

Registered Social Landlord Number 311
Registered Charity Number SC028542
Registered Charitable Company Limited by Guarantee Number SC188299

HOMES FOR LIFE HOUSING PARTNERSHIP

REPORT and FINANCIAL STATEMENTS

For the year ended 31 March 2022

HOMES FOR LIFE HOUSING PARTNERSHIP

REPORT and FINANCIAL STATEMENTS

For the year ended 31 March 2022

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HOMES FOR LIFE HOUSING PARTNERSHIP

MEMBERS, EXECUTIVES and ADVISERS

Directors

Jamila Greig (Chair)
Olga Krasteva (Vice chair)
David Rose
Gordon Leitch
D Graeme MacGregor
Donna Wight
Sarah Steel (elected 15 September 2021)
Craig Russell (elected 15 September 2021)
Donna McComb (appointed 23 February 2022)
Sarah Mackie (Co-opted 8 December 2021)
Neil MacDonald (Co-opted 8 December 2021)
Luke Bullock (resigned 26 October 2021)

Executive Officer

George Russell (Business Manager and Company Secretary) (resigned 16 November 2021)
Wendy McCracken (Interim Business Manager and Company Secretary from May 2021)

Registered Office

Tolbooth Gate
57 Market Street
Haddington
East Lothian EH41 3JG

Bankers

The Royal Bank of Scotland plc
32 Court Street
Haddington EH41 3NS

Solicitors

Addleshaw Goddard (Corporate matters)
Exchange Tower
19 Canning Street
Edinburgh EH3 8EH

T C Young (Governance Matters)
7 West George Street
Glasgow
G2 1BA

T C Young (Tenancy matters)
69a George Street
Edinburgh EH2 2JG

External Auditor

Azets Audit Services
Titanium 1
King's Inch Place
Renfrew
Glasgow PA4 8WF

Internal Auditor

Wylie & Bisset LLP
168 Bath Street
Glasgow G2 4TP

HOMES FOR LIFE HOUSING PARTNERSHIP

STRATEGIC REPORT

For the year ended 31 March 2022

The Directors present their Strategic Report of the Board of Directors and the audited financial statements for the year ended 31 March 2022.

Principal activities

Homes for Life's (HFL) principal activity during the year was the provision, improvement and management of housing for persons in necessitous circumstances in East Lothian.

Review of Business

The Directors are delighted to present a very positive report on the progress made following the challenges which occurred in the previous year. The Interim Manager continued to lead progress on our Governance Improvement Plan which was almost completed within the financial year.

A Strategic Options Appraisal (SOA) was carried out in February 2022 the conclusion being reached that it was in the best interests of our tenants for HfL to remain a stand-alone organisation. This followed the outcome of a full stock condition survey, a valuation of our properties, discussions with our key stakeholders and most importantly, the views of our tenants.

The outcome of the SOA along with the progress made with improving our governance framework means that we can now concentrate on our service provision and the improvements and maintenance of our properties and move to appoint a new Chief Executive Officer.

A comprehensive Business Plan is in place following a Board strategic planning day. The Board agreed on our "elevator pitch" which is: "Homes for Life, a small RSL with a mighty passion, committed to providing our tenants with an affordable, tailored, responsive service where we will deliver more than "homes for life". We will achieve this by investing in our people, our properties and communities assisting them to thrive and flourish".

During the year we carried out a number of external validations including internal audits on allocations; arrears management; GDPR/FOI requirements and payment arrangements. All outcomes confirming strong or substantial compliance. We also confirmed that the recommendations which came out of the whistleblowing event in the previous year were implemented. A review of our Annual Charter Return (ARC) resulted in improvements to how we keep our data.

We invested in both our software and hardware and are now working towards cyber essential accreditation. We managed to secure a grant to replace our server and to put systems in place to ensure we keep our data safe and secure.

HOMES FOR LIFE HOUSING PARTNERSHIP

STRATEGIC REPORT (continued)

For the year ended 31 March 2022

We reviewed our staff structure to ensure that we are able to focus on service provision. We changed our reactive repairs contractor which has resulted in higher satisfaction levels. Staff continue to work from home as the office premises are not "COVID compliant".

We carried out a full tenant satisfaction survey, the first to be conducted externally for a number of years. The outcome of the survey is being used to focus our services, the priorities being the quality of our homes and the repairs and maintenance service.

Our rent arrears are amongst the lowest in Scotland. We look to get as much assistance as we can for our tenants with early intervention being key to ensuring our tenants are supported and if required, signposted to other agencies for assistance.

In summary, much progress has been made over the year. We have incurred higher operating costs as we carried out the actions required to improve our governance and our service provision, which has had a negative impact on our operating surplus. However, a number of these costs are "one-off", and we anticipate a reduction in costs and an increase in the surplus for the coming year.

Fixed Assets

In accordance with the Statement of Recommended Practice (SORP) – Accounting by Registered Social Housing Providers, 2014, the company utilises component accounting in dealing with its housing assets. Component accounting ensures that the major components of the company's housing stock are identified and depreciated over their estimated economic lives. The cost of any subsequent replacement of a major component will be capitalised in the Statement of Financial Position with the item replaced being disposed of from the Statement of Financial Position. This enables the financial statements to better reflect the use of the component over its life cycle.

Changes in respect of housing properties, resulting from transactions during the year, are detailed in note 13.

As of the 1st of August 2022, all HfL properties meet the Scottish Housing Quality Standard with the exception of 10 that are classed as fails. 4 of these are due to the requirements of EESSH. This is due to their construction type where cavity wall insulation cannot be used. We are currently investigating alternative options to bring these up to the required standard to pass by 2023. The other 6 fails were due to access issues for fitting LD2 heat and smoke detection equipment. As of the 1st of August 2022, all HfL properties have a fully compliant LD2 heat and smoke detection system in place.

Structure and Governance

HfL is a housing partnership created in July 1998 under the Scottish Government's New Housing Partnerships initiative, by founding members East Lothian Council and East Lothian Housing Association Limited. Membership also includes tenants and other interested parties. Under the initiative, the company secured revenue support funding and capital funding for development projects in the form of grants from East Lothian Council. A review of the Articles of Association in September 2008 removed special rights and obligations for founding members. A further review in September 2018 agreed removal of a requirement that a majority of directors be tenant members. The Membership Policy requires that tenants comprise a majority of the membership. The Articles are currently under review to bring them into line with SFHA Model Rules.

HOMES FOR LIFE HOUSING PARTNERSHIP

STRATEGIC REPORT (Continued)

For the year ended 31 March 2022

HfL is limited by guarantee and is recognised as a charity. It does not trade for profit and is prohibited from making distributions to its members.

HfL is registered as a Registered Social Landlord with the Scottish Housing Regulator and is required to prepare financial statements in accordance with the Scottish Housing Regulator's Determination of Accounting Requirements (2019): Regulatory Guidance and the Companies Act 2006.

For ongoing management of 12 homes sold on a Shared Equity basis, the Company is registered as a property Factor (PF0000219) for common maintenance and as a Credit provider (724055) for equity loans. There were no re-sales and therefore no loan transactions during the year.

Risks and Uncertainties

The Board approved a Risk Management Strategy in May 2021, and a new Risk Map was produced on this basis. The Risk Map is reviewed at Board meetings to ensure that the key risks are identified and mitigated where possible. The current high risks are failure to recruit and/or recruit the right CEO; economic changes; rent levels and tenant health and safety.

Future Plans

The key objectives for the coming year are to recruit the right CEO who will concentrate of improving our services and our properties and assisting the Board to deliver our key strategic objectives.

Financial and non-financial key performance indicators

HfL participates in the Scottish Housing Network benchmarking club. The Board review performance quarterly and benchmark annually against averages for all Registered Social Landlords, a peer group of other smaller scale Registered Social Landlords, as well as against other local Registered Social Landlords.

Loan covenant compliance is monitored quarterly. Key Performance is shared with our tenants including through a comprehensive Annual Performance Report.

Financial Key Performance Indicators	2022	2021	Loan Covenant
Loan Interest Cover %	927	944	110
Loan Security Cover %	3893	923	105
Gearing %	3.11	5.86	
Quick Ratio	4.50	5.20	
Net Surplus %	28	51	
Arrears %	1.10	1.88	

BY ORDER OF THE BOARD

 Wendy McCracken
Interim Secretary

Date: 31 August 2022

HOMES FOR LIFE HOUSING PARTNERSHIP

REPORT of the BOARD of DIRECTORS

For the year ended 31 March 2022

The Board of Directors and Executive Officers

The directors and executive officer of the company who served during the year and up to the date these accounts were approved are listed on page 1.

Related Party Transactions

Six of the company's directors are tenant directors. Tenant directors must comply with the same regulations as non-director tenants and do not receive favourable terms or discounted rents.

One director is also on the Boards of East Lothian Housing Association Limited (ELHA) and Employers in Voluntary Housing Limited (EVH), and also carries out duties on behalf of Rural & Islands Housing Associations Forum (RIHAF) of the Scottish Federation of Housing Associations (SFHA).

Transactions with tenant directors and other related parties are disclosed at note 29.

Statement of Board of Directors' Responsibilities

Housing Association legislation requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the income and expenditure of the company for the year ended on that date. In preparing those financial statements the Board are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the company will continue in business.

The Board are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company.

The Board are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement on Internal Financial Control

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

1. The reliability of financial information used within the company or provided for external users;
2. The maintenance of proper accounting records; and
3. The safeguarding of assets against unauthorised use or disposition.

Such systems of internal financial control can only provide reasonable and not absolute assurance against material misstatement or loss.

Key procedures, which the Board has established and which are designed to provide effective financial control, include the following:

1. Formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authority, which allow the monitoring of financial controls and restrict the unauthorised use of the company's assets;

HOMES FOR LIFE HOUSING PARTNERSHIP

REPORT of the BOARD of DIRECTORS (Continued)

For the year ended 31 March 2022

Statement on Internal Financial Control (continued)

2. Experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
3. Forecasts and budgets are prepared which allow the Board of Directors and Executive Officer to monitor the key business risks, financial objectives and the progress being made towards achieving plans set for the year and for the medium term;
4. Management accounts are prepared regularly, providing relevant, reliable and up-to-date financial and other information, with significant variances from budget being investigated as appropriate;
5. All significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Board of Directors;
6. The Board receives an annual report from the external auditor who reviews and test the system of internal financial control only to the extent necessary to express their audit opinion;
7. The Board receives an annual report from the internal auditor as part of an agreed audit plan; and
8. Formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external reports, including for delegation of preliminary consideration of reports and action by an Audit and Risk Committee.

The Board confirms that it has reviewed the effectiveness of the company's system of internal financial control as it operated during the year ended 31 March 2022. No weaknesses were found in internal financial controls which resulted in material losses, contingencies or uncertainties that require disclosure in the financial statements or in the auditor's report on the financial statements.

Disclosure of information to the Auditor

To the knowledge and belief of each of the persons who are directors of the Board at the time the report is approved:

- So far as the directors are aware, there is no relevant information of which the company's auditor is unaware; and
- Each director has taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant information and to establish that company's auditor is aware of the information.

Auditor

A resolution to re-appoint Azets Audit services will be put to the members at the Annual General Meeting.

BY ORDER OF THE BOARD


Interim Secretary

Wendy McCracken

Date: 31 August 2022

HOMES FOR LIFE HOUSING PARTNERSHIP

INDEPENDENT AUDITOR'S REPORT TO THE DIRECTORS OF HOMES FOR LIFE HOUSING PARTNERSHIP FOR THE YEAR ENDED 31 MARCH 2022

Opinion

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

In our opinion, the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2022 and of the company's income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator.

Basis for opinion

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

Conclusions relating to going concern

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

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

Other information

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

HOMES FOR LIFE HOUSING PARTNERSHIP

INDEPENDENT AUDITOR'S REPORT TO THE DIRECTORS OF HOMES FOR LIFE HOUSING PARTNERSHIP FOR THE YEAR ENDED 31 MARCH 2022

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

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

Responsibilities of the Board

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

In preparing the financial statements, the Board is responsible for assessing the company'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 either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under the Companies Act 2006 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

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

The extent to which the audit was considered capable of detecting irregularities including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the FRC's website, to detect material misstatements in respect of irregularities, including fraud.

HOMES FOR LIFE HOUSING PARTNERSHIP

INDEPENDENT AUDITOR'S REPORT TO THE DIRECTORS OF HOMES FOR LIFE HOUSING PARTNERSHIP FOR THE YEAR ENDED 31 MARCH 2022

We obtain and update our understanding of the company, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the company is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the entity that were contrary to applicable laws and regulations, including fraud.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including 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 identified the laws and regulations applicable to the company through discussions with the Board members and the senior management team, and from our knowledge and experience of the RSL sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the company, including Part 6 of the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator, taxation legislation and data protection, anti-bribery, employment, environmental and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of the senior management team and the Board and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

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

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

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

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

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

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of the Board and relevant sub-committees;
- enquiring of the senior management team and the Board as to actual and potential litigation and claims;

HOMES FOR LIFE HOUSING PARTNERSHIP

INDEPENDENT AUDITOR'S REPORT TO THE DIRECTORS OF HOMES FOR LIFE HOUSING PARTNERSHIP FOR THE YEAR ENDED 31 MARCH 2022

- reviewing legal and professional fees paid in the year for indication of any actual and potential litigation and claims; and
- reviewing correspondence with HMRC, the Scottish Housing Regulator, OSCR and the company's legal advisors.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Use of our report

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



Azets Audit Services
Statutory Auditor
Chartered Accountants
Titanium 1
King's Inch Place
Renfrew
PA4 8WF

Date: 31 August 2022

HOMES FOR LIFE HOUSING PARTNERSHIP

REPORT OF THE AUDITOR TO THE BOARD OF DIRECTORS OF HOMES FOR LIFE HOUSING PARTNERSHIP ON CORPORATE GOVERNANCE MATTERS

For the year ended 31 March 2022

In addition to our audit of the financial Statements, we have reviewed your statement on pages 5-6 concerning the Company's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication 'Our Regulatory Framework' and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.


Basis of Opinion

We carried out our review having regard to the requirements to corporate governance matters within Bulletin 2009/4 issued by the Financial Reporting Council. The bulletin does not require us to review the effectiveness of the Company's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reason given for non-compliance.

Opinion

In our opinion the Statement on Internal Financial Control on pages 5-6 has provided the disclosures required by the relevant Regulatory Standards within the publication 'Our Regulatory Framework' and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial 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 Directors and Officers of the Company and examination of relevant documents, we have satisfied ourselves that the Board of Director's Statement on Internal Financial Control appropriately reflects the Company's compliance with the information required by the relevant Regulatory Standards in respect of internal financial controls contained within the publication 'Our Regulatory Framework' and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls.



Azets Audit Services
Statutory Auditor
Titanium 1
King's Inch Place
Renfrew
Glasgow PA4 8WF

Date: 31 August 2022

HOMES FOR LIFE HOUSING PARTNERSHIP

STATEMENT of COMPREHENSIVE INCOME

For the year ended 31 March 2022

	Notes	31 March 2022 £	31 March 2021 £
Turnover	4	1,725,473	1,703,190
<u>Less: Operating expenditure</u>	4	<u>(1,697,811)</u>	<u>(1,205,266)</u>
Operating surplus	4	27,662	497,924
Interest receivable and other income	10	1,718	5,983
Interest and financing costs	11	(46,370)	(63,575)
(Deficit)/surplus before taxation		(16,990)	440,332
Taxation	12	-	-
(Deficit)/surplus for the year		(16,990)	440,332
Other comprehensive income			
Actuarial gain/(loss) in respect of pension schemes	23	359,000	(5,000)
Total comprehensive income for the year		342,010	435,332

The results for the year relate wholly to continuing activities.

The notes on pages 16 to 33 form part of these financial statements.

HOMES FOR LIFE HOUSING PARTNERSHIP

STATEMENT of FINANCIAL POSITION

As at 31 March 2022

	Notes	2022 £	2021 £
Fixed assets			
Tangible assets – social housing	13	10,793,868	11,170,858
Tangible assets – property, plant and equipment	14	84,136	70,112
Investments	16	2	2
		-----	-----
		10,878,006	11,240,972
		-----	-----
Current assets			
Trade and other debtors	17	111,540	74,260
Cash and cash equivalents	18	1,793,685	1,990,111
Term deposits	19	608,627	608,597
		-----	-----
		2,513,852	2,672,968
Less: Creditors falling due within one year	20	(815,317)	(770,071)
		-----	-----
Net current assets		1,698,535	1,902,897
		-----	-----
Total assets less current liabilities		12,576,541	13,143,869
		-----	-----
Creditors: amounts falling due after more than one year			
Deferred capital grants	21	(33,133)	(401,251)
Pension liability	22	(7,554,042)	(7,810,262)
	23	88,000	(197,000)
		-----	-----
Net assets		5,077,366	4,735,356
		=====	=====
Reserves			
General reserve	24	4,989,366	4,932,356
Pension reserve	23	88,000	(197,000)
		-----	-----
		5,077,366	4,735,356
		=====	=====

The financial statements were authorised for issue by the Board of Directors on 31 August 2022 and were signed on its behalf by:

[Redacted Signature]	Jamila Greig
Chairperson	
[Redacted Signature]	Wendy McCracken
Interim Secretary	
[Redacted Signature]	Craig Russell
Board Member	

The notes on pages 16 to 33 form part of these financial statements.

HOMES FOR LIFE HOUSING PARTNERSHIP

STATEMENT of CHANGES in RESERVES

For the year ended 31 March 2022

	General Reserve £	Pension Reserve £	Total £
Balance as at 1 April 2021	4,932,356	(197,000)	4,735,356
(Deficit)/surplus for the year	(16,990)	-	(16,990)
Other comprehensive income	-	359,000	359,000
Net transfers during the year	74,000	(74,000)	-
Balance at 31 March 2022	4,989,366	88,000	5,077,366

STATEMENT of CHANGES in RESERVES

For the year ended 31 March 2021

	General Reserve £	Pension Reserve £	Total £
Balance as at 1 April 2020	4,462,024	(162,000)	4,300,024
Surplus for the year	440,332	-	440,332
Other comprehensive income	-	(5,000)	(5,000)
Net transfers during the year	30,000	(30,000)	-
Balance at 31 March 2021	4,932,356	(197,000)	4,735,356

The notes on pages 16 to 33 form part of these financial statements.

HOMES FOR LIFE HOUSING PARTNERSHIP

STATEMENT of CASH FLOWS

For the year ended 31 March 2022

	Notes	2022 £	2021 £
Net cash generated from operating activities	25	264,107	668,089
Cashflow from investing activities			
Purchase of tangible fixed assets		(71,940)	(28,710)
(Increase)/decrease in deposits with banks		(30)	(8,597)
Interest received		1,718	5,983
Cashflow from financing activities			
Interest paid		(41,370)	(59,575)
Repayment of borrowings		(348,911)	(330,706)
Net change in cash and cash equivalents		(196,426)	246,484
		=====	=====
Cash and cash equivalents at the beginning of the year	18	1,990,111	1,743,627
Cash and cash equivalents at the end of the year	18	1,793,685	1,990,111
		(196,426)	246,484
		=====	=====

Analysis of changes in net debt

	2021 £	Cash flows £	Other changes £	2022 £
Long-term borrowing	401,251	(368,118)	-	33,133
Short-term borrowing	348,911	19,208	-	368,119
	-----	-----	-----	-----
Total liabilities	750,162	(348,910)	-	401,252
Cash and cash equivalents	(1,990,111)	196,426	-	(1,793,685)
Term deposits	(608,597)	-	(30)	(608,627)
	-----	-----	-----	-----
Total net debt	(1,848,546)	(152,484)	(30)	(2,001,060)
	=====	=====	=====	=====

The notes on pages 16 to 33 form part of these financial statements.

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS

For the year ended 31 March 2022

1. General Information

These financial statements are stated in Pounds Sterling (GBP), as that is the currency (which the majority of) the company's transactions are denominated. They comprise the financial statements of the company drawn up for the year ended 31 March 2022. Except where otherwise stated all financial information is presented in GBP.

The financial statements have been prepared in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and comply with the requirements of the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator and the Statement of Recommended Practice for Social Housing Providers issued in 2018.

The preparation of these financial statements in compliance with FRS 102 requires the use of certain accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see note 3).

The company is defined as a public benefit entity and thus the company complies with all disclosure requirements relating to public benefit entities. The company is a registered social landlord in Scotland and its registered number is 311. The company is a private company limited by guarantee and incorporated in the United Kingdom and registered in Scotland. The company's registered number is SC188299. The registered address is included on page 1 of these financial statements.

2. Accounting policies

(a) Accounting convention

The financial statements are prepared under the historical cost basis of accounting and in accordance with applicable standards. The accounting policies of the company are set out in paragraphs (d) to (u) below.

(b) Basis of accounting

The financial statements are prepared on the historical cost basis of accounting and in accordance with applicable accounting standards. The effect of events relating to the year ended 31 March 2022, which occurred before the date of approval of the financial statements have been included in the statements to the extent required to show a true and fair view of the state of affairs as at 31 March 2022 and of the results for the year ended on that date.

(c) Going concern

The company is budgeted to make a deficit for the year ended 31 March 2023 however has a healthy bank balance, a strong asset base, and has no liquidity issues. The budget for 31 March 2023 has also indicated a potential breach in one of the loan covenants due to a delay in planned maintenance works. The directors, lender and the Scottish Housing Regulator have all been made aware of this potential breach. The directors are of the opinion that the decision to repay the loan would be made from cash reserves first to avoid the breach actually taking place. On this basis the directors are of the opinion that the company will continue to meet its obligations as they fall due for the foreseeable future. This assessment of going concern includes the expected impact of COVID-19 to the entity in the 12 months following the signing of these financial statements. Thus, they continue to adopt the going concern basis of accounting in preparing these financial statements.

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

2. Accounting policies (continued)

(d) Turnover

Turnover represents rental income and fees from tenants and revenue based grants received from The Scottish Government. The company has no shared-ownership properties and consequently all income relates to properties wholly-owned by the company.

(e) Apportionment of management expenses

Management and administration expenses are apportioned based on the units held within each sub-type.

(f) Repairs and maintenance costs

Costs for reactive and planned maintenance are charged to the Statement of Comprehensive Income as they are incurred. Property improvements are capitalised, if these are material in nature and can give rise to additional income or cost savings. These capitalised improvements are subsequently written off in line with the company's fixed asset policy.

(g) Interest receivable

Interest receivable is recognised in the Statement of Comprehensive Income using the effective interest rate method.

(h) Interest payable

Finance costs are charged to the Statement of Comprehensive Income over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

(i) Designated reserves – planned maintenance reserves

The company maintains its housing properties in a state of repair which at least maintains their residual value in prices prevailing at either the time of acquisition or construction. Provision is made for such future major repairs based on planned maintenance programme requirement for the next three years.

(j) Grants

Capital

New Housing Partnership Grants (NHP) were made by East Lothian Council and were utilised to reduce the amount of loans required in respect of an approved scheme.

For schemes developed with NHP the grant was paid directly to the company as required to meet its liabilities during the development process.

Capital grants in respect of property development are applied in the following order:

- Land;
- Structure;
- With any remaining balance being allocated as "unapplied grants".

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

2. Accounting policies (continued)

(j) Grants (continued)

Capital grants applied to land and structure are amortised at 2% per annum. Other components have various useful lives and to apportion grants to these components would not reflect that grants are not repayable except under disposal of the entire property. Unapplied grants are therefore amortised on a straight line basis at 2% per annum in line with the main structure.

Revenue

Revenue grants are credited to income in the appropriate period to match related expenditure.

(k) Fixed assets – Housing Properties

Housing properties are stated at cost, less accumulated depreciation. The development cost of housing properties includes:

- Cost of acquiring land and buildings
- Development expenditure including administration costs.

(l) Depreciation

Depreciation is charged on tangible fixed assets so as to write off the asset cost less any recoverable value on a straight line basis over its anticipated useful life as follows:

	Useful Economic Life
Office premises	30 years
Office furniture and equipment	3 years

Each housing unit has been split between its major component parts. Each major component is depreciated on a straight line basis over its expected useful economic useful life. The following major components and useful lives have been identified by the company:

Housing properties (by component):

• Land	Infinite
• Structure	50 years
• Roof	50 years
• Kitchens	15 years
• External doors and windows	25 years
• Bathrooms and WCs	20 years
• Electrics	25 years
• Boilers	15 years
• Specialist heating, plumbing, ventilation systems	20 years

(m) Financial instruments

The company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities such as trade and other accounts receivable and payable, loans from banks and related parties.

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

2. Accounting policies (continued)

(m) Financial instruments (continued)

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at the present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables or receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, such as the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate or in case of an out-right short-term loan not at market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Financial assets are derecognised when contractual rights to the cash flows from the assets expire or when the company has transferred substantially all the risks and rewards of ownership.

Financial liabilities are derecognised only once the liability has been extinguished through discharge, cancellation or expiry.

(n) Debtors

Short term debtors are measured at transaction price, less any impairment.

(o) Rental arrears

Rental arrears represent amounts due by tenants for rental of social housing properties at the year end. Rental arrears are reviewed regularly by management and written down to the amount deemed recoverable. Any provision deemed necessary is shown alongside gross rental arrears in Note 17.

(p) Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

(q) Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

(r) Pensions

The company participates in a defined benefit scheme in respect of its employees. The assets of the scheme are held by the Lothian Pension Fund.

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

2. Accounting policies (continued)

(r) Pensions (continued)

In accordance with “FRS 102 s28 – Employee Benefits”, the operating and financing costs of pension and post retirement schemes (determined by a qualified actuary) are recognised separately in the Statement of Comprehensive Income. Service costs are systematically spread over the service lives of the employees and financing costs are recognised in the period in which they arise.

The differences between actual and expected returns on assets during the year and changes in the actuarial assumptions are recognised in the Statement of Comprehensive Income.

(s) Financial commitments

Rentals paid under operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term.

(t) Consolidation

The company has taken advantage of the exemption provided in section 402 of the Companies Act 2006 not to prepare group financial statements and accordingly these financial statements present information about the company as a single undertaking (see note 16).

(u) VAT

The company is not registered for VAT purposes and all expenses are shown inclusive of VAT.

3. Judgements in applying policies and key sources of uncertainty

In preparing the financial statements, management is required to make estimates and assumptions which affect reported income, expenses, assets and liabilities. Use of available information and application of judgement are inherent in the formation of estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future could differ from such estimates.

The directors consider the following to be critical judgements in preparing the financial statements:

- The categorisation of housing as property, plant and equipment in line with the requirements of the SORP.
- The amount disclosed as ‘operating profit’ is representative of activities that would normally be regarded as ‘operating’; and
- The identification of a cash generating unit for impairment purposes.

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

3. Judgements in applying policies and key sources of uncertainty (continued)

The Board are satisfied that the accounting policies are appropriate and applied consistently. Key sources of estimation have been applied as follows:

Estimate	Basis of estimation
Useful lives of property, plant and equipment	The useful lives of property, plant and equipment are based on the knowledge of senior management, with reference to expected asset life cycles.
The main components of housing properties and their useful lives	The cost of housing properties is split into separately identifiable components. These components were identified by knowledgeable and experienced staff members and based on costing models.
Recoverable amount of rental and other trade receivables	Rental arrears and other trade receivables are reviewed by appropriately experienced senior members of staff on a case by case basis with the balance outstanding together with the payment history of the individual tenant being taken into accounts.
The obligations under the Lothian Pension Fund	This has relied on the actuarial assumptions of a qualified actuary which have been reviewed and are considered reasonable and appropriate.

4. Particulars of turnover, operating expenditure and operating surplus

	2022			2021		
	Turnover £	Operating Expenditure £	Operating Surplus £	Turnover £	Operating Expenditure £	Operating Surplus £
Affordable lettings (note 5)	1,716,165	1,697,811	18,354	1,698,980	1,205,266	493,714
Other activities (note 6)	9,308	-	9,308	4,210	-	4,210
	----- 1,725,473 =====	----- 1,697,811 =====	----- 27,662 =====	----- 1,703,190 =====	----- 1,205,266 =====	----- 497,924 =====

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

5. Particulars of turnover, operating expenditure and operating surplus from affordable letting activities

	General Needs Housing £	Supported Housing Accomm'n £	Other (Respite Unit) £	2022 Total £	2021 Total £
Income from rent and service charges					
Rent receivable net of service charge	1,405,028	41,903	23,495	1,470,426	1,455,707
Service charge	-	-	-	-	-
Gross income from rents and service charges	1,405,028	41,903	23,495	1,470,426	1,455,707
<u>Less: Voids</u>	(24,536)	-	-	(24,536)	(17,550)
Net income from rents and service charges	1,380,492	41,903	23,495	1,445,890	1,438,157
Adaptable grants	11,739	2,316	-	14,055	4,603
Release of deferred capital grant	244,650	8,579	2,991	256,220	256,220
Total turnover from social letting activities	1,636,881	52,798	26,486	1,716,165	1,698,980
Expenditure					
Management and maintenance administration costs	891,688	17,956	2,993	912,637	550,693
Planned cyclical maintenance including major repairs	205,611	3,002	576	209,189	129,915
Reactive maintenance costs	157,196	3,656	765	161,617	102,535
Bad debts – rents and service charges	(4,537)	-	-	(4,537)	(3,676)
Depreciation of social housing	404,478	11,529	2,898	418,905	425,799
Operating expenditure for social letting activities	1,654,436	36,143	7,232	1,697,811	1,205,266
Operating (deficit)/surplus on letting activities, 2022	(17,555)	16,655	19,254	18,354	
Operating surplus on letting activities, 2021	449,436	23,206	2,1072		493,714

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

6. Particulars of turnover, operating expenditure and operating surplus from other activities

	2022			2021		
	Other Income	Operating Expenditure	Operating Surplus	Other Income	Operating Expenditure	Operating Surplus
	£	£	£	£	£	£
Factoring activity	52	-	52	750	-	750
Other income	9,256	-	9,256	3,460	-	3,460
	-----	-----	-----	-----	-----	-----
	9,308	-	9,308	4,210	-	4,210
	=====	=====	=====	=====	=====	=====

7. Staff costs

	2022	2021
	£	£
Wages and salaries	326,904	178,621
Social security costs	23,828	14,446
Pension costs – contributions rate 23.1% (2021: 23.2%)	60,376	39,108
Pension adjustment (note 23)	69,000	26,000
	-----	-----
	480,108	258,175
	=====	=====

Included in wages and salaries are redundancy payments totalling £76,695 in the year.

	2022	2021
	No.	No.
Administration staff	7	5
Wardens and cleaners	1	1
	=====	=====
The average number of full time equivalent employees during the year was:	6	5
	=====	=====

8. Directors' emoluments

The directors are defined as Board members and did not receive any remuneration or accrue any retirement benefits during the year. During the year, Board members were reimbursed £154 (2021: £44) for travel and subsistence expenses in respect of attendance at Board meetings and training sessions. Board members include tenant directors who must comply with the same regulations as non-director tenants. The company considers key management personnel to be the business manager, the interim manager and the directors of the company. The emoluments of key management for the year were £165,536 (2021: £67,148). The employers' NI contributions for the year were £8,135 (2021: £7,861) and the pension contributions for the year were £12,739 (2021: £14,924).

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

8. Directors' emoluments (continued)	2022	2021
	£	£
Emoluments (excluding pension contributions) of:		
Business manager and company secretary	79,911	67,148
Pension contributions	12,739	14,924
	-----	-----
	92,650	82,072
	=====	=====

Other staff members reporting directly to the Board did not receive emoluments (excluding employer's pension contributions) exceeding £60,000 per annum.

9. Operating surplus	2022	2021
	£	£
Operating surplus is stated after charging:		
Depreciation – housing	418,905	425,799
Depreciation – other assets	16,001	7,893
Amortised capital grants	256,220	256,220
Auditor's remuneration		
- In their capacity as auditor	12,600	11,168
- In respect of other services	-	-
	-----	-----

10. Interest receivable and other income	2022	2021
	£	£
Interest receivable on deposits	1,718	5,983
	-----	-----

11. Interest and financing costs	2022	2021
	£	£
Loan interest payable	41,370	59,575
Interest on defined benefit pension scheme	5,000	4,000
	-----	-----
	46,370	63,575
	=====	=====

12. Taxation

The company is recognised by HM Revenue & Customs as a charity and no charge for taxation arises on the results for the year.

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

	Housing Properties Held for Letting £
13. Tangible fixed assets – social housing	
Cost	
As at 1 April 2021	18,233,390
Additions during the year – replacement components	41,915
Disposals	(23,790)

At 31 March 2022	18,251,515

Depreciation	
As at 1 April 2021	7,062,532
Charge for the year	416,935
Released on disposals during the year – replacement components	(21,820)

At 31 March 2022	7,457,647

Net book value	
At 31 March 2022	10,793,868
	=====
At 31 March 2021	11,170,858
	=====

None of these properties are held under lease.

The net book value of components which have been replaced in the year of £1,970 (2021: £139) is included in the depreciation charge of £418,905 (2021: £425,799) in notes 5 and 9.

Included in freehold housing properties is land with a historic cost allocation of £2,025,949 (2021: £2,025,949).

14. Tangible fixed assets – property, plant and equipment

	Heritable Property £	Office Equipment £	Total £
Cost			
As at 1 April 2021	168,999	55,232	224,231
Additions	-	30,025	30,025
	-----	-----	-----
As at 31 March 2022	168,999	82,257	254,256
	-----	-----	-----
Depreciation			
As at 1 April 2021	113,098	41,021	154,119
Charge for the year	5,628	10,373	16,001
	-----	-----	-----
At 31 March 2022	118,726	51,394	170,120
	-----	-----	-----
Net book value			
At 31 March 2022	50,273	33,863	84,136
	=====	=====	=====
At 31 March 2021	55,901	14,211	70,112
	=====	=====	=====

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

15. Property stock

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

	Units in Management	
	2022 No.	2021 No.
Unimproved	-	-
New build	272	272
Improved	27	27
	-----	-----
General Needs Housing	299	299
	-----	-----
Other (Respite Unit)	1	1
Supported housing accommodation	9	9
	-----	-----
Total housing stock	309	309
	=====	=====
Other property		
Commercial property held for letting	-	-
	-----	-----
Total property	309	309
	=====	=====

16. Investments

	2022 £	2021 £
Investment in subsidiary undertaking	2	2
	=====	=====

The investment represents 100% of the ordinary share capital of Homes for Life Developments Limited, which is incorporated in the United Kingdom and registered in Scotland. The company was dormant throughout the year. The directors consider that the value of the unlisted investments is not materially different from cost.

The aggregate equity and reserves as at 31 March 2022 for Homes for Life Developments was as follows:

	2022 £	2021 £
Aggregate equity and reserves	2	2
	=====	=====

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

17. Trade and other receivables	2022	2021	
	£	£	
Rental debtors	14,274	24,732	
<u>Less: Provision for bad debts</u>	<u>(4,306)</u>	<u>(12,526)</u>	
	9,968	12,206	
Other debtors	24,420	6,872	
Prepayments and accrued income	77,152	55,182	
	<u>111,540</u>	<u>74,260</u>	
	=====	=====	
18. Cash and cash equivalents	2022	2021	
	£	£	
Balance held in current accounts	1,793,685	1,990,111	
	<u>1,793,685</u>	<u>1,990,111</u>	
	=====	=====	
19. Term deposits	As at 1 April 2021	Movement in year	As at 31 March 2022
	£	£	£
Fixed term deposits	608,597	30	608,627
	<u>608,597</u>	<u>30</u>	<u>608,627</u>
	=====	=====	=====
20. Creditors: amounts falling due within one year	2022	2021	
	£	£	
Housing loans	368,119	348,911	
Accruals	136,217	51,241	
Other creditors	13,913	70,152	
Pension creditor	5,316	4,495	
Rent in advance	29,832	33,289	
Other taxes and social security	5,700	5,763	
Deferred capital grants (note 22)	256,220	256,220	
	<u>815,317</u>	<u>770,071</u>	
	=====	=====	

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

21. Creditors: amounts falling due after more than one year	2022	2021
	£	£
Housing loans	33,133	401,251
	=====	=====
Loans are due within the following periods:		
Loans due between 1 and 2 years	33,133	368,118
Loans due between 2 and 5 years	-	33,133
Loans due after 5 years	-	-
	-----	-----
	33,133	401,251
	=====	=====

The loan is repayable in equal monthly instalments and is due to be fully repaid in April 2023. Interest is charged on the loan at fixed rate of 5.505%. Loans are secured by a standard security over certain properties and a bond and floating charge over the assets of the company.

	Housing Properties Held for Letting £	Non Housing Properties £	Total £
22. Deferred capital grants			
Year ended 31 March 2022			
At 1 April 2021	8,056,482	10,000	8,066,482
Amortised in year	(255,220)	(1,000)	(256,220)
	-----	-----	-----
At 31 March 2022	7,801,262	9,000	7,810,262
	=====	=====	=====
Deferred capital grants due for release within one year	255,220	1,000	256,220
Deferred capital grants due for release after one year	7,546,042	8,000	7,554,042
	-----	-----	-----
	7,801,262	9,000	7,810,262
	=====	=====	=====
Year ended 31 March 2021			
At 1 April 2020	8,311,702	11,000	8,322,702
Amortised in year	(255,220)	(1,000)	(256,220)
	-----	-----	-----
At 31 March 2021	8,056,482	10,000	8,066,482
	=====	=====	=====
Deferred capital grants due for release within one year	255,220	1,000	256,220
Deferred capital grants due for release after one year	7,801,262	9,000	7,810,262
	-----	-----	-----
	8,056,482	10,000	8,066,482
	=====	=====	=====

Grants received totalled £12,546,602; the above £7,810,262 represents the unamortised balance at 31 March 2022. Grants are repayable in certain circumstances primarily following the sale of the related property. A contingent liability of £4,736,340 exists in respect of the amortised amount of the grants.

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

23. Pensions

Defined benefit scheme – Lothian Pension Fund

The company participates in a defined benefit scheme in the UK that provides pension linked to final salaries. A valuation of the pension fund is carried out triennially. The latest formal valuation of the fund for the purpose of setting employers' actual contributions was as at 31 March 2022.

Liabilities are valued on an actuarial basis using the projected unit credit method which assesses the future liabilities of the fund discounted to their present value. The expected return on assets is based on the long-term future expected investment return for each asset class as at the beginning of the period.

The principal actuarial assumptions used by the actuary for the purposes of the FRS 102 valuation at each year end are as follows:

	31 March 2022 % pa	31 March 2021 % pa
Pension increase rate (CPI)	3.20	2.85
Salary increase rate	3.70	3.35
Discount rate	2.70	2.00
	=====	=====

Life expectancy is based on the Fund's VitaCurves with improvements in line with the CMI 2021 model assuming current rates of improvement have peaked and will converge to a long term rate of 1.5% per annum. Based on these assumptions, the average future life expectancies at age 65 are summarised below:

	Males	Females
Current pensioners	20.3 years	23.1 years
Future pensioners	21.6 years	25.0 years

	31 March 2022 %	31 March 2021 %
The major categories of plan assets as a percentage of total plan assets:		
Equities	71	74
Bonds	13	12
Property	6	7
Cash	10	7
	=====	=====

The company does not have a past service deficit as such deficit recovery payments are not required.

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

23. Pensions (continued)

Changes in the fair value of plan assets, defined benefit obligations and net liability for year end 31 March 2022 are as follows:

	Assets	Obligations	Net (liability)/ asset 2022	Net Position March 2021
	£(000)	£(000)	£(000)	£(000)
Fair value of plan assets	2,096	-	2,096	1,735
Present value of funded liabilities	-	(2,293)	(2,293)	(1,897)
Opening position as at 31 March 2020	2,096	(2,293)	(197)	(162)
Service cost				
Current service cost	-	(127)	(127)	(65)
Past service cost (including curtailments)	-	-	-	-
Effect of settlements	-	-	-	-
Total service cost	-	(127)	(127)	(65)
Net interest				
Interest income on plan assets	42	-	42	40
Interest cost on defined benefit obligation	-	(47)	(47)	(44)
Total net interest	42	(47)	(5)	(4)
Total defined benefit cost recognised in surplus or (deficit)	42	(174)	(132)	(69)
Cashflows				
Plan participants' contributions	18	(18)	-	-
Employer contributions	58	-	58	39
Benefits paid	(36)	36	-	-
Expected closing position	2,178	(2,449)	(271)	(192)
Carried over	2,178	(2,449)	(271)	(192)

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

	Assets £(000)	Obligations £(000)	Net (liability)/ asset 2022 £(000)	Net Position March 2021 £(000)
23. Pensions (continued)				
Brought over	2,178	(2,449)	(271)	(192)
Remeasurements				
Changes in demographic assumptions	-	154	154	66
Changes in financial assumptions	-	12	12	(412)
Other experience	-	(3)	(3)	99
Return on assets excluding amounts included in net interest	196	-	196	242
Total remeasurements recognised in other comprehensive income (OCI)	196	163	359	(5)
Fair value of plan assets	2,374	-	2,374	2,096
Present value of funded liabilities	-	(2,286)	(2,286)	(2,293)
Closing position as at 31 March 2022	2,374	(2,286)	88	(197)

	General Reserve £	Designated Reserve (Planned Maintenance) £	Total £
24. General reserve			
Balance as at 1 April 2021	4,173,356	759,000	4,932,356
(Deficit)/surplus for the year	(16,990)	-	(16,990)
Transfer to/(from) designated reserves	400,610	(400,610)	-
Net transfer from pension reserve	74,000	-	74,000
Balance at 31 March 2022	4,630,976	358,390	4,989,366

The general reserve includes all current and prior year retained surpluses or deficits. Included within the general reserve is an amount that has been designated to cover the next three years revenue planned maintenance program.

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

25. Net cash flow from operating activities	2022	2021
	£	£
(Deficit)/surplus for the year	(16,990)	440,332
<i>Adjustment for non-cash items:</i>		
Depreciation tangible fixed assets	432,935	433,553
Carrying amount of tangible fixed asset disposals	1,970	139
Pension service costs	74,000	30,000
(Increase)/decrease in debtors	(37,280)	(1,416)
Increase/(decrease) in creditors	26,040	(31,891)
<i>Adjustment for investing or financing activities:</i>		
Release of deferred capital grants	(256,220)	(256,220)
Interest payable	41,370	59,575
Interest receivable	(1,718)	(5,983)
	-----	-----
Net cash generated from operating activities	264,107	668,089
	=====	=====

26. Capital commitments

There were no capital commitments at 31 March 2022 (2021: £Nil).

27. Revenue commitments

The company's total commitments for rental payments under non-cancellable operating leases at 31 March 2022 and entered into since the year end were as set out below:

Operating leases	2022	2021
	Other	Other
	Leases	Leases
	£	£
Payable within one year	306	1,224
Payable within two to five years	-	306
	-----	-----
	306	1,530
	=====	=====

28. Legislative provisions

The company is established under the Companies Act as a charitable company, limited by guarantee. In the event of a winding up each of the members (at 31 March 2022: 157) undertake to contribute an amount not exceeding £1.

HOMES FOR LIFE HOUSING PARTNERSHIP

NOTES to the FINANCIAL STATEMENTS (Continued)

For the year ended 31 March 2022

29. Related parties

The company has directors who are also tenants. The total rent charged in the year relating to tenant directors was £22,065 (2021: £30,903). The total rent arrears relating to tenant directors included within debtors at the year end is £nil (2021: £nil).

ELHA has a trading subsidiary, R3 Limited. From 1 April 2012 to 31 March 2018 and from 8 December 2021 to 31 March 2022 R3 Limited have been providing the company's reactive maintenance service. Revenue and capital costs for the year were £21,582 (2021: £nil). Included within creditors due within one year at 31 March 2022 is £17,131 (2021: £21,075) due to R3 Limited.

As a member of EVH, the company sets its employee terms and conditions based on their guidance. The membership fee for the year ended 31 March 2022 was £2,624 (2021: £2,543) and the company has received other services from EVH during the year costs £11,357 (2021: £889).

As a member of SHARE, the company's membership for the year ended 31 March 2022 was £1,100 (2021: £1,100) and the company received other services during the year costing £2,745 (2021: £975).

As a member of SFHA, the company's membership for the year ended 31 March 2022 was £2,154 (2021: £2,856) and the company received other services during the year costing £675 (2021: £49).