



Alexander Sloan
Accountants and Business Advisers

Glasgow West Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2023

Registered Social Landlord No. HEP126

FCA Reference No. 1955R(S)

Scottish Charity No. SC001667

GLASGOW WEST HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

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GLASGOW WEST HOUSING ASSOCIATION LIMITED

MANAGEMENT COMMITTEE, EXECUTIVE AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2023

MANAGEMENT COMMITTEE

Joginder Makar
Yushin Toda
Joe Heaney
Dolina MacNeill
Anne Campbell
Isobel Gracie

Treasurer

Chairperson – Resigned 10/01/23
Secretary

Chairperson from 24/01/23
Vice Chair to 23/01/23

Anila Ali
Billy Robertson
Nicola Adams
Amy Robertson
Steve Bruce
Rowan Evenstar

Vice Chair from 24/01/23

Co-opted 28/02/2023

EXECUTIVE OFFICERS

Elaine Travers
Iain Nicholl
Jennifer Barrow
Nicola Stobie
Daniel Wedge

Chief Executive
Corporate Director
Services Director
Servs Dir – End of Temp Contract 6/1/23
Technical Director

REGISTERED OFFICE

5 Royal Crescent
Glasgow
G3 7SL

EXTERNAL AUDITORS

Alexander Sloan
Accountants and Business Advisers
180 St Vincent Street
Glasgow
G2 5SG

INTERNAL AUDITORS

Quinn Internal Audit Services Ltd
55 Lady Place
Livingston
EH54 6TB

BANKERS

Virgin Money
326 Byres road
Glasgow
G12 8AN

SOLICITORS

TC Young
7 West George Street
Glasgow
G2 1BA

GLASGOW WEST HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2023

The Management Committee presents its report and the financial statements for the year ended 31 March 2023.

Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No. 1955R(S)), the Scottish Housing Regulator as a registered social landlord (No. HEP126) under the Housing (Scotland) Act 2010 and as is a registered Scottish Charity with the charity number SC001667.

Principal Activities

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

Review of Business and Future Developments

Could anyone have predicated a year quite like 2022/23! A reality of moving from *learning to live with covid*, to battling the worst cost of living crisis our country has faced in decades: soaring utility and food costs stretching household incomes to breaking point; and for our operations, budgets at times bearing the full brunt of unprecedented market conditions, and pressures on our service delivery from the rising cost and constrained availability of materials and labour. Within this particularly challenging backdrop, the focus of this last year has been in supporting the most vulnerable in our communities to sustain their tenancies, alongside driving forward, at an appropriate pace, our ambitious investment programme and corporate objectives. Looking ahead to our 50th anniversary in 2028, the Management Committee also took the opportunity to fully review our Corporate Strategy, and with input from staff, and from tenants through our comprehensive *Future Services Survey*; we are confident that our 5-year plan towards our vision of *shaping thriving communities* is ambitious, and crucially, is reflective of our tenants' needs, priorities and aspirations. For 2023/24 the immediate focus is on repairs and customer services, and the delivery of delayed investment works.

Members of the Management Committee are satisfied with the continued steady performance and state of affairs. Net assets stand at £39.4m and the surplus for the year has been transferred to designated reserves to fund the Major Repairs programme. Key assumptions in preparing the 30-year cashflow reflect the current economic climate, and demonstrate a strong cash position with scope for the self-funding of elements of the pipeline development projects, and capacity to fund capital investment as identified in the recent, externally validated, life cycle costing (LCC) exercise "*a genuine assessment of the necessary investment that is required over the timeframe*", "*providing a solid basis for projecting future cashflow*". Our asset base has been enhanced with the year-end acquisition of four self-contained properties supported by the Local Authority Affordable Housing Supply Programme; and, with the imminent completion (in the summer of 2023) of our Dover Street new build development, will increase by a further 55 self-contained units for social rent, and a ground floor commercial unit for lease.

Separately, with confirmed Local Authority funding, and planning approval, the Corunna Street and Burnbank House projects will commence on site this year, and together will provide 39 homes for social rent by 2025. For Glasgow West, with very few development opportunities in our area, and with hundreds of new housing applications each year, the importance of these projects in helping alleviate the most severe housing pressures is significant for our communities.

GLASGOW WEST HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2023

Review of Business and Future Developments (Contd.)

As a social housing provider, keeping rents affordable is a key objective for our organisation, and achieving a balance this year with our projected costs has been the most difficult for our Management Committee in our recent history. After much deliberation, and reflecting on concerns expressed by tenants in the annual rent review consultation, a pared-back rent increase from 5% to 3.75% was agreed for 2023/24, which, alongside suspension of our rent restructuring programme, delivered one of the lowest rent increases in Scotland, and Glasgow West's third consecutive below-inflation average rent increase. Management Committee Members are assured that this was the right decision at this time to help mitigate the impact on household incomes, albeit it was accompanied by a clear message for tenants that this ground must be recovered in future years to ensure our services and our properties are protected for future generations. An aligned commitment from Glasgow West to deliver efficiencies through rigorous procurement processes; and to eliminate waste and duplication through enhanced data management systems and refined procedures is embedded.

Performance in our other core business areas of rent collection, void rent loss and relet times, all unavoidably impacted by two years of covid restrictions, has now moved to a recovery phase, as evidenced in improved year-end performance. Complex issues with the response repairs service remain, and plans are progressing for reprocurement of this service to address the declining levels of service satisfaction, and the associated operational challenges.

Regular contact has been maintained with service users over the year; offering advice, support and assistance; as well as providing up to date information through our newsletters, website and social media channels. With the relaxation of covid restrictions, visits to our older tenants have been reinstated, and accessibility to Conferences and Consultative Forums has been enhanced through hybrid platforms.

In asset management services, £1.16m has been invested in delivering 57% compliance with the Scottish Housing Quality Standard (SHQS) (from 12% in 2021/22); and 95% compliance with the aligned Fire Safety (Scotland) Regulations 2021. A further £29m in capital projects is planned for the next 5-years, the sequencing of which will be informed by the LCC asset management plan, and will optimise regulatory and legislative compliance. For 2023/24, a total of £5.5m will be invested in projects including an accelerated kitchen and bathroom programme, stonework repairs, and a pilot project replacing external wall insulation; as well as concluding the works to resolve the inherited health and safety issues at our St Vincent Terrace development. Net zero targets are also on our radar, with feasibility projects anticipated this year with support from Scottish Government funding. With these planned projects SHQS compliance is expected to increase by a further 27% to 84% by the end of March 2024, as we continue to push forward our recovery towards our traditionally strong performance in this area.

Within our Management Committee there is a healthy balance of skills and experience, and the now embedded hybrid meeting format has been beneficial in optimising attendance and in widening accessibility for Members; ensuring robust governance arrangements and progress of the scheduled business. We are always keen to encourage new members to strengthen our governance and we are optimistic that participants of our successful Committee Training Forum will stand for election at this year's Annual General Meeting. A "compliant" regulatory status has been secured for 2023/24, with engagement focussed on the progression of the health and safety works at our St Vincent Terrace development.

GLASGOW WEST HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2023

Review of Business and Future Developments (Contd.)

Another challenging and successful year is attributed to ongoing stakeholder engagement, the commitment of our Management Committee, and the well-led, highly competent and service driven staff. Whilst we undoubtedly have many challenges ahead, there are also great opportunities for us to work together with our many stakeholders to make a difference in this next chapter in our journey towards our vision of *shaping thriving communities*.

Management Committee and Executive Officers

The members of the Management Committee and the Executive officers are listed on page 1.

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

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

Statement of Management Committee's Responsibilities

The Co-operative and Community Benefit Societies Act 2014 requires the Management Committee to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the Association and of the surplus or deficit of the Association for that period. In preparing those financial statements the Management Committee is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in business; and
- prepare a statement on internal financial control.

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

Going Concern

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

GLASGOW WEST HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2023

Statement on Internal Financial Control

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

- the reliability of financial information used within the Association, or for publication;
- the maintenance of proper accounting records;
- the safeguarding of assets against unauthorised use or disposition.

It is the Management Committee's responsibility to establish and maintain systems of internal financial control. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. Key elements of the Association's systems include ensuring that:

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

The Management Committee has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year end 31 March 2023. No weaknesses were found in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

Disclosure of Information to the Auditor

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

Auditor

A resolution to reappoint the Auditors, Alexander Sloan, Accountants and Business Advisers, will be proposed at the Annual General Meeting.

Dolina MacNeill
Secretary
13 June 2023

A [REDACTED]

GLASGOW HOUSING ASSOCIATION LIMITED

REPORT BY THE AUDITORS TO THE MEMBERS OF GLASGOW WEST HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANCE MATTERS

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


Basis of Opinion

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

Opinion

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

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


ALEXANDER SLOAN
Accountants and Business Advisers
Statutory Auditors
GLASGOW
13 June 2023



Alexander Sloan
Accountants and Business Advisers

GLASGOW WEST HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GLASGOW WEST HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2023

Opinion

We have audited the financial statements of Glasgow West Housing Association Limited (the 'Association') for the year ended 31 March 2023 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Cash Flows, Statement of Changes in Equity and related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2022 and of the surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019.

Basis of 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 United Kingdom, including the Financial Reporting Council'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 audit opinion.

Conclusions relating to going concern

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

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

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

Other Information

The Management Committee is responsible for the other information. The other information comprises the information contained 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.

GLASGOW WEST HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GLASGOW WEST HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2023 (continued)

Other Information (Contd.)

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

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

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

Responsibilities of the Management Committee

As explained more fully in the statement of Management Committee's responsibilities as set out on page 4, the Management Committee is responsible for the preparation of the financial statements and for being satisfied that they give true and fair view, and for such internal control as the Management Committee determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Management Committee is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Committee 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:


GLASGOW WEST HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GLASGOW WEST HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2023 (continued)

The extent to which the audit was considered capable of detecting irregularities including fraud
Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we gained an understanding of the legal and regulatory framework applicable to the Association through discussions with management, and from our wider knowledge and experience of the RSL sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the Association, including the Co-operative and Community Benefit Societies Act 2014 (and related regulations), the Housing (Scotland) Act 2010 and other laws and regulations applicable to a registered social housing provider in Scotland. We also considered the risks of non-compliance with the other requirements imposed by the Scottish Housing Regulator and we considered the extent to which non-compliance might have a material effect on the financial statements.
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

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

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

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

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in Note 1 were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

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

- agreeing financial statement disclosures to underlying supporting documentation;
- reviewing the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims;
- reviewing the Association's Assurance Statement and associated supporting information; and
- reviewing correspondence with the Scottish Housing Regulator.

GLASGOW WEST HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GLASGOW WEST HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2023 (continued)

The extent to which the audit was considered capable of detecting irregularities including fraud (Contd.)

There are inherent limitations in our audit procedures described above. The more removed that laws and regulations are from financial transactions, the less likely it is that we would become aware of non-compliance. Auditing standards also limit the audit procedures required to identify non-compliance with laws and regulations to enquiry of the Directors and other management and the inspection of regulatory and legal correspondence, if any.

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or 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>. The description forms part of our audit report.

Use of our Report

This report is made solely to the Association's members as a body, in accordance with Part 7 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Association's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Association and the Association's members as a body, for our audit work, for this report, or for the opinions we have formed.



ALEXANDER SLOAN
Accountants and Business Advisers
Statutory Auditors
GLASGOW
13 June 2023



Alexander Sloan
Accountants and Business Advisers

GLASGOW WEST HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023		2022	
		£	£	£	£
Revenue	2		8,550,656		8,119,579
Operating costs	2		7,721,240		6,768,521
OPERATING SURPLUS			829,416		1,351,058
Interest receivable and other income		329,834		88,604	
Interest payable and similar charges	7	(49,239)		(18,818)	
Other Finance income/(charges)	9	14,000		(13,000)	
			294,595		56,786
SURPLUS FOR THE YEAR	8		1,124,011		1,407,844
Other comprehensive income					
Actuarial gains/(losses) on defined benefit pension plan	18		(236,000)		484,000
TOTAL COMPREHENSIVE INCOME			888,011		1,891,844

The results relate wholly to continuing activities.

The notes on pages 15 to 36 form an integral part of these financial statements.


GLASGOW WEST HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2023

	Notes	2023		2022	
		£	£	£	£
NON-CURRENT ASSETS					
Housing properties - depreciated cost	10		43,896,240		40,238,487
Other tangible assets	10		20,415		5,238
			<u>43,916,655</u>		<u>40,243,725</u>
INVESTMENTS					
Investment in subsidiaries	11	1		1	
Investment properties	11	380,500		380,500	
			<u>380,501</u>		<u>380,501</u>
RECEIVABLES: Amounts falling due after more than one year					
			-		-
CURRENT ASSETS					
Receivables	12	1,667,628		442,933	
Investments	13	25,089,015		24,088,902	
Cash and cash equivalents	14	1,798,821		6,601,111	
		<u>28,555,464</u>		<u>31,132,946</u>	
CREDITORS: Amounts falling due within one year					
	15	(2,546,023)		(2,729,889)	
NET CURRENT ASSETS					
			<u>26,009,441</u>		<u>28,403,057</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
			70,306,597		69,027,283
CREDITORS: Amounts falling due after more than one year					
	16		(1,357,445)		(1,476,815)
PENSIONS AND OTHER PROVISIONS FOR LIABILITIES AND CHARGES					
Scottish housing association pension scheme	18	(219,000)		(3,000)	
			<u>(219,000)</u>		<u>(3,000)</u>
DEFERRED INCOME					
Social housing grants	19	(29,351,662)		(29,053,040)	
Other grants	19	(19,667)		(23,602)	
		<u>(29,371,329)</u>		<u>(29,076,642)</u>	
NET ASSETS					
			<u>39,358,823</u>		<u>38,470,826</u>
EQUITY					
Share capital	20		140		154
Revenue reserves			39,577,683		38,473,672
Pension reserves			(219,000)		(3,000)
			<u>39,358,823</u>		<u>38,470,826</u>

The financial statements were approved by the Management Committee and authorised for issue and signed on their behalf on 13 June 2023.


Committee Member


Committee Member


Secretary

The notes on pages 15 to 36 form an integral part of these financial statements.

GLASGOW WEST HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023		2022	
		£	£	£	£
Surplus for the Year			1,124,011		1,407,844
<i>Adjustments for non-cash items:</i>					
Depreciation of tangible fixed assets	10	1,154,349		1,282,814	
Amortisation of capital grants	19	(945,195)		(924,470)	
Non-cash adjustments to pension provisions		(20,000)		(174,000)	
Share capital written off	20	(24)		-	
			189,130		184,344
Interest receivable			(329,834)		(88,604)
Interest payable	7		49,239		18,818
Operating cash flows before movements in working capital			1,032,546		1,522,402
Change in debtors		(1,224,695)		82,648	
Change in creditors		(182,220)		493,957	
			(1,406,915)		576,605
Net cash (outflow) / inflow from operating activities			(374,369)		2,099,007
Investing Activities					
Acquisition and construction of properties		(4,800,471)		(4,476,859)	
Purchase of other fixed assets		(26,808)		(7,106)	
Social housing grant received		1,239,882		3,958,176	
Changes on short term deposits with banks		(1,000,113)		1,300,000	
Net cash (outflow) / inflow from investing activities			(4,587,510)		774,211
Financing Activities					
Interest received on cash and cash equivalents		329,834		88,604	
Interest paid on loans		(49,239)		(18,818)	
Loan principal repayments		(121,016)		(178,348)	
Share capital issued	20	10		15	
Net cash inflow / (outflow) from financing activities			159,589		(108,547)
(decrease)/increase in cash	21		(4,802,290)		2,764,671
Opening cash & cash equivalents			6,601,111		3,836,440
Closing cash & cash equivalents			1,798,821		6,601,111
Cash and cash equivalents as at 31 March					
Cash			1,798,821		6,601,111
			1,798,821		6,601,111

The notes on pages 15 to 36 form an integral part of these financial statements.

GLASGOW WEST HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2023

	Share Capital £	Strathclyde Pension Reserve £	Scottish Housing Association Pension reserve £	Revenue Reserve £	Total £
Balance as at 1 April 2021	139	-	(661,000)	37,239,828	36,578,967
Issue of Shares	15	-	-	-	15
Other comprehensive income	-	484,000	-	-	484,000
Other movements	-	(484,000)	658,000	(174,000)	-
Surplus for the year	-	-	-	1,407,844	1,407,844
Balance as at 31 March 2022	154	-	(3,000)	38,473,672	38,470,826
Balance as at 1 April 2022	154	-	(3,000)	38,473,672	38,470,826
Issue of Shares	10	-	-	-	10
Cancellation of Shares	(24)	-	-	-	(24)
Other comprehensive income	-	70,000	(306,000)	-	(236,000)
Other movements	-	(70,000)	90,000	(20,000)	-
Surplus for the year	-	-	-	1,124,011	1,124,011
Balance as at 31 March 2023	140	-	(219,000)	39,577,683	39,358,823

The notes on pages 15 to 36 form an integral part of these financial statements.

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance and Basis of Accounting

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

Revenue

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

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

Retirement Benefits

The Association participates in the Strathclyde Pension Fund a multi-employer defined benefit scheme. Retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the Scheme. Payments are made in accordance with periodic calculations by consulting Actuaries and are based on pension costs applicable across the various participating organisations taken as a whole. The Association accounts for this scheme as a defined benefit pension scheme in accordance with FRS 102.

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

Going Concern

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

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Housing Properties

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

<i>Component</i>	<i>Useful Economic Life</i>
Roof	Over 50 years
Structure	Over 50 years
Cladding	Over 40 years
Central Heating System	Over 30 years
Doors	Over 30 years
Rewiring	Over 30 years
Bathrooms	Over 25 years
Windows	Over 25 years
Boilers	Over 15 years
Kitchens	Over 15 years

Depreciation and Impairment of Other Tangible Assets

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

<i>Asset Category</i>	<i>Depreciation Rate</i>
Office Premises	4%
Fixtures and Fittings	20%
Computer Equipment	33%

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

Social Housing Grants and Other Capital Grants

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

Social housing grant attributed to individual components is written off to the statement of comprehensive income when these components are replaced.

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

Sales Of Housing Properties

First tranche shared ownership disposals are credited to turnover on completion. The cost of construction of these sales is taken to operating cost. In accordance with the statement of recommended practice, disposals of subsequent tranches are treated as non-current asset disposals with the gain or loss on disposal shown in the statement of comprehensive income.

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

Taxation

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

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Leases/Leased Assets

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

Works to Existing Properties

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

Capitalisation Of Development Overheads

Directly attributable development administration costs relating to ongoing development activities are capitalised in accordance with the Statement of Recommended Practice.

Development Interest

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

Service Charge Sinking Funds

The Association receives a service charge from owner occupiers to fund future planned maintenance, cyclical maintenance and car park costs. In accordance with the Statement of Recommended Practice the balance of unspent service income is included as a liability where amounts are repayable or contributions are reduced.

Property Development Cost

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

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

VAT

The Association is VAT registered but a large proportion of its income is exempt for VAT purposes. As a result most of the VAT paid is not recovered and therefore expenditure is shown inclusive of VAT.

Financial Instruments - Basic

The Association classes all of its loans as basic financial instruments including agreements with break clauses. The Association recognises basic financial instruments in accordance with Section 11 of Financial Reporting Standard 102.

The Association's debt instruments are measured at amortised cost using the effective interest rate method.

Cash and Liquid Resources

Cash comprises cash at bank and in hand, deposits repayable on demand less overdrafts. Liquid resources are current asset investments that can't be disposed of without penalty and are readily convertible into amounts of cash at their carrying value.

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
NOTES TO THE FINANCIAL STATEMENTS (continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Key Judgements and estimates made in the application of Accounting Policies

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

Key Judgements

a) Categorisation of Housing Properties

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

b) Identification of cash generating units

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

c) Pension Liability

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

Accounting entries in respect of transactions regarding the Strathclyde Pension Scheme within the financial statements are based on the actuary's report on the scheme. The actuary has a number of assumptions in their calculations and details of any key assumptions are included within the notes to the financial statements.

Estimation Uncertainty

a) Rent Arrears - Bad Debt Provision

The Association assesses the recoverability of rent arrears through a detailed assessment process which considers tenant payment history, arrangements in place and court action.

b) Life Cycle of Components

The Association estimates the useful lives of major components of its housing property with reference to surveys carried out by external qualified surveyors.

c) Useful life of properties, plant and equipment

The Association assesses the useful life of its properties, plant and equipment and estimates the annual charge to be depreciated based on this assessment.

d) Costs of shared ownership

The Association allocates costs to shared ownership properties on an percentage basis split across the number of properties the Association owns.

e) Defined pension liability

In determining the value of the Association's share of defined benefit pension scheme assets and obligations, the valuation prepared by the Scheme actuary includes estimates of life expectancy, salary growth, inflation and the discount rate on corporate bonds.

f) Allocation of share of assets and liabilities for multi employer schemes

Judgements in respect of the assets and liabilities to be recognised are based upon source information provided by administrators of the multi employer pension schemes and estimations performed by the Pensions Trust in respect of the Scottish Housing Association Pension Scheme.

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

2. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT

	Notes	2023			2022		
		Turnover	Operating costs	Operating surplus / (deficit)	Turnover	Operating costs	Operating surplus / (deficit)
		£	£	£	£	£	£
Affordable letting activities	3	8,070,240	7,284,366	785,874	7,702,922	6,356,249	1,346,673
Other Activities	4	480,416	436,874	43,542	416,657	412,272	4,385
Total		8,550,656	7,721,240	829,416	8,119,579	6,768,521	1,351,058

3. PARTICULARS OF INCOME & EXPENDITURE FROM AFFORDABLE LETTING ACTIVITIES

	General Needs Housing	Shared Ownership	2023		2022	
			Total	Total	Total	Total
	£	£	£	£	£	£
Revenue from Lettings						
Rent receivable net of service charges	7,015,831	3,679	7,019,510	6,713,502		
Service charges receivable	141,341	-	141,341	133,386		
Gross income from rent and service charges	7,157,172	3,679	7,160,851	6,846,888		
Less: Rent losses from voids	35,806	-	35,806	68,436		
Income from rents and service charges	7,121,366	3,679	7,125,045	6,778,452		
Grants released from deferred income	944,250	945	945,195	924,470		
Total turnover from affordable letting activities	8,065,616	4,624	8,070,240	7,702,922		
Expenditure on affordable letting activities						
Management and maintenance administration costs	2,932,926	-	2,932,926	2,741,376		
Service costs	368,933	-	368,933	281,736		
Planned and cyclical maintenance, including major repairs	1,501,259	-	1,501,259	990,411		
Reactive maintenance costs	1,262,322	-	1,262,322	1,092,677		
Bad Debts - rents and service charges	76,208	-	76,208	(25,051)		
Depreciation of affordable let properties	1,140,902	1,816	1,142,718	1,275,100		
Operating costs of affordable letting activities	7,282,550	1,816	7,284,366	6,356,249		
Operating surplus on affordable letting activities	783,066	2,808	785,874	1,346,673		
2022	1,343,622	3,051				

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
 NOTES TO THE FINANCIAL STATEMENTS (continued)

4. PARTICULARS OF REVENUE, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM OTHER ACTIVITIES

	Grants from Scottish Ministers	Other income	Total Turnover	Other operating costs	Operating surplus / (deficit) 2023	Operating surplus / (deficit) 2022
	£	£	£	£	£	£
Investment property activities	-	47,156	47,156	-	47,156	28,312
Uncapitalised development administration costs	-	-	-	48,392	(48,392)	(71,652)
Other activities	1,657	431,603	433,260	388,482	44,778	47,725
Total From Other Activities	1,657	478,759	480,416	436,874	43,542	4,385
2022	2,529	414,128	416,657	412,272	4,385	

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

5. OFFICERS' EMOLUMENTS

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

	2023	2022
	£	£
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	<u>151,490</u>	<u>153,856</u>
Pension contributions made on behalf on Officers with emoluments greater than £60,000	<u>14,943</u>	<u>14,225</u>
Emoluments payable to Chief Executive (excluding pension contributions)	84,882	89,363
Pension contributions paid on behalf of the Chief Executive	<u>8,337</u>	<u>8,014</u>
Total emoluments payable to the Chief Executive	<u>93,219</u>	<u>97,377</u>
Total emoluments paid to key management personnel	<u>286,656</u>	<u>280,416</u>

The number of Officers, including the highest paid Officer, who received emoluments, including pension contributions, over £60,000 was in the following ranges:-

	Number	Number
£60,001 to £70,000	<u>1</u>	<u>1</u>
£80,001 to £90,000	<u>1</u>	<u>1</u>

6. EMPLOYEE INFORMATION

	2023	2022
	No.	No.
Average monthly number of full time equivalent persons employed during the year	<u>54</u>	<u>53</u>
Average total number of employees employed during the year	<u>58</u>	<u>56</u>
Staff costs were:	£	£
Wages and salaries	1,800,534	1,747,148
National insurance costs	163,724	140,909
Pension costs	103,565	106,523
Temporary, agency and seconded staff	184,928	165,765
	<u>2,252,751</u>	<u>2,160,345</u>

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
NOTES TO THE FINANCIAL STATEMENTS (continued)

7. INTEREST PAYABLE AND SIMILAR CHARGES

	2023	2022
	£	£
On bank loans and overdrafts	<u>49,239</u>	<u>18,818</u>

8. SURPLUS FOR THE YEAR

	2023	2022
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	1,154,349	1,147,896
Auditors' remuneration - audit services	<u>16,200</u>	<u>15,480</u>

9. OTHER FINANCE INCOME / (CHARGES)

	2023	2022
	£	£
Net interest on pension obligations	<u>14,000</u>	<u>(13,000)</u>

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
NOTES TO THE FINANCIAL STATEMENTS (continued)

10. NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties Held for Letting £	Housing Properties In course of Construction £	Shared Ownership Completed £	Total £
COST				
At 1 April 2022	59,915,957	7,065,817	90,838	67,072,612
Additions	1,111,828	3,688,643	-	4,800,471
Disposals	-	-	-	-
At 31 March 2023	<u>61,027,785</u>	<u>10,754,460</u>	<u>90,838</u>	<u>71,873,083</u>
DEPRECIATION				
At 1 April 2022	26,787,699	-	46,426	26,834,125
Charge for Year	1,140,902	-	1,816	1,142,718
Disposals	-	-	-	-
At 31 March 2023	<u>27,928,601</u>	<u>-</u>	<u>48,242</u>	<u>27,976,843</u>
NET BOOK VALUE				
At 31 March 2023	<u>33,099,184</u>	<u>10,754,460</u>	<u>42,596</u>	<u>43,896,240</u>
At 31 March 2022	<u>33,128,258</u>	<u>7,065,817</u>	<u>44,412</u>	<u>40,238,487</u>
	2023		2022	
Expenditure on Existing Properties	<i>Component replacement</i>	<i>Improvement</i>	<i>Component replacement</i>	<i>Improvement</i>
	£	£	£	£
Amounts capitalised	66,828	3,688,643	266,449	4,210,411
Amounts charged to the statement of comprehensive income	-	2,763,581	-	2,083,088

All land and housing properties are heritable.

Additions to housing properties include capitalised development administration costs of £nil (2022 - £nil).

The Association's lenders have standard securities over housing property with a carry value of £8,769,848 (2022 - £9,025,815).

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

10. NON CURRENT ASSETS (continued)

(b) Other tangible assets	Office Premises £	Furniture & Equipment £	Computer Equipment £	Total £
COST				
At 1 April 2022	512,423	10,011	57,054	579,488
Additions	-	1,302	25,506	26,808
At 31 March 2023	<u>512,423</u>	<u>11,313</u>	<u>82,560</u>	<u>606,296</u>
DEPRECIATION				
At 1 April 2022	512,423	9,511	52,316	574,250
Charge for year	-	760	10,871	11,631
At 31 March 2023	<u>512,423</u>	<u>10,271</u>	<u>63,187</u>	<u>585,881</u>
NET BOOK VALUE				
At 31 March 2023	<u>-</u>	<u>1,042</u>	<u>19,373</u>	<u>20,415</u>
At 31 March 2022	<u>-</u>	<u>500</u>	<u>4,738</u>	<u>5,238</u>

11. FIXED ASSET INVESTMENTS

	2023 £	2022 £
Subsidiary undertaking	1	1
Investment properties	380,500	380,500
	<u>380,501</u>	<u>380,501</u>

Glasgow West Housing Association Limited has the following wholly owned subsidiary undertaking. The registered office of the subsidiary is 5 Royal Crescent, Glasgow, G3 7SL. The relationship between the Association and its subsidiary is set out in an independence agreement between both parties.

	2023		2022	
	Reserves £	Profit / (Loss) £	Reserves £	Profit / (Loss) £
Glasgow West Enterprises Limited	<u>13,446</u>	<u>(44,534)</u>	<u>57,980</u>	<u>46,264</u>

The company has taken advantage of the exemption available in section 33 Related Party Disclosure of FRS 102. Related party transactions between the Association and its subsidiary are disclosed within the consolidated financial statements.

Investment Properties

	2023 £	2022 £
At 1 April 2022 and 31 March 2023	<u>380,500</u>	<u>380,500</u>

Commercial properties were valued by an independent professional adviser DVS on 31 March 2021 in accordance with the appraisal and valuation manual of the RICS. Commercial properties are subject to valuation at least every five years.

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

12. RECEIVABLES

	2023	2022
	£	£
Gross arrears of rent and service charges	321,739	111,788
Less: Provision for doubtful debts	(132,840)	(86,250)
<i>Net arrears of rent and service charges</i>	188,899	25,538
Other receivables	1,455,533	188,360
Amounts due from group undertaking	23,196	229,035
	<u>1,667,628</u>	<u>442,933</u>

13. CURRENT ASSET INVESTMENTS

	2023	2022
	£	£
Short term deposits	25,089,015	24,088,902
	<u>25,089,015</u>	<u>24,088,902</u>

14. CASH AND CASH EQUIVALENTS

	2023	2022
	£	£
Cash at bank and in hand	1,798,821	6,601,111
	<u>1,798,821</u>	<u>6,601,111</u>

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

15. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Bank loans	121,019	122,665
Trade payables	885,593	1,327,643
Rent received in advance	181,540	552,038
Other taxation and social security	9,632	9,635
Amounts due to group undertakings	110,605	176,298
Other payables	247,199	219,414
Accruals and deferred income	990,435	322,196
	<u>2,546,023</u>	<u>2,729,889</u>

16. PAYABLES: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2023	2022
	£	£
Bank loans	1,357,445	1,476,815
	<u>1,357,445</u>	<u>1,476,815</u>

17. DEBT ANALYSIS - BORROWINGS

	2023	2022
	£	£
Bank Loans		
Amounts due within one year	121,019	122,665
Amounts due in one year or more but less than two years	121,019	122,665
Amounts due in two years or more but less than five years	363,056	367,995
Amounts due in more than five years	873,370	986,155
	<u>1,478,464</u>	<u>1,599,480</u>

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

Lender	Number of Properties Secured	Effective Interest Rate	Maturity (Year)	Variable or Fixed
RBS	60	5.5%	2034	Variable
Nationwide Building Society	39	4.8%	2032	Variable
Scottish Building Society	31	4.6%	2029	Variable

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

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

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

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

The last valuation of the Scheme was performed as at 30 September 2021 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £1,173m. The valuation revealed a shortfall of assets compared with the value of liabilities of £27m (equivalent to a past service funding level of 98%).

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

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

	2023	2022	2021
	£	£	£
Fair value of plan assets	4,028,000	6,307,000	6,154,000
Present value of defined benefit obligation	4,247,000	6,310,000	6,815,000
Surplus / (deficit) in plan	(219,000)	(3,000)	(661,000)
Unrecognised surplus	-	-	-
Defined benefit asset / (liability) to be recognised	(219,000)	(3,000)	(661,000)

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Reconciliation of opening and closing balances of the defined benefit obligation

	2023 £	2022 £
Defined benefit obligation at the start of period	6,310,000	6,815,000
Expenses	6,000	6,000
Interest expense	174,000	148,000
Actuarial losses (gains) due to scheme experience	(134,000)	32,000
Actuarial losses (gains) due to changes in demographic assumptions	(93,000)	20,000
Actuarial losses (gains) due to changes in financial assumptions	(1,863,000)	(580,000)
Benefits paid and expenses	(153,000)	(131,000)
Defined benefit obligation at the end of period	<u>4,247,000</u>	<u>6,310,000</u>

Reconciliation of opening and closing balances of the fair value of plan assets

	2023 £	2022 £
Fair value of plan assets at start of period	6,307,000	6,154,000
Interest income	175,000	135,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(2,396,000)	(44,000)
Contributions by the employer	95,000	193,000
Benefits paid and expenses	(153,000)	(131,000)
Fair value of plan assets at the end of period	<u>4,028,000</u>	<u>6,307,000</u>

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2023 was (£2,221,000).

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Defined benefit costs recognised in the statement of comprehensive income

	2023 £	2022 £
Expenses	6,000	6,000
Net interest expense	(1,000)	13,000
	<u>5,000</u>	<u>19,000</u>
Defined benefit costs recognised in statement of comprehensive income	<u>5,000</u>	<u>19,000</u>

Defined benefit costs recognised in the other comprehensive income

	2023 £	2022 £
Experience on plan assets (excluding amounts included in interest income) - gain /(loss)	(2,396,000)	(44,000)
Experience gains and losses arising on plan liabilities - gain /(loss)	134,000	(32,000)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain /(loss)	93,000	(20,000)
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	1,863,000	580,000
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain / (loss)	(306,000)	484,000
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in interest cost) - gain / (loss)	-	-
	<u>(306,000)</u>	<u>484,000</u>
Total amount recognised in other comprehensive income - gain / (loss)	<u>(306,000)</u>	<u>484,000</u>

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Assets	2023	2022	2021
	£	£	£
Absolute Return	55,000	289,000	303,000
Alternative Risk Premia	23,000	261,000	247,000
Corporate Bond Fund	5,000	399,000	464,000
Credit Relative Value	154,000	202,000	177,000
Distressed Opportunities	124,000	226,000	210,000
Emerging Markets Debt	31,000	235,000	248,000
Global Equity	106,000	1,247,000	952,000
Cash	17,000	17,000	2,000
Infrastructure	434,000	394,000	344,000
Insurance-Linked Securities	112,000	132,000	129,000
Liability Driven Investment	1,706,000	1,526,000	1,480,000
Long Lease Property	135,000	182,000	143,000
Net Current Assets	9,000	20,000	46,000
Over 15 Year Gilts	-	3,000	3,000
Private Debt	180,000	159,000	145,000
Property	168,000	163,000	110,000
Risk Sharing	294,000	206,000	220,000
Secured Income	269,000	337,000	338,000
Opportunistic Illiquid Credit	178,000	209,000	158,000
Opportunistic Credit	-	22,000	168,000
Liquid Credit	-	40,000	106,000
High yield	20,000	61,000	161,000
Currency hedging	8,000	(23,000)	-
Total assets	<u>4,028,000</u>	<u>6,307,000</u>	<u>6,154,000</u>

None of the fair values of the assets shown above include any direct investment in the Association's own financial instruments or any property occupied by, or other assets used by the Association.

Key Assumptions

	2023	2022	2021
Discount Rate	4.9%	2.8%	2.2%
Inflation (RPI)	3.2%	3.5%	3.3%
Inflation (CPI)	2.8%	3.2%	2.9%
Salary Growth	3.8%	4.2%	3.9%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance		

The mortality assumptions adopted at 31 March 2023 imply the following life expectancies:

	Life expectancy at age 65 years (years)
Male retiring in 2023	20.5
Female retiring in 2023	23.0
Male retiring in 2043	21.7
Female retiring in 2043	<u>24.4</u>

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Strathclyde Pension Fund Defined Benefit Scheme

The Association operates a defined benefit scheme as an admitted body under the Strathclyde Pension Fund, the assets of which are held in a separate trustee administered fund.

The administering authority has responsibility for the management of the Fund. As most of the Fund's investments are equity based, there is an inherent risk of volatility in the investment market having a significant effect on the value of the fund's assets. In order to mitigate this risk, the Fund holds a diverse investment portfolio with a range of investment managers.

The following figures are prepared by the Actuaries in accordance with their understanding of FRS 102 and Guidance Note 36: Accounting for Retirement Benefits under FRS 102 issued by the Institute and Faculty of Actuaries.

Principal Actuarial Assumptions

Assumptions as at 31 March 2023	2023 %p.a.	2022 %p.a.	2021 %p.a.
Pension Increase Rate (CPI)	3.0%	3.2%	2.9%
Salary Increase Rate	3.7%	3.9%	3.6%
Discount Rate	4.8%	2.7%	2.0%

Members of the Scheme

	2023 No.	2022 No.	2021 No.
Employee members	8	8	8
Pensioners	4	4	4
	<u>12</u>	<u>12</u>	<u>12</u>

Expected Return on Assets

The expected return on assets is based on the long-term future expected investment return for each asset class as at the beginning of the period as follows:

Asset Class	2023 % p.a.	2022 % p.a.	2021 % p.a.
Equities	60%	64%	66%
Bonds	28%	24%	23%
Property	10%	10%	9%
Cash	2%	2%	2%
Total	<u>100%</u>	<u>100%</u>	<u>100%</u>

Mortality Rates

Life expectancy is based on the Fund's VitaCurves with improvements in line with the CMI 2021 model, with a 10% weighting of 2021 (and 2020) data, standard smoothing (Sk7), initial adjustment of 0.25% and a long term rate of improvement of 1.5% p.a. for both males and females. Based on these assumptions, the average future life expectancies at age 65 for the Employer are summarised below:

	Males (Years)	Females (Years)
Current Pensioners	19.3 years	22.2 years
Future Pensioners	20.5 years	24.2 years

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Strathclyde Pension Fund Defined Benefit Scheme (continued)

Net Pension Liability	2023	2022	2021
	£	£	£
Fair value of employer's assets	1,808,000	2,805,000	2,918,000
Present value of scheme liabilities	(1,808,000)	(2,805,000)	(2,918,000)
	-	-	-

Reconciliation of fair value of employer assets

	2023	2022	2021
	£	£	£
Opening fair value of employer assets	2,805,000	2,918,000	2,358,000
Expected return on assets	89,000	62,000	59,000
Contributions by members	11,000	12,000	14,000
Contributions by the employer	7,000	8,000	52,000
Actuarial gains/(losses)	(164,000)	176,000	462,000
Estimated benefits paid	(75,000)	(47,000)	(42,000)
Surplus on assets recognised/(not recognised)	(865,000)	(324,000)	15,000
	1,808,000	2,805,000	2,918,000

Reconciliation of defined benefit obligations

	2023	2022	2021
	£	£	£
Opening defined benefit obligation	2,805,000	2,918,000	2,358,000
Current service cost	90,000	103,000	84,000
Interest cost	76,000	59,000	55,000
Contributions by members	11,000	12,000	14,000
Actuarial gains / (losses)	(1,099,000)	(240,000)	449,000
Estimated benefits paid	(75,000)	(47,000)	(42,000)
	1,808,000	2,805,000	2,918,000

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Strathclyde Pension Fund Defined Benefit Scheme (continued)

Analysis of amount charged to the statement of comprehensive income

	2023 £	2022 £	2021 £
Charged to operating costs:			
Service cost	90,000	103,000	84,000
	<u>90,000</u>	<u>103,000</u>	<u>84,000</u>
Charged to other finance costs / (income)			
Expected return on employer assets	(89,000)	(62,000)	(59,000)
Interest on pension scheme liabilities	76,000	59,000	55,000
	<u>(13,000)</u>	<u>(3,000)</u>	<u>(4,000)</u>
Net charge to the statement of comprehensive income	<u>77,000</u>	<u>100,000</u>	<u>80,000</u>

Actuarial gain / (loss) recognised in other comprehensive income

	2023 £	2022 £	2021 £
Actuarial gain/(loss) recognised in year	935,000	416,000	13,000
Restriction on surplus	(865,000)	(324,000)	15,000
Cumulative actuarial gains	<u>70,000</u>	<u>92,000</u>	<u>28,000</u>

Analysis of projected amount to be charged to the statement of comprehensive income for the year ended 31 March 2024

	£	% of pay
Projected current service cost	(45,000)	(22.7)
Interest on obligation	(86,000)	(43.2)
Expected return on plan assets	151,000	75.9
	<u>20,000</u>	<u>10.0</u>

Contributions made by the Association for the year ended 31 March 2024 are estimated to be approximately £13,000.

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
NOTES TO THE FINANCIAL STATEMENTS (continued)

19. DEFERRED INCOME

	Social Housing Grants £	Non Housing Grants £	Total £
Capital grants received			
At 1 April 2022	53,142,619	98,358	53,240,977
Additions in the year	1,239,882	-	1,239,882
Eliminated on disposal	-	-	-
At 31 March 2023	<u>54,382,501</u>	<u>98,358</u>	<u>54,480,859</u>
Amortisation			
At 1 April 2022	24,089,579	74,756	24,164,335
Amortisation in year	941,260	3,935	945,195
Eliminated on disposal	-	-	-
At 31 March 2023	<u>25,030,839</u>	<u>78,691</u>	<u>25,109,530</u>
Net book value			
At 31 March 2023	<u>29,351,662</u>	<u>19,667</u>	<u>29,371,329</u>
At 31 March 2022	<u>29,053,040</u>	<u>23,602</u>	<u>29,076,642</u>

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

	2023 £	2022 £
Amounts due within one year	945,195	924,470
Amounts due in more than one year	28,426,134	28,152,172
	<u>29,371,329</u>	<u>29,076,642</u>

20. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2023 £	2022 £
At 1 April	154	139
Issued in year	10	15
Cancelled in year	(24)	-
At 31 March	<u>140</u>	<u>154</u>

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

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

21. CASH FLOWS

Reconciliation of net cash flow to movement in net funds

		2023		2022
	£	£	£	£
(Decrease) / increase in cash	(4,802,290)		2,764,671	
Change in liquid resources	1,000,113		(1,300,000)	
Cashflow from change in net debt	121,016		178,348	
Movement in net funds in the year		(3,681,161)		1,643,019
Net funds at 1 April		29,090,533		27,447,514
Net funds at 31 March		25,409,372		29,090,533

Analysis of changes in net funds

	01 April 2022	Cashflows	Changes	31 March 2023
	£	£	£	£
Cash and cash equivalents	6,601,111	(4,802,290)	-	1,798,821
Liquid resources	24,088,902	1,000,113	-	25,089,015
Debt: Due within one year	(122,665)	121,016	(119,370)	(121,019)
Due after more than one year	(1,476,815)	-	119,370	(1,357,445)
Net funds	29,090,533	(3,681,161)	-	25,409,372

22. CAPITAL COMMITMENTS

	2023	2022
	£	£
Capital Expenditure that has been contracted for but has not been provided for in the financial statements	586,451	274,204

The above commitments will be financed by a mixture of public grant, private finance and the Association's own resources.

23. DETAILS OF ASSOCIATION

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

The Association's principal place of business is 5 Royal Crescent, Glasgow, G3 7SL.

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

24. MANAGEMENT COMMITTEE MEMBER EMOLUMENTS

Management Committee members received £124 (2022 - £90) in the year by way of reimbursement of expenses. No remuneration is paid to members in respect of their duties to the Association.

GLASGOW WEST HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

25. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2023 No.	2022 No.
General Needs - New Build	232	228
Shared ownership	2	2
General Needs - Rehabilitation	1,257	1,257
	<u>1,491</u>	<u>1,487</u>

26. RELATED PARTY TRANSACTIONS

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

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

Transactions with Management Committee members (and their close family) were as follows:

	2023 £	2022 £
Rent received from tenants on the Management Committee and their close family members	<u>28,867</u>	<u>27,558</u>
Factoring charges received from factored owners on the Management Committee and their close family members	<u>-</u>	<u>591</u>

At the year end total rent arrears owed by the tenant members on the Management Committee (and their close family) were £433 (2022 - £Nil).

At the year end total factoring arrears owed by owner occupiers on the Management Committee (and their close family) were £Nil (2022 - £Nil).

Members of the Management Committee who are tenants	6	5
Members of the Management Committee who are owner occupiers	1	1

27. CONTINGENT LIABILITY

The Pension Trust has completed a review of the changes made to the benefit structures of the Defined Benefit Schemes within the Trust. The result of this review is that, in some cases, it is unclear whether changes were made to scheme benefits in accordance with the Trust's governing documentation.

The Trustee has been advised to seek direction from the Court on the effect of these changes. This process is ongoing and is unlikely to be resolved until late 2024 at the earliest. However, one potential outcome is that scheme members, of which the Association is one, may see their share of scheme liabilities increase.

The Pension Trust have not made their legal advice available and the likelihood of success is currently unknown. For multi-employer schemes, the Trustee is unable to provide the estimated potential additional liability at an individual employer level as this is as yet unknown. Furthermore due to the complexities in relation to back payments, transfers, deaths and orphan liabilities, etc., it may not be possible to ascertain an accurate split by individual employers until after the court ruling, when the scope of any rectification work, should this be required, becomes known. As a result, no provision has therefore been included in the financial statements.