedging arrangements removing the inherent risk of these types of financial instruments. The reduction in the interest payable will further support the growth and development of the Group.

Notes to the Financial Statements

27. Loan Refinancing (continued...)

The cost of the refinancing will be amortised over the loan period (10 years) with charges being reported within the Statement of Comprehensive Income, with the balance reported as a fixed asset.

The Group restructured the refinanced loan arrangements in November 2021 increasing the loan term to twenty five years for £45m and reducing the revolving credit facility to £10m giving a total loan agreement of £55m. The cost of the refinancing will be amortised over the loan period (25 years) with charges being reported within the Statement of Comprehensive Income, with the balance reported as a fixed asset.

