



**Alexander Sloan**  
Accountants and Business Advisers

# **Grampian Housing Association Limited**

Report of the Board of Management and Consolidated Financial Statements

For the year ended 31 March 2021

Registered Social Landlord No. HAL 120 AL

FCA Reference No. 1769R(S)

Scottish Charity No. SC042023

# GRAMPIAN HOUSING ASSOCIATION LIMITED

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## CONSOLIDATED REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### Contents

	<b>Page</b>
Members of the Board of Management, Executive and Advisers	1
Report of the Board of Management	2 – 8
Report by the Auditors on corporate governance matters	9
Report of the Auditors	10 -13
Consolidated Statement of comprehensive income	14
Parent Statement of comprehensive income	15
Consolidated statement of financial position	16
Parent statement of financial position	17
Consolidated statement of cash flows	18
Parent statement of cash flows	19
Consolidated statement of changes in equity	20
Parent statement of changes in equity	21
Notes to the financial statements	22 - 48

# GRAMPIAN HOUSING ASSOCIATION LIMITED

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## BOARD OF MANAGEMENT, EXECUTIVES AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2021

### BOARD OF MANAGEMENT

Nora Radcliffe	
Dr Abhishek Agarwal	(Chair)
Ma'aruf Razzak	
Margaret Bochel	
James Cargill	(Vice Chair)
Shenthiel Selvam	
Stewart Davidson	
Sean Girvan	Resigned 22 September 2020
Kristi Kelly	
Stuart Rothnie	
Gavin Currie	Appointed 25 August 2020
Tigan Daspan	
Alex Drummond	Appointed 17 November 2020
Bob Stewart	Appointed 17 November 2020

### EXECUTIVE OFFICERS

Neil Clapperton	Chief Executive (Resigned 30 June 2021)
Malcolm McNeil	Strategic Services Director
Craig Stirrat	Chief Operating Officer

### REGISTERED OFFICE

Huntly House  
74 Huntly Street  
Aberdeen  
AB10 1TD

### EXTERNAL AUDITORS

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

### INTERNAL AUDITORS

Henderson Loggie  
The Vision building  
20 Greenmarket  
Dundee  
DD1 4QB

### BANKERS

The Royal Bank of Scotland plc  
78 Union Street  
Aberdeen  
AB10 1HH

### BANKERS

Bank of Scotland  
38 Albyn Place  
Aberdeen  
AB10 1YN

### BANKERS

Nationwide Building Society  
Caledonia House  
Carnegie Avenue  
Dunfermline  
KY11 8PJ

### SOLICITORS

Harper MacLeod LLP  
The Ca'doro  
45 Gordon Street  
Glasgow  
G1 3PE

# GRAMPIAN HOUSING ASSOCIATION LIMITED

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## REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2021

The Board of Management presents its report and the financial statements for the year ended 31 March 2021.

### Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No. 1769R(S)), the Scottish Housing Regulator as a registered social landlord (No. HAL 120 AL) under the Housing (Scotland) Act 2010 and as a registered Scottish Charity with the charity number SC042023.

### Principal Activities

The principal activity of Grampian Housing Association (the Group) is to provide and manage quality affordable accommodation for people in housing need. The Association owns and manages a wide range of housing for rent. It also has a significant portfolio of shared ownership properties. The Association works closely with local authorities to provide accommodation for homeless households and in partnership with others it provides special needs accommodation throughout the Grampian area. The Association also has relationships with other agencies including NHS Grampian.

There are two active subsidiaries Kirkgate Developments Limited and TLC Housing Maintenance Limited. The former develops and manages properties for sale, mid-market and market rent properties as well as developing opportunities for social enterprise and commercial and community facilities.

TLC Housing Maintenance Limited, provides maintenance services to the Association and its main objectives are to provide better quality services to tenants and provide value for money to the Association through VAT savings on services provided.

### Review of Business and Future Developments

#### Objectives

The future objectives of the Group are centered on the provision of affordable high quality and energy efficient housing with a pragmatic mix of social rent, shared ownership mid-market rent and market rent, backed up by the provision of housing support. As a registered charity, all aims and objectives must be compatible with the Association's charitable status or carried out by Group companies where necessary. Objectives are measured against appropriate Key Performance Indicators and performance is regularly reviewed by the Association's Board and Audit Committee and reported annually to the Scottish Housing Regulator and tenants.

#### Strategy for Achieving Objectives

The Group's strategic objectives are set out in its Five Year Business Plan for 2019 to 2024 which has been prepared following rigorous and comprehensive review and external input and validation. The Plan is the subject of annual review as well as an assessment of performance against the agreed objectives. This plan reflects the Association's aim to be a top quartile association and to step away from previous reliance on rent reviews that are based on increases that exceeded RPI. The Association aims to see the customer once again being at the core of what it does, staff that are truly empowered to provide service at point of demand, delivery of self service and management for those customers through digital delivery, better value for money and a net transfer of resources to the front line.

Responsibility for day to day implementation of the Business Plan lies with the Leadership Team, and is in turn the subject of a performance management framework which breaks objectives down into a series of actions for departmental teams and individuals. At a strategic level key indicators are regularly reported to the Board, and at a micro level individual actions are reviewed via ongoing staff appraisal.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

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## REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2021

### Review of Business and Future Developments (Contd.)

#### Business Model

The Group's business model is defined via the business planning process described above. The provision of affordable housing remains at its core, with a strong foundation in terms of commitment to current tenants. This is augmented by new build investment backed by government grant to address continued strong demand for social housing and provision for key workers in the Grampian area. The Group is also conscious of the need for increased efficiency in an environment where public finance is the subject of constraint and has embarked on a major programme of transformation which aims to improve the value for money which it delivers. This is summarised as 'Cheaper, better, quicker'.

#### Development and Performance

During 2020-21, the Group increased capital investment in its properties: this included 84 new bathrooms, 139 new boilers, 46 full heating systems, 7 insulation replacements, 106 new kitchens, 53 new door entry systems and 71 full window installations. A number of new properties were also built during the year, with 20 units added to the Group's portfolio at locations which included Aberdeen, Cove, Sandhaven and Crathes with an additional 30 off the shelf properties purchased during the year. The Group bought 1 property back from sharing owners and converted it into a mid market rent property. Further expansion is envisaged in 2021-22 in the context of the 600 unit ambition set by the latest five year Business Plan.

The Association continues to build on earlier work in respect of its governance structure and has adopted a rolling governance action plan to ensure good governance remains at the heart of the Association and incorporates improvement actions identified through self assessment when preparing the Association's Annual Assurance Statement.

The Association continues to upgrade and invest in its systems and processes during the year in the context of a strategy to migrate existing services to digital and mobile platforms for those customers who can access these. Grampian also remains focused on value for money and to this end; continues to participate in a UK wide benchmarking service (Housemark).

The Group had a turnover of £21,653,000 which represented an increase of £709,000 on the previous year's turnover of £20,944,000. Operating costs were at a similar level to previous year and showed a small increase of 1% at £15,538,000 compared to £15,370,000 in 2020. There was a decrease in gain on property disposals of £890,000. This was due to the negative impact on sales during the Covid-19 Pandemic with lockdowns and sales staff being furloughed. With the challenges of the Covid-19 pandemic since 2020, the Group has maintained a strong financial position and had a surplus before taxation of £3,676,000, an increase of £463,000 on the equivalent surplus of £3,213,000 in 2020.

The Association's turnover was £20,857,000, which represented an increase of £339,000 (2020: £20,518,000). Operating costs of £15,133,000 showed a small decrease of £26,000 when compared with the previous year £15,159,000. The creation of a new income recovery team in October 2020 has had a positive impact on arrears, also a review of the historic rechargeable repairs was carried out. Surplus before taxation was £2,880,000 for 2021 compared with £3,181,000 for 2020, a decrease of £301,000, chiefly caused by a decrease in the number of property sales during 2021 as a result of the Covid restrictions.

This year the Association had net current liabilities of (£1,692,000) when compared to the previous year (2020: Net Current Assets £151,000). Creditors amounts falling due within one year has increased significantly by £2,091,000. This was chiefly due to the timing and delays with the development program.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

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## REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2021

### Review of Business and Future Developments (Contd.)

Kirkgate Developments Limited's operational results showed increased turnover of 12% at £1,123,000 compared to £1,002,000 in 2020. This was offset by a decrease in operating expenditure of 17% at £681,000 compared to £819,000 in 2020. The reduction was mainly due to a review and revision of lease agreements and a reduction in void repairs and other internal works due to the impact of Covid-19 with lockdown and restrictions. This year there was an annual revaluation gain on investment properties of £548,000 overall resulting in a surplus before taxation of £858,000 (2020: £11,000).

TLC Housing Maintenance has incurred losses this year which has resulted in a deficit before taxation of (£62,000) for 2021 (2020: surplus of £22,000). Operations have been affected by Covid-19 causing two periods of lockdown resulting in the business discontinuing most of its activity for 6 months of the year. The business is still in its early stages of development and the Directors are satisfied with the plans in place to make progress towards financial stability. The strategic aim for TLC is to continue with operations in line with the five year business plan and provide an excellent service to tenants and help to mitigate risk by continuously monitoring performance, cash flow and adapting to the changing environment.

### Future Prospects

The Group's long term financial plans show that it can withstand and adapt to change in the face of increased financial pressures. Since the year end the Group has faced significant challenges resulting from the Covid-19 pandemic, including temporary suspension of operations for TLC Housing Maintenance. The Group's ongoing transformation journey has ensured that it is well placed to work through the difficult economic conditions that are likely to prevail for some time to come. A balancing act will be required in maintaining service quality and improvement to meet the legitimate expectations of existing customers, and at the same time addressing unmet housing needs.

The Group continues to apply a rent policy which supports new build ambitions, however within the new Business Plan this has been reviewed in light of affordability pressures on tenants. This sees the Association step away from earlier reliance on annual increases based on RPI plus, to one where the indexation is based on CPI. In addition, work has continued on a review of the rent setting policy and has included consultation with tenants in this important area.

In 2020/21 the Association achieved a positive outcome which leaves the Association with sufficient cash resources to maintain momentum on its committed development program as well as continue to work towards a new Treasury Management Strategy which will be informed by a comprehensive and strategic review of future capital needs. This will look at the range of options available in respect of capital funding to the Association. Uncertainty surrounds the future level of government support given the economic impact of Covid-19 but the Group is dynamic and agile in responding to these challenges.

### Principle Risks and Uncertainties

The Group faces a mix of national and local environmental risks, and assessment of risk forms an integral part of the Business Plan. Regular review and scenario testing is an essential part of our risk mitigation strategy. The socio-economic impact of Covid 19 is likely to be long lasting and structural in nature. The Association continues to watch emergent cost pressures in respect of materials as well as supply.

Although Scottish Government grant support for new build reflects current commitment to 2021 the position beyond that is unclear. Added to this is the impact of the Brexit post transition period as well as any further call for constitutional change within the UK., the long-term political context for the sector is not wholly clear.

The downturn in the oil and gas sector is likely to be compounded by the impact of Covid-19 as a result of suppressed demand and the market exposure to price sensitivity and for the Group will wash through to further depress demand for market based products as well as house prices within the Group's operating area. In terms of social rents, despite the provision of state benefits, the impact of higher arrears and lag time in their recovery will remain a risk that the Group must continue to focus on mitigating.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2021

### Review of Business and Future Developments (Contd.)

The Association is conscious of its obligations in respect of new standards in regard to energy efficiency and playing its part in respect of zero carbon. The Association has started work to plan for and accurately identify the impact of this and has made allowance for potential costs associated with such matters within the forward financial plan.

### Key Performance Indicators

The Association's relevant Key Performance Indicators (KPIs), which are based on data returned and published in the Annual Return on the Charter to the Scottish Housing Regulator, are as in the following table.

	<i>Actual</i>	<i>Scottish Average</i>	<i>Actual</i>	<i>Future Target</i>
	<i>2019/20</i>	<i>2019/20</i>	<i>2020/21</i>	<i>2021/22</i>
<i>% Void Rent Loss</i>	0.60%	0.70%	0.75%	0.50%
<i>Average Re-Let Time</i>	26.78 days	28 days	43.93 days	25 days
<i>% of stock meeting SHQS</i>	96.20%	96%	95.80%	96%
<i>% of tenants satisfied with overall repairs service</i>	88.60%	89%	88.60%	90%
<i>% of tenant offers accepted on first offer</i>	92.56%	93%	88.50%	94%
<i>Gross rent arrears as % rent due</i>	6.13%	5%	5.21%	4%
<i>Rent collected as % of total due in year</i>	98.47%	99%	99.61%	100%

With the focus on business continuity due to the Covid-19 pandemic, targets were not set for 2020/21 and instead the focus will be on 2021/22 targets and standards for recovery and improvement as shown above.

Notwithstanding the significant impact of lockdown on which service operations the Association was permitted to provide, overall the Association's performance for 2020/21 against a range of Charter indicators compares well with the Associations results for 2019/20 outcomes and the Scottish average.

On account of the quality of stock and environment, maintaining above Scottish average housing standards, the Association maintains a strong demand for its empty properties with fewer refusals of offers and less rent loss than the Scottish average.

Concerted efforts and resources to improve rent collection has seen the % of gross rent arrears reduce despite other services being adversely affected by the Covid-19 lockdown.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

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## REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2021

### Review of Business and Future Developments (Contd.)

#### Governance

Following a review in 2013 and then in 2016, the Association has rationalised its governance structure. This supported ensuring that the Board's focus was strategic, focused on good outcomes and mitigation of risk. The effectiveness of its approach in this area was the subject of a further review in 2019/20 including the framework currently in place for the appointment, appraisal and development of the Board.

The Board are responsible for the maintenance and integrity of the corporate and financial information on the website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

#### Board of Management and Executive Officers

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

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

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

#### Statement of Board of Management's Responsibilities

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

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

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

#### Going Concern

Based on its budgetary and forecasting processes the Board of Management has a reasonable expectation that the Group 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.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

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## REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2021

### Statement on Internal Financial Control

The Board of Management acknowledges its ultimate responsibility for ensuring that the parent 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 parent Association, or for publication;
- the maintenance of proper accounting records;
- the safeguarding of assets against unauthorised use or disposition.

It is the Board of Management's responsibility to establish and maintain systems of internal financial control. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. Key elements of the Group'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 Group assets;
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared which allow the management team and the Board of Management to monitor key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term;
- quarterly financial management reports are prepared promptly, providing relevant, reliable and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Board of Management;
- the Board of Management receives reports from management and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Group is undertaken;
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Board of Management has reviewed the effectiveness of the system of internal financial control in existence in the Group for the year end 31 March 2021. No weaknesses were found in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

### Donations

During the year the Association made charitable donations of £2,475 (2020 - £3,355).

### Disclosure of Information to the Auditor

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

### Auditor

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

# GRAMPIAN HOUSING ASSOCIATION LIMITED

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## REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2021

By order of the Board of Management



**MALCOLM MCNEIL**

Secretary  
24 August 2021

# GRAMPIAN HOUSING ASSOCIATION LIMITED

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## REPORT BY THE AUDITORS TO THE MEMBERS OF GRAMPIAN HOUSING ASSOCIATION LIMITED ON CORPORATE GOVERNANCE MATTERS

In addition to our audit of the financial statements, we have reviewed your statement on page 7 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 7 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the financial statements.

Through enquiry of certain members of the Board of Management and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Board of Management's Statement on Internal Financial Control appropriately reflects the Association's compliance with the information required by the relevant Regulatory Standards in respect of internal financial controls 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  
24 AUGUST 2021



# GRAMPIAN HOUSING ASSOCIATION LIMITED

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## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GRAMPIAN HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2021

### Opinion

We have audited the financial statements of Grampian Housing Association Limited (the 'Parent') and its subsidiaries (the 'Group') for the year ended 31 March 2021 which comprise the Group and Parent Statement of Comprehensive Income, the Group and Parent Statement of Financial Position, the Group and Parent Statement of Cash Flows, 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 Group's affairs as at 31 March 2021 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 Board of Management's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's or the parent 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 Board of Management with respect to going concern are described in the relevant sections of this report.

### Other Information

The Board of Management 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.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GRAMPIAN HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2021 (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 Group in accordance with the requirements of the legislation;
- a satisfactory system of control over transactions has not been maintained by the Group 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 Group; or
- we have not received all the information and explanations we require for our audit.

### Responsibilities of the Board of Management

As explained more fully in the statement of Board of Management's responsibilities as set out on page 6, the Board of Management 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 Board of Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Management is responsible for assessing the Group'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 Group 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:

# GRAMPIAN HOUSING ASSOCIATION LIMITED

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## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GRAMPIAN HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2021 (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 Group 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 Group, 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 Group'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 susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

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

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates 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 and HMRC.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

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## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GRAMPIAN HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2021 (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  
24 AUGUST 2021



# GRAMPIAN HOUSING ASSOCIATION LIMITED

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 £000	2020 £000
Revenue	2	21,653	20,944
Operating costs	2	15,538	15,370
<b>OPERATING SURPLUS</b>		6,115	5,574
Gain on sale of housing stock	7	15	905
Interest receivable and other income		2	14
Interest payable and similar charges	8	(3,005)	(3,247)
Movement in fair value of financial instruments		549	(33)
		(2,439)	(2,361)
Surplus on ordinary activities before taxation	9	3,676	3,213
Tax on surplus on ordinary activities	10	(107)	(35)
<b>SURPLUS FOR THE YEAR</b>		<b>3,569</b>	<b>3,178</b>
<b>TOTAL COMPREHENSIVE INCOME</b>		<b>3,569</b>	<b>3,178</b>

The results relate wholly to continuing activities.

The notes on pages 22 to 48 form an integral part of these financial statements.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## PARENT STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 £000	2020 £000
Revenue	2	20,857	20,518
Operating costs	2	15,133	15,159
<b>OPERATING SURPLUS</b>		5,724	5,359
Gain on sale of housing stock	7	15	905
Interest receivable and other income		146	164
Interest payable and similar charges	8	(3,005)	(3,247)
		<u>(2,844)</u>	<u>(2,178)</u>
Surplus on ordinary activities before taxation	9	2,880	3,181
Tax on surplus on ordinary activities	10	-	-
<b>SURPLUS FOR THE YEAR</b>		<b>2,880</b>	<b>3,181</b>
<b>TOTAL COMPREHENSIVE INCOME</b>		<b>2,880</b>	<b>3,181</b>

The results relate wholly to continuing activities.

The notes on pages 22 to 48 form an integral part of these financial statements.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## GROUP STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2021

	Notes	2021	2020
		£000	£000
<b>NON-CURRENT ASSETS</b>			
Intangible assets	11	134	49
Housing properties - depreciated cost	12	251,251	235,585
Other tangible assets	12	1,968	2,070
Investments	13	5,583	5,034
		<u>258,936</u>	<u>242,738</u>
<b>FIXED ASSET INVESTMENTS</b>			
LIFT loans		429	429
LIFT grants		(429)	(429)
		<u>-</u>	<u>-</u>
<b>CURRENT ASSETS</b>			
Stock and work in progress	14	126	83
Receivables	16	1,990	2,608
Cash and cash equivalents	17	4,177	3,115
		<u>6,293</u>	<u>5,806</u>
<b>CREDITORS: Amounts falling due within one year</b>	18	<u>(7,615)</u>	<u>(5,535)</u>
<b>NET CURRENT (LIABILITIES) / ASSETS</b>		<u>(1,322)</u>	<u>271</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		257,614	243,009
<b>CREDITORS: Amounts falling due after more than one year</b>	19	(82,151)	(78,307)
<b>PROVISIONS FOR LIABILITIES AND CHARGES</b>			
Other Provision	28	(462)	(283)
		<u>(462)</u>	<u>(283)</u>
<b>DEFERRED INCOME</b>			
Social housing grants	21	(145,895)	(138,774)
Other grants	21	(9,458)	(9,566)
		<u>(155,353)</u>	<u>(148,340)</u>
<b>NET ASSETS</b>		<u><u>19,648</u></u>	<u><u>16,079</u></u>
<b>EQUITY</b>			
Share capital	22	1	1
Revenue reserves		17,654	14,634
Revaluation reserve		1,993	1,444
		<u>19,648</u>	<u>16,079</u>

The financial statements were approved by the Board of Management and authorised for issue and signed on their behalf on 24 August 2021.

  
Board Member

  
Board Member

  
Secretary

The notes on pages 22 to 48 form an integral part of these financial statements.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## PARENT STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2021

	Notes	2021	2020
		£000	£000
<b>NON-CURRENT ASSETS</b>			
Intangible assets	11	134	49
Housing properties - depreciated cost	12	251,251	235,585
Other tangible assets	12	1,965	2,041
		<u>253,350</u>	<u>237,675</u>
<b>FIXED ASSET INVESTMENTS</b>			
LIFT loans		429	429
LIFT grants		(429)	(429)
		<u>-</u>	<u>-</u>
<b>RECEIVABLES:</b> Amounts falling due after more than one year	15	3,260	3,322
<b>CURRENT ASSETS</b>			
Stock and work in progress	14	106	25
Receivables	16	2,058	2,645
Cash and cash equivalents	17	3,652	2,898
		<u>5,816</u>	<u>5,568</u>
<b>CREDITORS:</b> Amounts falling due within one year	18	(7,508)	(5,417)
<b>NET CURRENT (LIABILITIES) / ASSETS</b>		<u>(1,692)</u>	<u>151</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		254,918	241,148
<b>CREDITORS:</b> Amounts falling due after more than one year	19	(82,108)	(78,307)
<b>PROVISIONS FOR LIABILITIES AND CHARGES</b>			
Other Provision	28	(150)	(74)
		<u>(150)</u>	<u>(74)</u>
<b>DEFERRED INCOME</b>			
Social housing grants	21	(145,895)	(138,774)
Other grants	21	(9,458)	(9,566)
		<u>(155,353)</u>	<u>(148,340)</u>
<b>NET ASSETS</b>		<u><b>17,307</b></u>	<u><b>14,427</b></u>
<b>EQUITY</b>			
Share capital	22	1	1
Revenue reserves		17,306	14,426
		<u><b>17,307</b></u>	<u><b>14,427</b></u>

The financial statements were approved by the Board of Management and authorised for issue and signed on their behalf on 24 August 2021.

  
Board Member

  
Board Member

  
Secretary

The notes on pages 22 to 48 form an integral part of these financial statements.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 £000	2020 £000
<b>Surplus for the Year</b>		3,569	3,178
<i>Adjustments for non-cash items:</i>			
Depreciation of tangible fixed assets	12	4,813	5,708
Amortisation of intangible assets	11	21	28
Amortisation of capital grants	21	(1,577)	(1,495)
Increase/decrease in provisions		72	(19)
Gain on disposal of tangible fixed assets		(15)	(905)
Taxation	10	107	35
Change in market value of investments		(549)	33
		<u>2,872</u>	<u>3,385</u>
Interest receivable		(2)	(14)
Interest payable	8	<u>3,005</u>	<u>3,247</u>
			<u>3,233</u>
<b>Operating cash flows before movements in working capital</b>		9,444	9,796
Change in stock		(43)	4
Change in debtors		(115)	(872)
Change in creditors		<u>2,092</u>	<u>456</u>
		1,934	(412)
<b>Net cash inflow from operating activities</b>		<u>11,378</u>	<u>9,384</u>
<b>Investing Activities</b>			
Acquisition and construction of properties		(21,309)	(17,986)
Purchase of Intangible Fixed Assets		(106)	(36)
Social housing grant received		9,439	8,960
Social housing grant repaid		(146)	(310)
Other grants repaid		(2)	-
Proceeds on disposal of housing properties		<u>979</u>	<u>2,629</u>
<b>Net cash outflow from investing activities</b>		(11,145)	(6,743)
<b>Financing Activities</b>			
Loan Advances Received		5,550	2,000
Interest received on cash and cash equivalents		2	14
Interest paid on loans		(3,005)	(3,247)
Loan principal repayments		<u>(1,718)</u>	<u>(1,796)</u>
<b>Net cash inflow / (outflow) from financing activities</b>		829	(3,029)
<b>Increase/(decrease) in cash</b>	23	1,062	(388)
<b>Opening cash &amp; cash equivalents</b>		<u>3,115</u>	<u>3,503</u>
<b>Closing cash &amp; cash equivalents</b>		<u><u>4,177</u></u>	<u><u>3,115</u></u>
<b>Cash and cash equivalents as at 31 March</b>			
Cash	23	<u>4,177</u>	<u>3,115</u>
		<u><u>4,177</u></u>	<u><u>3,115</u></u>

The notes on pages 22 to 48 form an integral part of these financial statements.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## PARENT STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 £000	2020 £000
<b>Surplus for the Year</b>		2,880	3,181
<i>Adjustments for non-cash items:</i>			
Depreciation of tangible fixed assets	12	4,787	5,682
Amortisation of intangible assets	11	21	28
Amortisation of capital grants	21	(1,577)	(1,495)
Increase/decrease in provisions		76	(19)
Gain on disposal of tangible fixed assets		(15)	(905)
		<u>3,292</u>	<u>3,291</u>
Interest receivable		(146)	(164)
Interest payable	8	<u>3,005</u>	<u>3,247</u>
<b>Operating cash flows before movements in working capital</b>		9,031	9,555
Change in stock		(81)	30
Change in debtors		(84)	(866)
Change in creditors		<u>2,110</u>	<u>400</u>
		1,945	(436)
<b>Net cash inflow from operating activities</b>		<u>10,976</u>	<u>9,119</u>
<b>Investing Activities</b>			
Acquisition and construction of properties		(21,309)	(17,972)
Purchase of Intangible Fixed Assets		(106)	(36)
Purchase of other fixed assets		-	(11)
Social housing grant received		9,439	8,960
Social housing grant repaid		(146)	(310)
Other grants repaid		(2)	-
Proceeds on disposal of housing properties		<u>979</u>	<u>2,629</u>
<b>Net cash outflow from investing activities</b>		(11,145)	(6,740)
<b>Financing Activities</b>			
Loan Advances Received		5,500	2,000
Interest received on cash and cash equivalents		146	164
Interest paid on loans		(3,005)	(3,247)
Loan principal repayments		<u>(1,718)</u>	<u>(1,736)</u>
<b>Net cash inflow / (outflow) from financing activities</b>		923	(2,819)
<b>Increase/(decrease) in cash</b>	23	754	(440)
<b>Opening cash &amp; cash equivalents</b>		<u>2,898</u>	<u>3,338</u>
<b>Closing cash &amp; cash equivalents</b>		<u><b>3,652</b></u>	<u><b>2,898</b></u>
<b>Cash and cash equivalents as at 31 March</b>			
Cash	23	<u>3,652</u>	<u>2,898</u>
		<u><b>3,652</b></u>	<u><b>2,898</b></u>

The notes on pages 22 to 48 form an integral part of these financial statements.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2021

	Share Capital £000	Revaluation Reserve £000	Revenue Reserve £000	Total £000
<b>Balance as at 1 April 2019</b>	1	1,479	11,421	12,901
Other movements	-	(35)	35	-
Surplus for the year	-	-	3,178	3,178
<b>Balance as at 31 March 2020</b>	<b>1</b>	<b>1,444</b>	<b>14,634</b>	<b>16,079</b>
<b>Balance as at 1 April 2020</b>	1	1,444	14,634	16,079
Other movements	-	549	(549)	-
Surplus for the year	-	-	3,569	3,569
<b>Balance as at 31 March 2021</b>	<b>1</b>	<b>1,993</b>	<b>17,654</b>	<b>19,648</b>

The notes on pages 22 to 48 form an integral part of these financial statements.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## PARENT STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2021

	Share Capital £000	Revenue Reserve £000	Total £000
<b>Balance as at 1 April 2019</b>	1	11,245	11,246
Surplus for the year	-	3,181	3,181
<b>Balance as at 31 March 2020</b>	<b>1</b>	<b>14,426</b>	<b>14,427</b>
<b>Balance as at 1 April 2020</b>	1	14,426	14,427
Surplus for the year	-	2,880	2,880
<b>Balance as at 31 March 2021</b>	<b>1</b>	<b>17,306</b>	<b>17,307</b>

The notes on pages 22 to 48 form an integral part of these financial statements.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS

### 1. PRINCIPAL ACCOUNTING POLICIES

#### **Legal status**

The Association is registered under the Co-operative and Community Benefit Societies Act 2014, is registered by the Financial Conduct Authority, is registered with the Scottish Housing Regulator under the Housing (Scotland) Act 2010 and is a public benefit entity. The company is registered on The Scottish Charity Register, Charity Number SC042023. The company is registered in Scotland and the address of the Company's registered office and principal place of business is Huntly House, 74 Huntly Street, Aberdeen, AB10 1TD.

The Association's principal activities and the nature of the operations are as described in the Report of the Board of Management.

#### **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 2014 'Statement of Recommended Practice for Registered Housing Providers' and comply with the Determination of Accounting Requirements 2019, and under the historical cost convention, modified to include investment properties at fair value.

The financial statements are prepared in Sterling (£) and are rounded to the nearest whole £'000 unless where otherwise stated.

#### **Basis of consolidation**

The Group financial statements consolidate the results of Grampian Housing Association Limited, and its subsidiary companies Kirkgate Developments Limited and TLC Housing Management Limited using acquisition accounting. The dormant subsidiaries are not included in the consolidation.

In accordance with FRS102, the association has taken advantage of the exemptions available under Section 33 of disclosing related party transactions with subsidiary undertakings.

#### **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 judgements are continually evaluated and are based on historical experience, advice from qualified experts and other factors including expectations of future events that are believed to be reasonable under the circumstances.

The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. 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.

#### *Critical accounting estimates:*

##### *Valuation of property and investment property*

- Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on historical data and sector standards.
- Management commissions an independent valuation of the investment properties on an annual basis.

##### *Components of housing properties*

- Management reviews its asset components at each reporting date based on historical data and sector standards.
- Management reviews its estimate of the useful lives of depreciable components at each reporting date based on historical data and sector standards.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### 1. PRINCIPAL ACCOUNTING POLICIES (continued.)

##### *Properties held for sale*

- Management reviews the properties held as stock for sale to ensure the recoverability of the cost of the asset.

##### *Allocation of costs for Shared Ownership developments*

- Management reviews the shared historical costs and allocates on a pro-rata basis, reviewing this area annually

##### *Impairment*

- Measurement of recoverable amount for impairment reviews
- Cash generating units

##### *Recoverable amount of rent arrears and other debtors*

- Management reviews the arrears annually and on this basis, will set a level of outstanding debt against which a provision will be made

#### **Going concern**

The Group has a significant asset base matched by growing reserves. Recent cash flow forecasts covering a period of 1 year from the signing of these financial statements indicate that there are sufficient loan facilities in place to meet the Group's borrowing requirements. From quarterly reports, the Association receives sufficient information to react should adverse circumstances pose a threat to the Association and for this reason, a 1 year forecast is seen as appropriate. These forecasts include a level of investment in grant assisted social rental developments. On that basis, the Board of Management has a reasonable expectation that the Group has adequate resources to continue to adopt the going concern basis of accounting in preparing the annual financial statements.

#### **Revenue**

Revenue comprises rental and service charge income receivable in the period from tenants and owner occupiers, fees and revenue based grants receivable from local authorities and the Scottish Government and fees from the provision of management services. It also includes lease income from commercial property and from the sale of properties within the shared ownership sector and tenants right to buy properties. It also includes grant income to subsidise wider agenda activities and fees from operating the government's Help to Buy schemes and sundry other income.

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 sales of shared ownership properties and tenant right to buy properties 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.

#### **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.

Government grants received for housing properties are recognised in income over the useful economic life of the structure of the asset under the accruals model, with no amortisation in the year of addition.

On disposal of an asset for which government grant was received, where there is no 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 a grant, a liability is included in the Statement of Financial Position to recognise this obligation.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### NOTES TO THE FINANCIAL STATEMENTS (Continued)

#### 1. PRINCIPAL ACCOUNTING POLICIES (continued.)

##### **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.

##### **Interest Income**

Interest income is accrued on a time-apportioned basis, by reference to the principal outstanding at the effective interest rate.

##### **Investment Income**

Investment income is recognised on an accruals basis.

##### **Development costs and allowances**

Development allowances are intended to finance certain internal administrative costs relating to the acquisition and development of housing land and buildings for approved schemes. Notional development allowances become available in instalments according to the progress of work on the scheme and are included in HAG or are treated as deferred allowances in accruals and deferred income while development costs are added to housing properties. Deferred development allowances are used to fund future development costs.

##### **Deferred Income**

Income received in advance for commercial properties (in the form of a grassum) and for housing properties from the Foyer is treated as deferred income and released to the income and expenditure account over the period to which the rent relates.

##### **Intangible Assets and Goodwill**

All intangible assets shall be considered to have a finite useful life. The use of an intangible asset that arises from contractual or other legal rights shall not exceed the period of the contractual or other legal rights, but may be shorter depending on the period over which the entity expects to use the asset. The intangible assets are amortised to write down the cost of each asset to its estimated residual value, based on the straight line basis over the estimated years of the asset's life.

##### **Tangible fixed assets - housing properties**

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

Completed housing and shared ownership properties are stated at cost less accumulated depreciation and impairment losses.

Cost 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.

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 portion 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.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### NOTES TO THE FINANCIAL STATEMENTS (Continued)

#### 1. PRINCIPAL ACCOUNTING POLICIES (Continued.)

##### 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. 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 the many factors reflected in the annual valuation and the amount relating to the depreciation of the property cannot be separately identified.

##### Depreciation of housing properties

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, based on a straight line basis over the estimated years of the component's life.

<i>Component Name</i>	<i>Useful Economic Life</i>
Land	Not Depreciated
Assets under construction	Not Depreciated
Structure	100 years
Roofs	60 years
Kitchens	15 years
Bathrooms	25 years
Windows and Doors	25 years
Lifts	20 years
Heating Systems	25 years
Door Entry Systems	15 years
Electrics	20 years
Boilers	12 years
Insulation	25 years

No depreciation is charged on these assets in the year of purchase, but a full year's charge is made on the year of disposal.

##### 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 fully or partially reversed. If such indications exist, Grampian 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.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### NOTES TO THE FINANCIAL STATEMENTS (Continued)

#### 1. PRINCIPAL ACCOUNTING POLICIES (Continued.)

##### Other tangible fixed assets

Tangible fixed assets are initially 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 on a straight line basis over its expected useful life as follows:

<i>Asset Category</i>	<i>Depreciation Rate</i>
Freehold land and buildings	100 years
Freehold land and buildings improvements	15 years
Commercial properties	100 years
Commercial properties improvements	15 years
Heritable property	50 years
Plant, machinery, fixtures and motor vehicles	3 to 5 years
Computer hardware and software	4 years

Residual value is calculated on prices prevailing at the report date, after estimating 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.

No depreciation is charged on these assets in the year of purchase, but a full year's charge is made in the year of disposal.

##### Borrowing costs

General and specific borrowing costs directly attributable to the acquisition and construction of qualifying properties are added to the cost of those properties until such a time as the properties are ready for their intended use or sale. All other borrowing costs are expensed as incurred.

##### Stocks

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

##### Taxation and deferred tax

Grampian 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 charitable activities. Kirkgate Developments Limited and TLC Housing Maintenance Limited are still liable to tax.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

Deferred tax is recognised in the Statement of Comprehensive Income on revaluations where at the balance sheet date there is a binding agreement to sell the asset and the gain or loss expected to arise on sale has been recognised.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### NOTES TO THE FINANCIAL STATEMENTS (Continued)

#### 1. PRINCIPAL ACCOUNTING POLICIES (Continued.)

##### VAT

The Association is VAT registered, however a large portion of income, namely rents, is exempt for VAT purposes therefore giving rise to a Partial Exemption calculation. Expenditure is shown inclusive of VAT. Kirkgate Developments Limited and TLC Housing Maintenance Limited are part of the same VAT group.

##### 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 known amounts of cash at or close to their carrying value.

##### 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.

Rent free periods or other incentives received for entering into an operating lease are accounted for as a reduction to the expense and are recognised 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 5 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 best estimate of the expenditure required to settle an obligation for termination benefits is recognised immediately as an expense when the Association is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

##### Retirement benefits

###### *Defined contribution plans*

At 31 March 2021 the Association only operates defined contribution schemes and the amounts charged to income and expenditure are the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments.

##### Loan arrangement fees

Loan arrangement fees are amortised over the term of the loan to which they relate and prior year figures are adjusted to reallocate issue costs.

##### 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. 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 assets and settle the liability simultaneously.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### NOTES TO THE FINANCIAL STATEMENTS (Continued)

#### 1. PRINCIPAL ACCOUNTING POLICIES (Continued.)

##### **Financial assets**

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 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 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.

##### **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.

Commitments to receive a loan are measured at cost less impairment.

##### **Derecognition of financial assets and liabilities**

A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, or if some significant risks or rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party. A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, cancelled or expires. Any financial impact of discharging a liability is expensed in the year.

##### **Provisions**

Provisions are recognised when the Association 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 for 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.

##### **Reserves**

The Association establishes restricted funds for specific purposes where their use is subject to restrictions imposed by third parties.

##### **Business Combination**

Assets and liabilities acquired through a business combination are recognised at fair value. Combinations which are for £nil consideration are treated as a combination that is in substance a gift with any excess of fair value of the assets received over the fair value of the liabilities acquired being recognised as income within the Statement of Comprehensive Income.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

			2021		2020		
	Notes	Turnover	Operating costs	Operating surplus / (deficit)	Turnover	Operating costs	Operating surplus / (deficit)
		£000	£000	£000	£000	£000	£000
Affordable letting activities	3	19,378	13,627	5,751	18,602	13,475	5,127
Other Activities	4	2,275	1,911	364	2,342	1,895	447
<b>Total</b>		<b>21,653</b>	<b>15,538</b>	<b>6,115</b>	<b>20,944</b>	<b>15,370</b>	<b>5,574</b>

## 3. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM AFFORDABLE LETTING ACTIVITIES - GROUP

	General Needs Housing	Shared Ownership	2021 Total	2020 Total
	£000	£000	£000	£000
<b>Revenue from Lettings</b>				
Rent receivable net of service charges	15,890	1,244	17,134	16,461
Service charges receivable	694	140	834	792
<b>Gross income from rent and service charges</b>	<b>16,584</b>	<b>1,384</b>	<b>17,968</b>	<b>17,253</b>
Less: Rent losses from voids	164	4	168	146
<b>Income from rents and service charges</b>	<b>16,420</b>	<b>1,380</b>	<b>17,800</b>	<b>17,107</b>
Grants released from deferred income	1,471	107	1,578	1,495
<b>Total turnover from affordable letting activities</b>	<b>17,891</b>	<b>1,487</b>	<b>19,378</b>	<b>18,602</b>
<b>Expenditure on affordable letting activities</b>				
Management and maintenance administration costs	4,175	161	4,336	4,017
Service costs	902	-	902	819
Planned and cyclical maintenance, including major repairs	1,353	-	1,353	1,635
Reactive maintenance costs	2,149	-	2,149	1,900
Bad Debts - rents and service charges	170	6	176	629
Depreciation of affordable let properties	4,528	183	4,711	4,475
<b>Operating costs of affordable letting activities</b>	<b>13,277</b>	<b>350</b>	<b>13,627</b>	<b>13,475</b>
<b>Operating surplus on affordable letting activities</b>	<b>4,614</b>	<b>1,137</b>	<b>5,751</b>	<b>5,127</b>
<b>2020</b>	<b>3,919</b>	<b>1,208</b>		

# GRAMPIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Notes	Turnover £000	Operating costs £000	2021 Operating surplus / (deficit) £000	Turnover £000	Operating costs £000	2020 Operating surplus / (deficit) £000
Affordable letting activities	3	19,378	13,627	5,751	18,602	13,475	5,127
Other Activities	4	1,479	1,506	(27)	1,916	1,684	232
<b>Total</b>		<b>20,857</b>	<b>15,133</b>	<b>5,724</b>	<b>20,518</b>	<b>15,159</b>	<b>5,359</b>

## 3. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM AFFORDABLE LETTING ACTIVITIES - PARENT

	General Needs Housing £000	Shared Ownership £000	2021 Total £000	2020 Total £000
<b>Revenue from Lettings</b>				
Rent receivable net of service charges	15,890	1,244	17,134	16,461
Service charges receivable	694	140	834	792
<b>Gross income from rent and service charges</b>	<b>16,584</b>	<b>1,384</b>	<b>17,968</b>	<b>17,253</b>
Less: Rent losses from voids	164	4	168	146
<b>Income from rents and service charges</b>	<b>16,420</b>	<b>1,380</b>	<b>17,800</b>	<b>17,107</b>
Grants released from deferred income	1,471	107	1,578	1,495
<b>Total turnover from affordable letting activities</b>	<b>17,891</b>	<b>1,487</b>	<b>19,378</b>	<b>18,602</b>
<b>Expenditure on affordable letting activities</b>				
Management and maintenance administration costs	4,175	161	4,336	4,017
Service costs	902	-	902	819
Planned and cyclical maintenance, including major repairs	1,353	-	1,353	1,635
Reactive maintenance costs	2,149	-	2,149	1,900
Bad Debts - rents and service charges	170	6	176	629
Depreciation of affordable let properties	4,528	183	4,711	4,475
<b>Operating costs of affordable letting activities</b>	<b>13,277</b>	<b>350</b>	<b>13,627</b>	<b>13,475</b>
<b>Operating surplus on affordable letting activities</b>	<b>4,614</b>	<b>1,137</b>	<b>5,751</b>	<b>5,127</b>
<b>2020</b>	<b>3,919</b>	<b>1,208</b>		

# GRAMPIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021  
 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Grants from Scottish Ministers £000	Other revenue grants £000	Other income £000	Total Turnover £000	Operating costs - bad debts £000	Other operating costs £000	Operating surplus / (deficit) 2021 £000	Operating surplus / (deficit) 2020 £000
Wider role activities	-	30	-	30	-	385	(355)	(442)
Investment property activities	-	-	616	616	-	174	442	183
Factoring	-	-	448	448	10	505	(67)	(71)
Contracted out services undertaken for registered social landlords	-	-	229	229	-	231	(2)	91
Contracted out services undertaken for other organisations	-	-	155	155	-	257	(102)	(99)
NSSE/Help to Buy	35	2	-	37	-	-	37	851
Other activities	45	24	691	760	-	349	411	(66)
<b>Total From Other Activities</b>	<b>80</b>	<b>56</b>	<b>2,139</b>	<b>2,275</b>	<b>10</b>	<b>1,901</b>	<b>364</b>	<b>447</b>
<b>2020</b>	<b>88</b>	<b>214</b>	<b>2,040</b>	<b>2,342</b>	<b>18</b>	<b>1,877</b>	<b>447</b>	

# GRAMPIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021  
 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Grants from Scottish Ministers	Other revenue grants	Other income	Total Turnover	Operating costs - bad debts	Other operating costs	Operating surplus / (deficit) 2021	Operating surplus / (deficit) 2020
	£000	£000	£000	£000	£000	£000	£000	£000
Wider role activities	-	30	-	30	-	385	(355)	(442)
Factoring	-	-	448	448	10	505	(67)	(71)
Contracted out services undertaken for registered social landlords	-	-	49	49	-	-	49	58
Contracted out services undertaken for other organisations	-	-	155	155	-	257	(102)	(99)
NSSE/Help to Buy	35	2	-	37	-	-	37	(66)
Other activities	45	24	691	760	-	349	411	852
<b>Total From Other Activities</b>	<b>80</b>	<b>56</b>	<b>1,343</b>	<b>1,479</b>	<b>10</b>	<b>1,496</b>	<b>(27)</b>	<b>232</b>
<b>2020</b>	<b>88</b>	<b>214</b>	<b>1,614</b>	<b>1,916</b>	<b>18</b>	<b>1,666</b>	<b>232</b>	

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 5. OFFICERS' EMOLUMENTS - GROUP

	2021 £000	2020 £000
The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Board of Management, managers and employees of the Group.		
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	<u>330</u>	<u>264</u>
Pension contributions made on behalf of Officers with emoluments greater than £60,000	<u>33</u>	<u>26</u>
Emoluments payable to Chief Executive (Resigned 30 June 2021) (excluding pension contributions)	106	105
Pension contributions paid on behalf of the Chief Executive (Resigned 30 June 2021)	<u>11</u>	<u>11</u>
Total emoluments payable to the Chief Executive (Resigned 30 June 2021)	<u>117</u>	<u>116</u>
Total emoluments paid to key management personnel	<u>363</u>	<u>290</u>
The number of Officers, including the highest paid Officer, who received emoluments, including pension contributions, over £60,000 was in the following ranges:-		
	<b>Number</b>	<b>Number</b>
£60,001 to £70,000	1	-
£70,001 to £80,000	-	2
£80,001 to £90,000	2	-
£110,001 to £120,000	<u>1</u>	<u>1</u>

### 5. OFFICERS' EMOLUMENTS - PARENT

	2021 £000	2020 £000
The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Board of Management, managers and employees of the Association.		
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	<u>330</u>	<u>264</u>
Pension contributions made on behalf of Officers with emoluments greater than £60,000	<u>33</u>	<u>26</u>
Emoluments payable to Chief Executive (Resigned 30 June 2021) (excluding pension contributions)	106	105
Pension contributions paid on behalf of the Chief Executive (Resigned 30 June 2021)	<u>11</u>	<u>11</u>
Total emoluments payable to the Chief Executive (Resigned 30 June 2021)	<u>117</u>	<u>116</u>
Total emoluments paid to key management personnel	<u>363</u>	<u>290</u>
The number of Officers, including the highest paid Officer, who received emoluments, including pension contributions, over £60,000 was in the following ranges:-		
	<b>Number</b>	<b>Number</b>
£60,001 to £70,000	1	-
£70,001 to £80,000	-	2
£80,001 to £90,000	2	-
£110,001 to £120,000	<u>1</u>	<u>1</u>

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 6. EMPLOYEE INFORMATION - GROUP

	2021	2020
	No.	No.
Average monthly number of full time equivalent persons employed during the year	<u>113</u>	<u>112</u>
Average total number of employees employed during the year	<u>120</u>	<u>119</u>
Staff costs were:	<b>£000</b>	<b>£000</b>
Wages and salaries	3,895	3,770
National insurance costs	348	343
Pension costs	315	308
	<u>4,558</u>	<u>4,421</u>

### 6. EMPLOYEE INFORMATION - PARENT

	2021	2020
	No.	No.
Average monthly number of full time equivalent persons employed during the year	<u>94</u>	<u>94</u>
Average total number of employees employed during the year	<u>101</u>	<u>101</u>
Staff costs were:	<b>£000</b>	<b>£000</b>
Wages and salaries	3,344	3,172
National insurance costs	307	294
Pension costs	280	270
	<u>3,931</u>	<u>3,736</u>

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 7. GAIN ON SALE OF HOUSING STOCK

	Group		Parent	
	2021	2020	2021	2020
	£000	£000	£000	£000
Sales proceeds	1,022	2,809	1,022	2,809
Cost of sales	<u>1,007</u>	<u>1,904</u>	<u>1,007</u>	<u>1,904</u>
Gain on sale of housing stock	<u>15</u>	<u>905</u>	<u>15</u>	<u>905</u>

### 8. INTEREST PAYABLE AND SIMILAR CHARGES

	Group		Parent	
	2021	2020	2021	2020
	£000	£000	£000	£000
On bank loans and overdrafts	3,163	3,326	3,163	3,326
Other loan Interest	<u>4</u>	<u>20</u>	<u>4</u>	<u>20</u>
	3,167	3,346	3,167	3,346
<b>Less:</b> Interest Capitalised on developments	<u>(162)</u>	<u>(99)</u>	<u>(162)</u>	<u>(99)</u>
	<u>3,005</u>	<u>3,247</u>	<u>3,005</u>	<u>3,247</u>

The capitalisation rate of capitalised development period interest was 5% (2020 - 5%).

### 9. SURPLUS FOR THE YEAR

	Group		Parent	
	2021	2020	2021	2020
	£000	£000	£000	£000
Surplus For The Year is stated after charging/(crediting):				
Depreciation - non-current assets	4,813	5,707	4,787	5,682
Amortisation of intangible assets	21	28	21	28
Auditors' remuneration - audit services	25	29	19	23
Auditors' remuneration - other services	3	8	1	6
Operating lease rentals - land & buildings	<u>15</u>	<u>24</u>	<u>15</u>	<u>24</u>

# GRAMPIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

NOTES TO THE FINANCIAL STATEMENTS (continued)

## 10. CORPORATION TAX

	Group	
Analysis of Charge in Year	2021 £000	2020 £000
<i>Current Tax:</i>		
Current tax on income for the year	-	-
Adjustments in respect of previous years	-	-
Total current tax	-	-
Deferred tax movement	107	35
Tax on surplus on ordinary activities	<u>107</u>	<u>35</u>

### *Factors affecting the charge charge for the current year*

The current tax charge for the year differs from the charge calculated at the UK corporation tax rate of 19% (2020 - 19%). The difference is explained below:

	2021 £000	2020 £000
Surplus on ordinary activities before tax	3,676	3,213
Less current year charity profit	(2,880)	(3,181)
	<u>796</u>	<u>32</u>
Effects of:		
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK 19% (2020 - 19%)	151	6
Adjustments closing deferred tax to average rate	(44)	29
Total current tax charge above	<u>107</u>	<u>35</u>

### *Deferred taxation*

The movement in the deferred taxation account consists of the tax effect of timing differences in respect of:

	2021 £000	2020 £000
Balance brought forward	209	155
Income and expenditure account movement arising during the year	107	35
Movement on consolidation	-	19
Balance carried forward	<u>316</u>	<u>209</u>

The balance of the deferred taxation account consists of the tax effect of timing in respect of:

	2021 £000	2020 £000
Effect of taxation allowances over depreciation of fixed assets	45	50
Capital gains	271	164
Losses and other deductions	-	(24)
Movement on consolidation	-	19
Deferred tax liability/(assets)	<u>316</u>	<u>209</u>

# GRAMPIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

NOTES TO THE FINANCIAL STATEMENTS (continued)

11. Intangible assets	Computer software under construction	Computer software	Total
- Group and parent	£000	£000	£000
<b>COST</b>			
At 1 April 2020	-	545	545
Additions	36	70	106
Eliminated on disposals	-	(74)	(74)
	<u>36</u>	<u>541</u>	<u>577</u>
At 31 March 2021	<u>36</u>	<u>541</u>	<u>577</u>
<b>AMORTISATION</b>			
At 1 April 2020	-	496	496
Charge for year	-	21	21
Eliminated on disposal	-	(74)	(74)
	<u>-</u>	<u>443</u>	<u>443</u>
At 31 March 2021	<u>-</u>	<u>443</u>	<u>443</u>
<b>NET BOOK VALUE</b>			
At 31 March 2021	<u>36</u>	<u>98</u>	<u>134</u>
At 31 March 2020	<u>-</u>	<u>49</u>	<u>49</u>

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 12. NON-CURRENT ASSETS - Group

(a) Housing Properties	Housing Properties Held for Letting £000	Housing Properties In course of Construction £000	Shared Ownership Completed £000	Total £000
<b>COST</b>				
At 1 April 2020	259,028	14,272	23,906	297,206
Additions	5,981	15,272	56	21,309
Disposals	(1,143)	-	(787)	(1,930)
Transfers	2,417	(2,351)	(66)	-
At 31 March 2021	<u>266,283</u>	<u>27,193</u>	<u>23,109</u>	<u>316,585</u>
<b>DEPRECIATION</b>				
At 1 April 2020	58,399	-	3,222	61,621
Charge for Year	4,528	-	183	4,711
Transfers	4	-	(4)	-
Disposals	(937)	-	(61)	(998)
At 31 March 2021	<u>61,994</u>	<u>-</u>	<u>3,340</u>	<u>65,334</u>
<b>NET BOOK VALUE</b>				
At 31 March 2021	<u>204,289</u>	<u>27,193</u>	<u>19,769</u>	<u>251,251</u>
At 31 March 2020	<u>200,629</u>	<u>14,272</u>	<u>20,684</u>	<u>235,585</u>
	<b>2021</b>		<b>2020</b>	
<b>Expenditure on Existing Properties</b>	<i>Component replacement</i> <b>£000</b>	<i>Improvement / Repairs</i> <b>£000</b>	<i>Component replacement</i> <b>£000</b>	<i>Improvement / Repairs</i> <b>£000</b>
Amounts capitalised	1,919	-	3,145	-
Amounts charged to the statement of comprehensive income	-	1,305	-	1,431
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

Included in the net book value of housing properties are long leasehold properties of £15,731,000 (2020 - £13,283,000). All other housing properties are heritable.

The aggregate amount of finance costs included in the cost of housing properties amounted to £857,000 (2020 - £706,000).

Development administration costs capitalised amounted to £ 42,000 (2020 - £50,000) and development allowances amounted to £ 45,000 (2020 - £87,000).

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 12. NON-CURRENT ASSETS

(a) Housing Properties Parent	Housing Properties Held for Letting £000	Housing Properties In course of Construction £000	Shared Ownership Completed £000	Total £000
<b>COST</b>				
At 1 April 2020	259,028	14,272	23,906	297,206
Additions	5,981	15,272	56	21,309
Disposals	(1,143)	-	(787)	(1,930)
Transfers	2,417	(2,351)	(66)	-
At 31 March 2021	<u>266,283</u>	<u>27,193</u>	<u>23,109</u>	<u>316,585</u>
<b>DEPRECIATION</b>				
At 1 April 2020	58,399	-	3,222	61,621
Charge for Year	4,528	-	183	4,711
Transfers	4	-	(4)	-
Disposals	(937)	-	(61)	(998)
At 31 March 2021	<u>61,994</u>	<u>-</u>	<u>3,340</u>	<u>65,334</u>
<b>NET BOOK VALUE</b>				
At 31 March 2021	<u>204,289</u>	<u>27,193</u>	<u>19,769</u>	<u>251,251</u>
At 31 March 2020	<u>200,629</u>	<u>14,272</u>	<u>20,684</u>	<u>235,585</u>

	2021		2020	
	<i>Component replacement</i> £000	<i>Improvement / Repairs</i> £000	<i>Component replacement</i> £000	<i>Improvement / Repairs</i> £000
<b>Expenditure on Existing Properties</b>				
Amounts capitalised	1,919	-	3,145	-
Amounts charged to the statement of comprehensive income	-	1,305	-	1,431
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

Included in the net book value of housing properties are long leasehold properties of £15,731,000 (2020 - £13,283,000). All other housing properties are heritable.

Additions to housing properties include capitalised development administration costs of £42,000 (2020- £50,000)

The Association's lenders have standard securities over housing property with a carry value of £29,611,000 (2020 - £29,953,000).

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 12. NON CURRENT ASSETS (continued)

(b) Other tangible assets - Group	Office Premises £000	Furniture & Equipment £000	Machinery & Equipment £000	Computer Equipment £000	Total £000
<b>COST</b>					
At 1 April 2020	3,337	400	125	140	4,002
Additions	-	-	-	-	-
Eliminated on disposals	-	-	(18)	-	( 18)
At 31 March 2021	<u>3,337</u>	<u>400</u>	<u>107</u>	<u>140</u>	<u>3,984</u>
<b>DEPRECIATION</b>					
At 1 April 2020	1,337	391	81	123	1,932
Charge for year	58	7	31	6	102
Eliminated on disposals	-	-	(18)	-	( 18)
At 31 March 2021	<u>1,395</u>	<u>398</u>	<u>94</u>	<u>129</u>	<u>2,016</u>
<b>NET BOOK VALUE</b>					
At 31 March 2021	<u>1,942</u>	<u>2</u>	<u>13</u>	<u>11</u>	<u>1,968</u>
At 31 March 2020	<u>2,000</u>	<u>9</u>	<u>44</u>	<u>17</u>	<u>2,070</u>

Included in heritable land and buildings is land costing £260,000. Net interest capitalised in tangible fixed assets at 31 March 2021 amounted to £515,000 (2020 - £515,000). Interest of £nil was capitalised in the year (2020 - £nil).

(b) Other tangible assets - Parent	Office Premises £000	Furniture & Equipment £000	Machinery & Equipment £000	Computer Equipment £000	Total £000
<b>COST</b>					
At 1 April 2020	3,337	381	40	140	3,898
Additions	-	-	-	-	-
Eliminated on disposals	-	-	-	-	-
At 31 March 2021	<u>3,337</u>	<u>381</u>	<u>40</u>	<u>140</u>	<u>3,898</u>
<b>DEPRECIATION</b>					
At 1 April 2020	1,339	377	18	123	1,857
Charge for year	56	5	9	6	76
Eliminated on disposals	-	-	-	-	-
At 31 March 2021	<u>1,395</u>	<u>382</u>	<u>27</u>	<u>129</u>	<u>1,933</u>
<b>NET BOOK VALUE</b>					
At 31 March 2021	<u>1,942</u>	<u>( 1)</u>	<u>13</u>	<u>11</u>	<u>1,965</u>
At 31 March 2020	<u>1,998</u>	<u>4</u>	<u>22</u>	<u>17</u>	<u>2,041</u>

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

### NOTES TO THE FINANCIAL STATEMENTS (continued)

#### 13. FIXED ASSET INVESTMENTS - GROUP AND PARENT

	2021	2020
	£000	£000
Investment properties	5,583	5,034
	<u>5,583</u>	<u>5,034</u>

#### Subsidiary Undertakings

Grampian Housing Association has the following wholly owned subsidiary undertakings. Kirkgate Developments Limited develops and manages properties for sale, mid-market and market rent properties, as well as developing opportunities for social enterprise and commercial and community facilities. TLC Housing Maintenance Limited provides maintenance services to its parent. Kirkgate Homes Limited and Grampian Community Energy Limited are dormant. The registered offices of the subsidiaries is Huntly House, 74 Huntly Street, Aberdeen, AB10 1TD.

	2021		2020	
	<i>Reserves</i>	<i>Profit / (Loss)</i>	<i>Reserves</i>	<i>Profit / (Loss)</i>
	£000	£000	£000	£000
Kirkgate Developments Limited	2,599	749	1,851	(21)
TLC Housing Maintenance Limited	(272)	(74)	(198)	20
Kirkgate Homes Limited	2	-	2	-
Grampian Community Energy Limited	1	-	1	-
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>

#### Investment Properties

	2021	2020
	£000	£000
At 1 April 2020	5,034	5,067
Revaluations taken to the statement of comprehensive income	549	(33)
At 31 March 2021	<u>5,583</u>	<u>5,034</u>

Investment properties, which are all freehold, were valued on a desktop basis at 31 March 2021 by F G Burnett Property consultants, previously valued by J & E Shepherd, Chartered Surveyors, in accordance with the Royal Institution of Chartered Surveyors ('RICS') Appraisal and Valuation Manual.

On a historical cost basis these fixed assets would have been included at a cost of £3,867,000 (2020 - £3,832,000) and aggregate depreciation of £795,000 (2020 - £682,000).

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 14. STOCK AND WORK IN PROGRESS

	GROUP		PARENT	
	2021 £000	2020 £000	2021 £000	2020 £000
Properties for sale	106	25	106	25
Stock of maintenance materials	20	58	-	-
	<u>126</u>	<u>83</u>	<u>106</u>	<u>25</u>

### 15. RECEIVABLE AMOUNTS DUE AFTER MORE THAN ONE YEAR

	GROUP		PARENT	
	2021 £000	2020 £000	2021 £000	2020 £000
Loans due from subsidiary	-	-	3,260	3,322

Loans to subsidiary companies are at a commercial rate with defined payback terms.

### 16. RECEIVABLES

	GROUP		PARENT	
	2021 £000	2020 £000	2021 £000	2020 £000
Gross arrears of rent and service charges	956	1,012	956	1,012
<b>Less:</b> Provision for doubtful debts	(558)	(582)	(558)	(582)
<i>Net arrears of rent and service charges</i>	398	430	398	430
Social housing grant receivable	946	1,679	946	1,679
Other receivables	646	499	576	412
Amounts due from group undertakings	-	-	138	124
	<u>1,990</u>	<u>2,608</u>	<u>2,058</u>	<u>2,645</u>

### 17. CASH AND CASH EQUIVALENTS

	GROUP		PARENT	
	2021 £000	2020 £000	2021 £000	2020 £000
Cash at bank and in hand	4,177	3,115	3,652	2,898
	<u>4,177</u>	<u>3,115</u>	<u>3,652</u>	<u>2,898</u>

During 2005, a cash charge was created between THFC (Social Housing Finance) Limited and Grampian Housing Association Limited, whereby the Association maintains a minimum balance of £235,000 (2020 - £235,000) on a specific deposit account.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 18. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Group		Parent	
	2021 £000	2020 £000	2021 £000	2020 £000
Bank loans	1,704	1,716	1,697	1,716
Trade payables	633	1,574	617	1,529
Rent received in advance	402	300	402	300
Other taxation and social security	16	18	16	18
Amounts due to group undertakings	-	-	4	52
Other payables	712	756	712	756
Accruals and deferred income	4,148	1,171	4,060	1,046
	<u>7,615</u>	<u>5,535</u>	<u>7,508</u>	<u>5,417</u>

### 19. PAYABLES: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	Group		Parent	
	2021 £000	2020 £000	2021 £000	2020 £000
Bank loans	82,151	78,307	82,108	78,307
	<u>82,151</u>	<u>78,307</u>	<u>82,108</u>	<u>78,307</u>

### 20. DEBT ANALYSIS - BORROWINGS

	Group		Parent	
	2021 £000	2020 £000	2021 £000	2020 £000
<b>Bank Loans</b>				
Amounts due within one year	1,757	1,770	1,750	1,770
Amounts due in one year or more but less than two years	1,874	1,751	1,864	1,751
Amounts due in two years or more but less than five years	28,857	22,950	28,827	22,950
Amounts due in more than five years	51,420	53,659	51,417	53,659
	<u>83,908</u>	<u>80,130</u>	<u>83,858</u>	<u>80,130</u>
Loan arrangement fees	(53)	(107)	(53)	(107)
	<u>83,855</u>	<u>80,023</u>	<u>83,805</u>	<u>80,023</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
Nationwide	60	LIBOR + 0.35%	2026 & 2029	Variable
Bank of Scotland - Syndicate	1,028	6.0%	2032	Fixed
Bank of Scotland - Syndicate	-	5.9%	2032	Fixed
Bank of Scotland - Syndicate	-	5.5%	2025	Fixed
Bank of Scotland - Syndicate	-	LIBOR + 1%	2025	Variable
Royal Bank of Scotland - Syndicate	-	5.5%	2032	Fixed
Royal Bank of Scotland	1,331	LIBOR + 1.5%	2029	Variable
Royal Bank of Scotland	-	4.9%	2037	Fixed
Royal Bank of Scotland	-	4.8%	2036	Fixed
Royal Bank of Scotland	-	LIBOR + 1.1%	2022	Variable
HEEPS	-	0.0%	2028	N/A

# GRAMPIAN HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021  
NOTES TO THE FINANCIAL STATEMENTS (continued)

## 21. DEFERRED INCOME - GROUP AND PARENT

	Social Housing Grants £000	Other Housing Grants £000	Total £000
<b>Capital grants received</b>			
At 1 April 2020	158,261	11,049	169,310
Additions in the year	8,706	-	8,706
Eliminated on disposal	(146)	(2)	(148)
At 31 March 2021	<u>166,821</u>	<u>11,047</u>	<u>177,868</u>
<b>Amortisation</b>			
At 1 April 2020	19,487	1,483	20,970
Amortisation in year	1,471	106	1,577
Eliminated on disposal	(32)	-	(32)
At 31 March 2021	<u>20,926</u>	<u>1,589</u>	<u>22,515</u>
<b>Net book value</b>			
At 31 March 2021	<u>145,895</u>	<u>9,458</u>	<u>155,353</u>
At 31 March 2020	<u>138,774</u>	<u>9,566</u>	<u>148,340</u>

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

	2021 £000	2020 £000
Amounts due within one year	1,577	1,495
Amounts due in more than one year	153,776	146,845
	<u>155,353</u>	<u>148,340</u>

## 22. SHARE CAPITAL

Shares of £1 each, issued and fully paid	PARENT	
	2021 £	2020 £
At 1 April	74	81
Issued in year	4	7
Cancelled in year	(7)	(14)
At 31 March	<u>71</u>	<u>74</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.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 23. STATEMENT OF CASH FLOWS - GROUP

#### Reconciliation of net cash flow to movement in net debt

	£000	2021 £000	£000	2020 £000
Increase / (decrease) in cash	1,062		(388)	
Cashflow from change in net debt	(3,832)		(264)	
Movement in net debt during the year		(2,770)		(652)
Net debt at 1 April		(76,908)		(76,256)
Net debt at 31 March		(79,678)		(76,908)

	At 01 April 2020	Cashflows	Other Changes	At 31 March 2021
	£000	£000	£000	£000
Cash and cash equivalents	3,115	1,062	-	4,177
Debt: Due within one year	3,115	1,062	-	4,177
Due after more than one year	(1,716)	(3,832)	3,844	(1,704)
Net debt	(78,307)	-	(3,844)	(82,151)
	(76,908)	(2,770)	-	(79,678)

### 23. STATEMENT OF CASH FLOWS - PARENT

#### Reconciliation of net cash flow to movement in net funds

	£000	2021 £000	£000	2020 £000
Increase / (decrease) in cash	754		(440)	
Cashflow from change in net debt	(3,782)		(264)	
Movement in net debt during the year		(3,028)		(704)
Net debt at 1st April 2020		(77,125)		(76,421)
Net debt at 31 March 2021		(80,153)		(77,125)

	At 01 April 2020	Cashflows	Other Changes	At 31 March 2021
	£000	£000	£000	£000
Cash at bank and in hand	2,898	754	-	3,652
Debt: Due within one year	2,898	754	-	3,652
Due after more than one year	(1,716)	(3,782)	3,801	(1,697)
Net Debt	(78,307)	-	(3,801)	(82,108)
	(77,125)	(704)	-	(80,153)

### 24. CAPITAL COMMITMENTS - GROUP AND PARENT

	2021 £000	2020 £000
Capital Expenditure that has been contracted for but has not been provided for in the financial statements	53,830	26,114

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

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 25. COMMITMENTS UNDER OPERATING LEASES - GROUP AND PARENT

	2021 £000	2020 £000
At the year end, the total minimum lease payments under non-cancellable operating leases were as follows:		
<b>Land and Buildings</b>		
Expiring in the next year	15	14
Expiring later than one year and not later than five years	1	12
	<u>16</u>	<u>26</u>

### 26. 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 Huntly House, 74 Huntly Street, Aberdeen, AB10 1TD.

The Association is a Registered Social Landlord and Scottish Charity that owns and manages social housing property in Aberdeen, Aberdeenshire & Moray.

### 27. BOARD OF MANAGEMENT MEMBER EMOLUMENTS - GROUP AND PARENT

Board of Management members received £nil (2020 - £nil) in the year by way of reimbursement of expenses. No remuneration is paid to Board of Management members in respect of their duties to the Association.

### 28. PROVISIONS FOR LIABILITIES AND CHARGES - GROUP

	2021 £	2020 £
Deferred Tax and Holiday Pay		
At 1 April	283	254
Increase / (decrease) in provision	179	29
At 31 March	<u>462</u>	<u>283</u>

At the year end the balance of provisions was split £316,000 (2020 - £209,000) for deferred tax and £146,000 (2020 - £74,000) for holiday pay.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

## FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

### 29 HOUSING STOCK - GROUP

The number of units of accommodation in management at the year end was:-	<b>2021</b> <b>No.</b>	<b>2020</b> <b>No.</b>
General needs	3,551	3,501
Non-social	32	32
Shared ownership	437	449
Units under development	404	308
	<u>4,424</u>	<u>4,290</u>

Housing units managed by the Association and leased to its subsidiary:

<b>Name of Organisation</b>	<b>Number of Units</b>	
	<b>2021</b> <b>No.</b>	<b>2020</b> <b>No.</b>
Kirkgate Developments Limited	136	117

### 30 RELATED PARTY TRANSACTIONS

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

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

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

	<b>2021</b> <b>£</b>	<b>2020</b> <b>£</b>
Rent received from tenants on the Board of Management and their close family members	-	200
Factoring charges received from factored owners on the Board of Management and their close family members	826	730
Members of the Board of Management who are sharing owners	-	1

The Chief Operating Officer is a member of the Housemark Scotland Advisory Board. During the year transactions were effected in relation to Housmark for annual subscription and other costs amounting to £7,823 (2020: £7,126).

A member of the board is a Board member of the Policy council at Aberdeen and Grampian Chamber of Commerce and there was an amount of £1,140 (2020 - £1,140) paid in relation to a membership fee.

The Chief Executive is a director of Power Circle Ltd. During the year the Association acquired services from Power Circle Ltd amounting to £9,900 (2020: £nil).

The company has taken the exemption available under Section 33 of FRS102 in relation to disclosing related party transactions with Kirkgate Developments Limited and TLC Housing Management Limited.

# GRAMPIAN HOUSING ASSOCIATION LIMITED

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FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021  
NOTES TO THE FINANCIAL STATEMENTS (continued)

## 31. RETIREMENT BENEFITS

Grampian Housing Association participates in a defined contribution pension scheme for all qualifying employees in the United Kingdom. The assets of the scheme are held separately from those of the Association in an independently administered fund. The contributions payable by the Association charged to the statement of comprehensive income amounted to £280,000 (2020 - £270,000).

No other post-retirement benefits are provided. The schemes are fully funded schemes.