



Alexander Sloan
Accountants and Business Advisers

Linstone Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2023

Registered Social Landlord No. HEP299

FCA Reference No. 2524R(S)

Scottish Charity No. SC027454

LINSTONE HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

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LINSTONE HOUSING ASSOCIATION LIMITED

BOARD, EXECUTIVE AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2023

BOARD

Jamie Irvine	Chairperson
Christine Boyland	Vice-Chairperson
Sandy Hewitt	Secretary
Councillor Mags MacLaren	Resigned 19/05/22
Janine Ballantyne	
Kirsty Sweeney	
Darren Keddie	Resigned 14/09/22
Jill Galbraith	Resigned 14/09/22
Nan McBride	
Janis McDonald	Resigned 24/05/22
George MacDonald	
Ilene Campbell	
Councillor Andy Steel	Appointed 19/05/22
Connor Cunningham	Appointed 14/09/22

EXECUTIVE OFFICERS

Adele Fraser	Chief Executive Officer, resigned 16/09/22
Angela Taylor	Chief Executive Officer, appointed 12/12/22
Jan Brennan	Director of Housing Services
Julie Barbour	Director of Finance & Corporate Services
Frank Boyle	Director of Assets & Property Services

REGISTERED OFFICE

17 Bridge Street
Linwood
Renfrewshire
PA3 3DB

EXTERNAL AUDITORS

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

BANKERS

Bank of Scotland Corporate Specialist
Banking
2nd Floor Pentland House
8 Lochside Avenue
Edinburgh Park
EH3 8EH

SOLICITORS

Addleshaw Goddard
3 Sovereign Square
Sovereign Street
Leeds
LS1 4ER

LINSTONE HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD FOR THE YEAR ENDED 31 MARCH 2023

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

Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No. 2524R(S)), the Scottish Housing Regulator as a registered social landlord (No. HEP299) under the Housing (Scotland) Act 2010 and as is a registered Scottish Charity with the charity number SC027454.

Principal Activities

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

Review of Business and Future Developments

The financial year has been a challenge for all of us with the cost of living crisis, however I am pleased to report that Linstone has managed to continue to provide valuable services to our tenants and customers during 2022/2023.

The Association reported a surplus of £576,328 (2022 — £487,680) and after accounting for the pension movements, reported total comprehensive income of £37,328 (2022 — £1,308,680).

This was the fifth year of our 5-year Business plan and we have made good progress with the majority of business objectives set for the period.

Linstone's 20-year vision is to be: "A successful, thriving and sustainable housing association - our priority is to provide excellent homes and services for our tenants and to make a positive difference in our communities."

It has 4 key values of being Inclusive, Customer Focussed, Respectful and Sustainable, all of which underpin the strategic objectives for the 5-year plan.

In 2022, the Board agreed to rent increase to the minimum required to meet our budget with a 4.2% increase applied. A full consultation was carried out by text, web or phone calls and 36% of the tenants who responded agreed with the proposal to increase rents by 4.2%. Data collected in our ARC return showed that 89% of our tenants believe that their rent represents good value for money.

The ongoing commitment to investment and improvement of Linstone properties continued this year with expenditure totalling £2.97m on our homes. This comprises £0.88m of capitalised costs, £1.02m on planned and cyclical maintenance and £1.07m on reactive repairs with a focus during the year on doors, boilers and H&S works.

We continue to achieve excellent response times in relation to our repairs and were pleased to report in the Annual Return on the Charter (ARC) that our average response time for emergency repairs was under 2 hours and less than 7 days for non-emergency repairs, demonstrating our commitment to excellent customer service.

LINSTONE HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD FOR THE YEAR ENDED 31 MARCH 2023

Review of Business and Future Developments (Cont.)

Many of our tenants have struggled with the cost of living crisis during the year but our housing staff have been working hard with tenants to support them and we provided additional Welfare Rights support to help tenants claim their due benefits. Our wider role team have also been busy during the year obtaining various funding to provide additional help to our tenants, including £20,000 of funding obtained from the National Lottery Community Fund to support tenants affected by the cost of living crisis by providing supermarket vouchers, white goods, clothes and bus passes. We also secured funding from Renfrewshire Council and the SFHA to help tenants with their energy debt.

We are recognised as a Community Anchor Organisation by the Scottish Government and provided Supporting Communities funding to support local charities, third sector organisations and community groups in Renfrewshire as they delivered support to communities.

We are currently working with PATH (Scotland) in offering a 36-month Positive Action Training Scheme, which has been specifically designed to redress the under-representation of black and Asian minority ethnic communities in employment within Scottish Housing. During the year, Linstone undertook a recruitment drive and took on a PATH trainee who has been working within the Housing Services, Property Services and Income Departments, shadowing staff and learning about the sector.

Our staff worked extremely hard during the pandemic to provide essential services such as repairs and letting properties. In recognition of this, Linstone was awarded Organisation Champion of the Year at the National Good Practice Awards by TPAS (Tenant Participation Advisory Service) Scotland.

Linstone continues to work on planning several new build housing developments in Linwood, Johnstone and Paisley which have been supported within the Council's Strategic Housing Investment Plan. We look forward to developing more affordable rented housing for people in our area.

Board and Executive Officers

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

Each member of the Board 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.

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

Statement of Board's Responsibilities

The Co-operative and Community Benefit Societies Act 2014 requires the Board 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 is required to:

LINSTONE HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD FOR THE YEAR ENDED 31 MARCH 2023

Statement of Board's Responsibilities (Cont.)

- 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 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 has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future; therefore, it continues to adopt the going concern basis of accounting in preparing the annual financial statements.

Statement on Internal Financial Control

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

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

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

- formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating to the delegation of authority, which allow the monitoring of controls and restrict the unauthorised use of Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;

LINSTONE HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD FOR THE YEAR ENDED 31 MARCH 2023

Statement on Internal Financial Control (Cont.)

- forecasts and budgets are prepared which allow the management team and the Board 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;
- the Board receives reports from management and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Association is undertaken;
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

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

Donations

During the year the Association made charitable donations of £50 (2022 - £50).

Disclosure of Information to the Auditor

The members of the Board 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.

By order of the Board



Sandy Hewitt
Secretary

12/9/2023

LINSTONE HOUSING ASSOCIATION LIMITED

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

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

Basis of Opinion

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

Opinion

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

Through enquiry of certain members of the Board and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Board'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
12/9/2023



LINSTONE HOUSING ASSOCIATION LIMITED

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

Opinion

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

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2023 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 use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other Information

The Board 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.

LINSTONE HOUSING ASSOCIATION LIMITED

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

Other Information (Contd.)

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of the Board

As explained more fully in the statement of Board's responsibilities as set out on page 4, the Board 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 determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

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

LINSTONE HOUSING ASSOCIATION LIMITED

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

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

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

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

- making enquiries of 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. HMRC and the Association's legal advisors.

LINSTONE HOUSING ASSOCIATION LIMITED

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

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

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

Material misstatements that arise due to fraud can be harder to detect than those that arise from error as they may involve deliberate concealment or collusion.

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

Use of our Report

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



ALEXANDER SLOAN
Accountants and Business Advisers
Statutory Auditors
Glasgow
12/9/2023



LINSTONE HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023		2022	
		£	£	£	£
Revenue	2		7,820,768		7,558,886
Operating costs	2		7,017,928		6,755,212
OPERATING SURPLUS			802,840		803,674
Gain on sale of housing stock	-	-	(84,763)		
Interest receivable and other income		46,134	8,551		
Interest payable and similar charges	7	(282,646)	(220,782)		
Other Finance income/(charges)	10	10,000	(19,000)		
			(226,512)		(315,994)
Surplus on ordinary activities before taxation	8		576,328		487,680
SURPLUS FOR THE YEAR			576,328		487,680
Other comprehensive income					
Actuarial gains/(losses) on defined benefit pension plan	18		(539,000)		821,000
TOTAL COMPREHENSIVE INCOME			37,328		1,308,680

The results relate wholly to continuing activities.

The notes on pages 15 to 37 form an integral part of these financial statements.

LINSTONE HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2023

	Notes	2023		2022	
		£	£	£	£
NON-CURRENT ASSETS					
Housing properties - depreciated cost	11		21,410,137		21,211,512
Other tangible assets	11		332,046		349,624
			<u>21,742,183</u>		<u>21,561,136</u>
CURRENT ASSETS					
Receivables	12	966,937		1,067,772	
Investments	13	3,582,642		3,546,657	
Cash and cash equivalents	14	<u>2,239,862</u>		<u>2,110,782</u>	
		6,789,441		6,725,211	
CREDITORS: Amounts falling due within one year	15	<u>(2,541,813)</u>		<u>(2,282,343)</u>	
NET CURRENT ASSETS			<u>4,247,628</u>		<u>4,442,868</u>
TOTAL ASSETS LESS CURRENT			25,989,811		26,004,004
CREDITORS: Amounts falling due after more than one year	16		(6,252,627)		(6,840,904)
PENSIONS AND OTHER					
Scottish housing association pension scheme	18	<u>(316,000)</u>		-	
			(316,000)		-
DEFERRED INCOME					
Social housing grants	19	<u>(4,937,298)</u>		<u>(4,716,531)</u>	
			<u>(4,937,298)</u>		<u>(4,716,531)</u>
NET ASSETS			<u>14,483,886</u>		<u>14,446,569</u>
EQUITY					
Share capital	20		95		106
Revenue reserves			14,799,791		14,446,463
Pension reserves			<u>(316,000)</u>		<u>-</u>
			<u>14,483,886</u>		<u>14,446,569</u>

The financial statements including the Income and Expenditure Account and Balance Sheet were approved by the Board and authorised for issue and signed on their behalf on 22 August 2023.

Jamie Irvine

Committee Member

Nan McBride

Committee Member

Sandy Hewitt

Secretary

The notes on pages 15 to 37 form an integral part of these financial statements.

LINSTONE HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023	2022
		£	£
Surplus for the Year		576,328	487,680
<i>Adjustments for non-cash items:</i>			
Depreciation of tangible fixed assets	11	1,077,991	1,261,722
Amortisation of capital grants	19	(123,892)	(134,141)
Gain on disposal of tangible fixed assets		-	84,763
Non-cash adjustments to pension provisions		(223,000)	(177,000)
Share capital written off	20	(15)	(6)
		<u>731,084</u>	<u>1,035,338</u>
Interest receivable		(46,134)	(8,551)
Interest payable	7	<u>282,646</u>	<u>220,782</u>
Operating cash flows before movements in working capital		1,543,924	1,735,249
Change in debtors		(132,232)	(32,371)
Change in creditors		<u>289,596</u>	<u>28,135</u>
		<u>157,364</u>	<u>(4,236)</u>
Net cash inflow from operating activities		<u>1,701,288</u>	<u>1,731,013</u>
Investing Activities			
Acquisition and construction of properties		(1,224,457)	(739,622)
Purchase of other fixed assets		(34,581)	(4,638)
Social housing grant received		577,726	132,122
Changes on short term deposits with banks		(35,985)	992,720
Proceeds on disposal of housing properties		-	(84,763)
Net cash (outflow) / inflow from investing activities		<u>(717,297)</u>	<u>295,819</u>
Financing Activities			
Interest received on cash and cash equivalents		46,134	8,551
Interest paid on loans		(282,646)	(220,782)
Loan principal repayments		(618,403)	(636,210)
Share capital issued	20	<u>4</u>	<u>1</u>
Net cash outflow from financing activities		<u>(854,911)</u>	<u>(848,440)</u>
Increase in cash	21	<u>129,080</u>	<u>1,178,392</u>
Opening cash & cash equivalents		<u>2,110,782</u>	<u>932,390</u>
Closing cash & cash equivalents		<u>2,239,862</u>	<u>2,110,782</u>
Cash and cash equivalents as at 31 March			
Cash	21	<u>2,239,862</u>	<u>2,110,782</u>
		<u>2,239,862</u>	<u>2,110,782</u>

LINSTONE HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2023

	Share Capital	Strathclyde Pension Reserve	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£	£
Balance as at 1 April 2021	111	-	(998,000)	14,135,783	13,137,894
Issue of Shares	1	-	-	-	1
Cancellation of Shares	(6)	-	-	-	(6)
Other comprehensive income	-	-	821,000	-	821,000
Revaluation in year	-	-	-	-	-
Other movements	-	-	177,000	(177,000)	-
Surplus for the year	-	-	-	487,680	487,680
Balance as at 31 March 2022	106	-	-	14,446,463	14,446,569
Balance as at 1 April 2022	106	-	-	14,446,463	14,446,569
Issue of Shares	4	-	-	-	4
Cancellation of Shares	(15)	-	-	-	(15)
Other comprehensive income	-	(37,000)	(502,000)	-	(539,000)
Revaluation in year	-	-	-	-	-
Other movements	-	37,000	186,000	(223,000)	-
Surplus for the year	-	-	-	576,328	576,328
Balance as at 31 March 2023	95	-	(316,000)	14,799,791	14,483,886

LINSTONE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance and Basis of Accounting

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

Going concern

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

Revenue

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

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

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

Retirement Benefits

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

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

LINSTONE HOUSING ASSOCIATION LIMITED

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

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Housing Properties

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

Component	Useful Economic Life
Land	Not depreciated
Structure	Over 50 years
Kitchens	Over 15 years
Bathrooms	Over 25 years
Central Heating	Over 20 years
Windows & Doors	Over 35 years
Door Entry System	Over 16 years
Lifts	Over 40 years
Boilers	Over 20 years

Depreciation and Impairment of Other Tangible Assets

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

Asset Category	Depreciation Rate
Leasehold Office Improvements	Over 15 years
Computer Equipment	Over 5 years
Furniture and Office Equipment	Over 10 years
Office Premises	Over 20 years

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

Social Housing Grants and Other Capital Grants

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

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

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

Sales Of Housing Properties

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

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

LINSTONE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Taxation

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

Leases

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

Works to Existing Properties

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

Capitalisation Of Development Overheads

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

Borrowing Costs

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

Property Development Cost

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

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

Housing Property Managed By Agents

Where a third party manages the Association's housing property the accounting treatment reflects the substance of the transactions. The property is only excluded if the rights and obligations associated with the scheme has been transferred to the third party.

VAT

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

Financial Instruments - Basic

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

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

Cash and Liquid Resources

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

Impairment

The Association assesses at the end of each accounting period whether there are indications that a non-current asset may be impaired or that an impairment loss previously recognised has fully or partially reversed.

Where the carrying value of non-current assets is less than their recoverable amounts the shortfall is recognised as an impairment loss in the Statement of Comprehensive Income. The recoverable amount is the higher of the fair value less costs to sell and value-in-use of the asset based on its service potential.

Impairment losses previously recognised are reversed if the reasons for the impairment loss have ceased to apply. Reversals of impairment losses are recognised in the Statement of Comprehensive Income.

LINSTONE HOUSING ASSOCIATION LIMITED

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

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Key Judgements and estimates made in the application of Accounting Policies

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

Key Judgements

a) Categorisation of Housing Properties

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

b) Identification of cash generating units

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

c) Financial instrument break clauses

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

d) Pension Liability

The Association participates in a defined benefit pension scheme arrangement with the Scottish Housing Association Pension Scheme. The fund is administered by the Pensions Trust. The Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The Association has decided that this method is appropriate and provides a reasonable estimate of the pension assets and liabilities of the Association and has therefore adopted this valuation method. In respect of defined benefit pension schemes, the Association is unable to incorporate a pension asset unless they have received written confirmation from the pension scheme confirming that the asset will be repaid or future contributions will be reduced. Judgements relating to the benefits issue are included in Note 19.

The Association also participates in the Strathclyde Pension Fund, a multi-employer defined benefit scheme. The basis of these estimates are based on the actuarial assumptions of a qualified actuary, which have been reviewed and are considered reasonable and appropriate.

Estimation Uncertainty

a) Rent Arrears - Bad Debt Provision

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

b) Life Cycle of Components

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

c) Useful life of properties, plant and equipment

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

d) Costs of shared ownership

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

d) Defined pension liability

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

LINSTONE HOUSING ASSOCIATION LIMITED

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

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

	Notes	2023			2022		
		Turnover £	Operating costs £	Operating surplus / (deficit) £	Turnover £	Operating costs £	Operating surplus / (deficit) £
Affordable letting activities	3	7,281,312	6,456,348	824,964	7,032,981	6,209,638	823,343
Other Activities	4	539,456	561,580	(22,124)	525,905	545,574	(19,669)
Total		7,820,768	7,017,928	802,840	7,558,886	6,755,212	803,674

3. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM

	General Needs Housing £	Supported Housing £	2023 Total £	2022 Total £
Revenue from Lettings				
Rent receivable net of service charges	6,743,012	334,953	7,077,965	6,789,483
Service charges receivable	32,260	198,636	230,896	226,036
Gross income from rent and service charges	6,775,272	533,589	7,308,861	7,015,519
Less: Rent losses from voids	296,832	21,058	317,890	287,143
Income from rents and service charges	6,478,440	512,531	6,990,971	6,728,376
Grants released from deferred income	80,936	53,781	134,717	134,141
Revenue grants from Scottish Ministers	93,654	-	93,654	79,369
Other revenue grants	40,000	21,970	61,970	91,095
Total turnover from affordable letting activities	6,693,030	588,282	7,281,312	7,032,981
Expenditure on affordable letting activities				
Management and maintenance administration costs	2,877,804	75,605	2,953,409	2,928,244
Service costs	131,325	229,116	360,441	200,652
Planned and cyclical maintenance, including major repairs	954,070	65,934	1,020,004	1,143,315
Reactive maintenance costs	986,521	82,724	1,069,245	789,470
Bad Debts - rents and service charges	27,417	-	27,417	21,919
Depreciation of affordable let properties	953,616	72,216	1,025,832	1,126,038
Operating costs of affordable letting activities	5,930,753	525,595	6,456,348	6,209,638
Operating surplus / (deficit) on affordable letting activities	762,277	62,687	824,964	823,343
2022		722,881	100,462	

LINSTONE HOUSING ASSOCIATION LIMITED

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

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

	Grants from Scottish Ministers	Other revenue grants	Other income	Total Turnover	Operating costs - bad debts	Other operating costs	Operating surplus / (deficit) 2023	Operating surplus / (deficit) 2022
	£	£	£	£	£	£	£	£
Wider role activities	-	202,162	1,310	203,472	-	230,058	(26,586)	(22,632)
Factoring	-	-	330,651	330,651	2,919	325,586	2,146	2,233
Other activities	-	-	4,183	4,183	-	-	4,183	730
Rechargeable Repairs	-	-	1,150	1,150	-	3,017	(1,867)	-
Total From Other Activities	-	202,162	337,294	539,456	2,919	558,661	(22,124)	(19,669)
2022	-	231,729	294,176	525,905	(11,403)	556,977	(19,669)	

LINSTONE HOUSING ASSOCIATION LIMITED

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

5. OFFICERS' EMOLUMENTS

	2023 £	2022 £
The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Board, managers and employees of the Association.		
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	188,459	80,137
Pension contributions made on behalf on Officers with emoluments greater than £60,000	22,796	30,685
Emoluments payable to Chief Executive Officer (excluding pension contributions)*	66,044	80,137
Pension contributions paid on behalf of the Chief Executive Officer*	7,972	15,306
Total emoluments payable to the Chief Executive Officer*	74,016	95,443
Total emoluments paid to key management personnel	277,299	306,828
Consideration paid for services of key management personnel paid to third parties	8,000	-
The number of Officers, including the highest paid Officer, who received emoluments, including pension contributions, over £60,000 was in the following ranges:-		
	Number	Number
£60,001 to £70,000	2	1
£70,001 to £80,000	1	-
£90,001 to £100,000	-	1

*During the year, there were 2 serving officers, the disclosure above is the combined emoluments for the role of the Chief Executive Officer.

6. EMPLOYEE INFORMATION

	2023 No.	2022 No.
Average monthly number of full time equivalent persons employed during the year	51	54
Average total number of employees employed during the year	56	59
Staff costs were:	£	£
Wages and salaries	1,770,513	1,674,671
National insurance costs	180,130	152,100
Pension costs	193,696	196,259
Temporary, agency and seconded staff	8,000	79,564
	2,152,339	2,102,594

LINSTONE HOUSING ASSOCIATION LIMITED

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

7. INTEREST PAYABLE AND SIMILAR CHARGES

	2023	2022
	£	£
On bank loans and overdrafts	282,646	220,782
	<u>282,646</u>	<u>220,782</u>

The capitalisation rate of capitalised development period interest was 0% (2022 - 0%)

8. SURPLUS FOR THE YEAR

	2023	2022
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	1,077,991	1,100,017
Auditors' remuneration - audit services	17,196	10,602
Operating lease rentals - other	37,133	8,982
	<u>1,132,320</u>	<u>1,220,601</u>

9. CORPORATION TAX

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

10. OTHER FINANCE INCOME / (CHARGES)

	2023	2022
	£	£
Net interest on pension obligations	10,000	(19,000)
	<u>10,000</u>	<u>(19,000)</u>

LINSTONE HOUSING ASSOCIATION LIMITED

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

11. NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties In course of Construction £	Housing Properties Held for Letting £	Total £
COST			
At 1 April 2022	858,495	36,416,455	37,274,950
Additions	349,260	875,197	1,224,457
Disposals	-	(178,830)	(178,830)
	<u>1,207,755</u>	<u>37,112,822</u>	<u>38,320,577</u>
At 31 March 2023			
DEPRECIATION			
At 1 April 2022	-	16,063,438	16,063,438
Charge for Year	-	1,009,549	1,009,549
Transfers	-	-	-
Disposals	-	(162,547)	(162,547)
	<u>-</u>	<u>16,910,440</u>	<u>16,910,440</u>
At 31 March 2023			
NET BOOK VALUE			
At 31 March 2023	<u>1,207,755</u>	<u>20,202,382</u>	<u>21,410,137</u>
At 31 March 2022	<u>858,495</u>	<u>20,353,017</u>	<u>21,211,512</u>

	2023		2022	
	<i>Component replacement</i> £	<i>Improvement</i> £	<i>Component replacement</i> £	<i>Improvement</i> £
Expenditure on Existing Properties				
Amounts capitalised	875,197	-	626,127	-
Amounts charged to the statement of comprehensive income	<u>2,089,249</u>	<u>-</u>	<u>1,846,564</u>	<u>-</u>

All land and housing properties are heritable.

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

The Association's lenders have standard securities over housing property with a carry value of £13,326,737 (2022 - £13,090,127).

The depreciation charge on housing properties as shown above differs from that per Note 3 due to accelerated depreciation on component replacements.

LINSTONE HOUSING ASSOCIATION LIMITED

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

11. NON CURRENT ASSETS (continued)

(b) Other tangible assets	Office Premises £	Furniture & Equipment £	Computer Equipment £	Total £
COST				
At 1 April 2022	501,020	63,681	134,644	699,345
Additions	-	12,505	22,076	34,581
Eliminated on disposals	-	-	(35,500)	(35,500)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At 31 March 2023	501,020	76,186	121,220	698,426
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
DEPRECIATION				
At 1 April 2022	200,408	50,945	98,368	349,721
Charge for year	25,051	6,916	20,192	52,159
Eliminated on disposals	-	-	(35,500)	(35,500)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At 31 March 2023	225,459	57,861	83,060	366,380
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
NET BOOK VALUE				
At 31 March 2023	275,561	18,325	38,160	332,046
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
At 31 March 2022	300,612	12,736	36,276	349,624
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

LINSTONE HOUSING ASSOCIATION LIMITED

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

12. RECEIVABLES

	2023	2022
	£	£
Gross arrears of rent and service charges	262,744	242,888
Less: Provision for doubtful debts	(89,835)	(87,198)
<i>Net arrears of rent and service charges</i>	172,909	155,690
Social housing grant receivable	355,486	588,553
Other receivables	438,542	323,529
	<u>966,937</u>	<u>1,067,772</u>

13. CURRENT ASSET INVESTMENTS

	2023	2022
	£	£
Short term deposits	3,582,642	3,546,657
	<u>3,582,642</u>	<u>3,546,657</u>

14. CASH AND CASH EQUIVALENTS

	2023	2022
	£	£
Cash at bank and in hand	2,239,862	2,110,782
	<u>2,239,862</u>	<u>2,110,782</u>

LINSTONE HOUSING ASSOCIATION LIMITED

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

15. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Bank loans	611,024	641,150
Trade payables	729,151	233,186
Rent received in advance	220,999	223,892
Other payables	169,043	100,981
Accruals and deferred income	811,596	1,083,134
	<u>2,541,813</u>	<u>2,282,343</u>

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

	2023	2022
	£	£
Bank loans	6,252,627	6,840,904
	<u>6,252,627</u>	<u>6,840,904</u>

17. DEBT ANALYSIS - BORROWINGS

	2023	2022
	£	£
Bank Loans		
Amounts due within one year	611,024	645,484
Amounts due in one year or more but less than two years	665,523	664,167
Amounts due in two years or more but less than five years	2,168,261	2,113,500
Amounts due in more than five years	3,418,843	4,058,903
	<u>6,863,651</u>	<u>7,482,054</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	Standard security over 1,024 properties	5.2%	2032	Fixed
Nationwide	Standard security over 1,024 properties	LIBOR + 0.5%	2032	Variable

LINSTONE HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

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

The Association moved to a defined contribution scheme in 1 April 2022 but has a net liability for the past service deficit in the defined benefit scheme.

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

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

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

The Scheme Actuary has prepared an Actuarial Report that provides an approximate update on the funding position of the Scheme as at 30th September 2022. Such a report is required by legislation for years in which a full actuarial valuation is not carried out. The funding update revealed a decrease in the assets of the Scheme to £7.476m and indicated an increase in the shortfall of assets compared to liabilities to approximately £0.316m, equivalent to a past service funding level of 96%.

In 2019 the Pensions Trust, the administrator of the Scheme developed a method of determining the share of assets and liabilities for individual employers. This method was adopted by the Association in 2019 and resulted in an adjustment to the opening pension liability recognised in the statement of financial position of £(816,000).

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

	2023	2022
	£	£
Fair value of plan assets	7,476,000	11,826,000
Present value of defined benefit obligation	7,792,000	11,664,000
Surplus / (deficit) in plan	(316,000)	162,000
Unrecognised surplus	-	(162,000)
Defined benefit asset / (liability) to be recognised	(316,000)	-

Reconciliation of the impact of the asset ceiling

	2023	2022
	£	£
Impact of asset ceiling at start of period	162,000	-
Effect of the asset ceiling included in net interest cost	7,000	-
Actuarial losses / (gains) on asset ceiling	(169,000)	162,000
Impact of asset ceiling at end of period	-	162,000

LINSTONE HOUSING ASSOCIATION LIMITED

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

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Reconciliation of opening and closing balances of the defined benefit obligation

	2023	2022
	£	£
Defined benefit obligation at the start of period	11,664,000	11,791,000
Current service cost	(9,000)	253,000
Expenses	9,000	9,000
Interest expense	323,000	262,000
Contributions by plan participants	9,475	114,000
Actuarial losses (gains) due to scheme experience	(280,000)	487,000
Actuarial losses (gains) due to changes in demographic assumptions	(162,000)	36,000
Actuarial losses (gains) due to changes in financial assumptions	(3,602,000)	(1,133,000)
Benefits paid and expenses	(160,000)	(155,000)
Defined benefit obligation at the end of period	<u>7,792,475</u>	<u>11,664,000</u>

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

	2023	2022
	£	£
Fair value of plan assets at start of period	11,826,000	10,793,000
Interest income	330,000	242,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(4,715,000)	373,000
Contributions by the employer	186,000	459,000
Contributions by plan participants	9,475	114,000
Benefits paid and expenses	(160,000)	(155,000)
Fair value of plan assets at the end of period	<u>7,476,475</u>	<u>11,826,000</u>

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2023 was £(4,385,000).

LINSTONE HOUSING ASSOCIATION LIMITED

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

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Defined benefit costs recognised in the statement of comprehensive income

	2023	2022
	£	£
Current service cost	(9,000)	253,000
Expenses	9,000	9,000
Net interest expense	-	20,000
	<u> </u>	<u> </u>
Defined benefit costs recognised in statement of comprehensive income	-	282,000
	<u> </u>	<u> </u>

Defined benefit costs recognised in the other comprehensive income

	2023	2022
	£	£
Experience on plan assets (excluding amounts included in interest income) - gain / (loss)	(4,715,000)	373,000
Experience gains and losses arising on plan liabilities - gain / (loss)	280,000	(487,000)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain / (loss)	162,000	(36,000)
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	3,602,000	1,133,000
	<u> </u>	<u> </u>
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain / (loss)	(671,000)	983,000
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in interest cost) - gain / (loss)	169,000	(162,000)
	<u> </u>	<u> </u>
Total amount recognised in other comprehensive income - gain / (loss)	<u>(502,000)</u>	<u>821,000</u>

LINSTONE HOUSING ASSOCIATION LIMITED

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

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Assets

	2023	2022	2021
	£	£	£
Absolute Return	102,000	542,000	532,000
Alternative Risk Premia	43,000	489,000	433,000
Corporate Bond Fund	10,000	747,000	814,000
Credit Relative Value	285,000	379,000	311,000
Distressed Opportunities	230,000	424,000	369,000
Emerging Markets Debt	58,000	440,000	435,000
Global Equity	197,000	2,338,000	1,670,000
Infrastructure	806,000	738,000	603,000
Insurance-Linked Securities	208,000	248,000	225,000
Liability Driven Investment	3,166,000	2,861,000	2,595,000
Long Lease Property	251,000	341,000	250,000
Net Current Assets	17,000	38,000	80,000
Over 15 Year Gilts	-	5,000	5,000
Private Debt	334,000	298,000	254,000
Property	311,000	306,000	194,000
Risk Sharing	545,000	386,000	386,000
Secured Income	500,000	632,000	593,000
Opportunistic Illiquid Credit	330,000	392,000	276,000
Liquid Credit	-	76,000	186,000
High Yield	38,000	115,000	283,000
Opportunistic Credit	-	41,000	295,000
Cash	31,000	33,000	4,000
Currency Hedging	14,000	(43,000)	-
Total assets	7,476,000	11,826,000	10,793,000

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

Key Assumptions

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

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

	Life expectancy at age 65 years (years)
Male retiring in 2022	20.50
Female retiring in 2022	23.00
Male retiring in 2042	21.70
Female retiring in 2042	24.40

LINSTONE HOUSING ASSOCIATION LIMITED

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

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Strathclyde Pension Fund Defined Benefit Scheme

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

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

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

Principal Actuarial Assumptions

Assumptions as at 31 March	2023 %p.a.	2022 %p.a.	2021 %p.a.
Pension Increase Rate (CPI)	3.00	3.30	2.85
Salary Increase Rate	3.70	4.00	3.55
Discount Rate	4.75	2.70	1.95

The defined benefit obligation is estimated to comprise of the following:

	2023 £000	2022 £000	2021 £000
Employee members	234	319	321
Deferred pensioners	517	839	887
Pensioners	692	852	918
	<u>1,443</u>	<u>2,010</u>	<u>2,126</u>

Expected Return on Assets

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

Asset Class	2023 % p.a.	2022 % p.a.	2021 % p.a.
Equities	60%	61%	66%
Bonds	28%	26%	23%
Property	10%	11%	9%
Cash	2%	2%	2%
Total	<u>100%</u>	<u>100%</u>	<u>100%</u>

Mortality Rates

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

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

Commutation

An allowance is included for future retirements to elect to take 50% of the maximum additional tax-free cash up to HMRC limits for pre-April 2009 service and 75% of the maximum tax-free cash for post-April 2009 service.

LINSTONE HOUSING ASSOCIATION LIMITED

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

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Strathclyde Pension Fund Defined Benefit Scheme (continued)

Fair value of scheme assets by category

	2023	2022	2021
	%	%	%
Equities	60%	61%	66%
Gilts	28%	26%	23%
Bonds	10%	11%	9%
Property	2%	2%	2%
	<u>100%</u>	<u>100%</u>	<u>100%</u>

Net Pension Liability

	2023	2022	2021
	£	£	£
Fair value of employer's assets	1,443,000	2,010,000	2,126,000
Present value of scheme liabilities	(1,443,000)	(2,010,000)	(2,126,000)
	<u>-</u>	<u>-</u>	<u>-</u>

Reconciliation of fair value of employer assets

	2023	2022	2021
	£	£	£
Opening fair value of employer assets	2,363,000	2,161,000	1,770,000
Expected return on assets	64,000	42,000	40,000
Contributions by members	2,000	2,000	2,000
Contributions by the employer	94,000	93,000	29,000
Actuarial gains / (losses)	(101,000)	127,000	380,000
Estimated benefits paid	(61,000)	(62,000)	(60,000)
Surplus on assets not recognised	(918,000)	(353,000)	(35,000)
	<u>1,443,000</u>	<u>2,010,000</u>	<u>2,126,000</u>

Reconciliation of defined benefit obligations

	2023	2022	2021
	£	£	£
Opening defined benefit obligation	2,010,000	2,126,000	1,682,000
Current service cost	14,000	15,000	13,000
Interest cost	54,000	41,000	38,000
Contributions by members	2,000	2,000	2,000
Actuarial gains / (losses)	(576,000)	(112,000)	451,000
Estimated benefits paid	(61,000)	(62,000)	(60,000)
	<u>1,443,000</u>	<u>2,010,000</u>	<u>2,126,000</u>

LINSTONE HOUSING ASSOCIATION LIMITED

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

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Strathclyde Pension Fund Defined Benefit Scheme (continued)

Analysis of amount charged to the statement of comprehensive income

	2023 £	2022 £	2021 £
Charged to operating costs:			
Service cost	14,000	15,000	13,000
Past service cost	-	-	-
	<u>14,000</u>	<u>15,000</u>	<u>13,000</u>
	14,000	15,000	13,000
Charged to other finance costs / (income)			
Expected return on employer assets	(64,000)	(42,000)	(40,000)
Interest on pension scheme liabilities	54,000	41,000	38,000
	<u>(10,000)</u>	<u>(1,000)</u>	<u>(2,000)</u>
	64,000	42,000	40,000
Net charge to the statement of comprehensive income	4,000	14,000	11,000

Actuarial gain / (loss) recognised in other comprehensive income

	2023 £	2022 £	2021 £
Actuarial (losses) recognised in year	475,000	239,000	(71,000)
Effects of changes in the amount of surplus that is not recoverable	(512,000)	(406,000)	53,000
Cumulative actuarial (losses)	<u>(37,000)</u>	<u>(167,000)</u>	<u>(18,000)</u>

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

	£	% of pay
Projected current service cost	9,000	(24.2%)
Interest on obligation	67,000	(186.1%)
Expected return on plan assets	(113,000)	313.9%
	<u>(37,000)</u>	<u>103.6%</u>
	113,000	313.9%

Contributions made by the Association for the year ended 31 March 2024 are estimated to be approximately £94,000.

LINSTONE HOUSING ASSOCIATION LIMITED

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

19. DEFERRED INCOME

	Social Housing Grants £	Total £
Capital grants received		
At 1 April 2022	6,821,873	6,821,873
Additions in the year	355,484	355,484
Eliminated on disposal	(10,825)	(10,825)
At 31 March 2023	<u>7,166,532</u>	<u>7,166,532</u>
Amortisation		
At 1 April 2022	2,105,342	2,105,342
Amortisation in year	133,100	133,100
Eliminated on disposal	(9,208)	(9,208)
At 31 March 2023	<u>2,229,234</u>	<u>2,229,234</u>
Net book value		
At 31 March 2023	<u>4,937,298</u>	<u>4,937,298</u>
At 31 March 2022	<u>4,716,531</u>	<u>4,716,531</u>

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

	2023 £	2022 £
Amounts due within one year	134,717	133,994
Amounts due in more than one year	4,802,581	4,582,537
	<u>4,937,298</u>	<u>4,716,531</u>

20. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2023 £	2022 £
At 1 April	106	111
Issued in year	4	1
Cancelled in year	(15)	(6)
At 31 March	<u>95</u>	<u>106</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.

LINSTONE HOUSING ASSOCIATION LIMITED

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

21. CASH FLOWS

<i>Reconciliation of net cash flow to</i>		2023		2022
	£	£	£	£
Increase in cash	129,080		1,178,392	
Change in liquid resources	35,985		(992,720)	
Cashflow from change in net debt	618,403		636,210	
Movement in net debt during the year		783,468		821,882
Net debt at 1 April		(1,824,615)		(2,646,497)
Net debt at 31 March		(1,041,147)		(1,824,615)

<i>Analysis of changes in net debt</i>	At	Cashflows	Other Changes	At
	£	£	£	£
Cash and cash equivalents	2,110,782	129,080	-	2,239,862
	2,110,782	129,080	-	2,239,862
Liquid resources	3,546,657	35,985	-	3,582,642
Debt: Due within one year	(641,150)	618,403	(588,277)	(611,024)
Due after more than one year	(6,840,904)	-	588,277	(6,252,627)
Net debt	(1,824,615)	783,468	-	(1,041,147)

22. CAPITAL COMMITMENTS

	2023	2022
	£	£
Capital Expenditure that has been contracted for but has not been provided for	21,539	430,000

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

23. COMMITMENTS UNDER OPERATING LEASES

	2023	2022
	£	£
At the year end, the total minimum lease payments under non-cancellable operating leases were as follows:		
Expiring in the next year	14,427	8,982
Expiring later than one year and not later than five years	13,981	6,396

24. DETAILS OF ASSOCIATION

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

The Association's principal place of business is 17 Bridge Street, Linwood, Renfrewshire, PA3 3DB.

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

LINSTONE HOUSING ASSOCIATION LIMITED

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

25. BOARD MEMBER EMOLUMENTS

Board members received nil (2022 - nil) in the year by way of reimbursement of expenses. No remuneration is paid to Board members in respect of their duties to the Association.

26. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2023 No.	2022 No.
General needs	1,497	1,497
Supported housing	75	75
	<u>1,572</u>	<u>1,572</u>

27. RELATED PARTY TRANSACTIONS

Members of the Board 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 member has a connection with is made at arm's length and is under normal commercial terms.

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

	2023 £	2022 £
Rent received from tenants on the Board and their close family members	<u>10,321</u>	<u>9,308</u>

At the year end total rent arrears owed by the tenant members on the Board (and their close family) were £nil (2022 - £nil).

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

Members of the Board who are tenants	2	2
Members of the Board who are local councillors	1	1
Members of the Board who are local authority employees	1	1

28. CONTINGENT LIABILITY

We were notified in 2021 by the Trustee of the SHAPS pension scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of the changes. The Trustee is seeking clarification from the Court on these items, and this process is ongoing with it being unlikely to be resolved before the end of 2024 at the earliest.

It is estimated that this could potentially increase the value of the full Scheme liabilities by £27m. We note that this estimate has been calculated as at 30 September 2022 on the Scheme's Technical Provision basis. Until the Court direction is received, it is unknown whether the full (or any) increase in liabilities will apply and therefore, in line with the prior year, no adjustment has been made in these financial statements in respect of Linstone's share of any potential additional liability.