



**MILNBANK HOUSING ASSOCIATION LIMITED
GROUP REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

MILNBANK HOUSING ASSOCIATION LIMITED

MANAGEMENT COMMITTEE, EXECUTIVE OFFICERS AND ADVISERS

Management Committee

Mr A Scott	(Chairperson)
Ms A Jenkins	(Vice-chair)
Mrs C McGuire	(Secretary)
Mrs R Tinney	(Treasurer)
Mrs M Hutchison	
Mr N Halls	
Mr A Young	
Mr J O'Donnell	
Ms J Donaghy	
Ms M Anderson	
Ms G O'Hara	
Mrs M Smith	
Ms E Conwell	(Appointed 22 September 2022)
Ms G Hay	(Appointed 22 September 2022)
Mr J McGuirk	(Resigned 9 August 2022)

Executive Officers

Mr P Martin	Chief Executive (Appointed 31 October 2022)	
Mrs L Sichi	Depute Chief Executive	
Mr C Chalk	Director of Housing & Community Initiatives	(Appointed 17 April 2023)
Mr A Benson	Director (Resigned 31 October 2022)	

Registered Office

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Glasgow
G31 3DQ

Auditor

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Bankers

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GB Social Housing plc
Future Business Centre
Kings Hedges Road
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Solicitors

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Sterling House
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Glasgow G2 5AP

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MILNBANK HOUSING ASSOCIATION LIMITED

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Registration information

Financial Conduct Authority	Co-operative and Community Benefit Societies Act 2014. Registered number 1818 R(S)
Scottish Charity Number	SC039891
The Scottish Housing Regulator	Housing (Scotland) Act 2010 Registered number 161

MILNBANK HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2023

The Management Committee present their report and the audited financial statements for the year ended 31 March 2023.

Objectives

The Group consists of Milnbank Housing Association Limited, Milnbank Property Services Limited and Milnbank Community Enterprises Limited. The principal activity of the Association is the provision of social rented accommodation. The Association also undertakes wider role activities and owns and manages the Carbon Footprint Nursery, although the outsourcing of the management and operation of the Nursery to a 3rd party is expected to take place from 1 October 2023. The principal activity of Milnbank Property Services Limited is the provision of factoring services including the provision of repair and maintenance services. The principal activity of Milnbank Community Enterprises Limited is community engagement and development.

The Group's primary objective is to provide low-cost high-quality housing to its tenants and actively engage in the improvement of the community.

Performance of Business

The current economic environment has posed many challenges to the housing sector and the communities that we serve. At Milnbank, we are pleased to report the resilience of our business and the Group ends the year in good shape and better equipped to tackle the challenges ahead.

We have updated our business plan, seeking efficiencies in how we operate the business and will look to a new way of delivering services based on digital transformation. The benefits of these new and improved ways of working will flow through in future years and further secure the viability of the Group. We will continue to maximise income and control costs while still investing in our homes.

The impact of the current economic factors like the pandemic recovery, increased cost of living, increased fuel poverty, coupled with ongoing Welfare Reform and the associated benefit cuts, continue to be assessed as these have the potential to impact severely on tenants and the Association's operations.

We look forward with confidence to the future and to delivering our strategic priorities which include: -

- (a) To do what matters most for tenants, other customers, and the community;
- (b) To provide housing and property services that our customers regard as being of a high standard, affordable and good value for money;
- (c) To manage our assets and resources well, maximising investment in our housing and providing new housing while managing rising costs and other delivery challenges;
- (d) To be a strong community anchor organisation for Dennistoun and Haghill, supporting the community through MHA's own efforts and through partnerships with community organisations and other service providers;
- (e) To ensure that MHA is financially viable, well-governed, and has the capacity to achieve its objectives for the benefit of customers and the community; and
- (f) To enhance the growth and development of MHA staff while maximising the deployment of available technology as an integral part of our commitment to providing value for money and the highest standard of customer service.

We are also pleased to report that the Scottish Housing Regulator has completed their review of our regulatory status and concluded that Milnbank complies with its regulatory requirements and Regulatory Standards.

The Association's turnover increased by £420k from £7.110m to £7.530m. This is mainly due to the rent increase of £357k being applied and void losses reducing by £95k as we continue improving the turnaround time for letting our properties. Carbon Footprint Nursery income and Wider Role grants have increased due to the level of grants received for the Meat Market project. These grants are 100% fully funding the expenditure involved in this project.

MILNBANK HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2023

The operating expenditure increased from £7.424m in 2022 to £8.344m this year, an increase of £920k. This is attributable to increased management and maintenance admin costs of £810k, however, this includes redundancy costs of £250k. There was also a significantly increased spend on reactive maintenance of £128k, with spend on void properties being exceptionally high. We have now introduced new processes to control the levels of void maintenance spending, the early indications are that these are having a good effect and costs are coming down. We will continue to keep this under review.

Expenditure at the Carbon Footprint Nursery increased by £179k due to external revenue works being carried out on the building to comply with Care Inspectorate recommendations, external agency fees to cover for shortage of staff and increased utility costs.

Expenditure on other Wider Role activities increased slightly, reflecting the increased activity at the Meat Market project and also the increase in other Community Activities including CCTV, Police Initiative, etc. Decisions have already been taken to withdraw from some of these additional wider role activities as we look for cost efficiencies across the business.

One property disposal in the year resulted in a gain on disposal of £47,851. After interest payable and other finance costs of £782,344 (2022: £763,694), bank interest receivable of £31,478 (2022: £904) and Gift Aid from the two subsidiaries of £20,729 (2022: £17,677) a loss is shown in the Statement of Comprehensive Income of £1.5 million (2022 loss of £1.0 million). There was a net actuarial loss in respect of the Associations' two defined benefit pension schemes of £166k in the year compared to an actuarial gain of £633k in 2022, to give a total comprehensive loss for the year of £1.66 million (2022: loss of £415k). MHA has begun to reconsider and develop effective financial and treasury management controls. These additional procedures have already achieved a reduction in costs and brought greater control on expenditure. We expect that these new procedures will lead to a significant turnaround in financial performance for years to come.

The Association continues to carry out significant amounts of work to both modernise and maintain its properties with £990k (2022: £728k) spent on component replacements during the year. In 2022/23 we replaced 175 boilers, 37 kitchens, 25 bathrooms.

The supporting housing services at Walpole and Circus Drive ceased during 2022/23.

MHA is currently assessing the potential to build 48 new homes for rent in Haghill. This development opportunity coincides with a period of economic uncertainty. Inflation remains high, interest rates continue to increase and the threat of a recession lingers. The Association will continue to work with the Council to explore how our ambition to deliver this project can be realised while minimising the risk to MHA.

£188k of capital costs were incurred in the year in respect of fees up to Cost Plan stage at the Haghill primary school site. Grants from Glasgow City Council of up to £448k have been drawn down to cover these costs and previous costs incurred to date.

MHA's new Business Plan sets out actions for service delivery, community support, and safeguarding MHA's financial resilience. However, the many remaining uncertainties attached to the current economic climate mean that our approach needs to remain flexible and adaptable in how we take our proposals forward, and with a continuing need to develop further plans when present uncertainties are resolved.

Milnbank Property Services Limited

Turnover increased from £767,757 (restated) to £901,717 in 2023. The profit after providing for taxation amounted to £10,469 (2022 - £12,851).

Milnbank Community Enterprises Limited

Turnover increased from £63,652 in 2022 to £67,426 in 2023. The profit after providing for taxation amounted to £655 (2022 – profit of £6,908).

Financial and non-financial key performance indicators

The Association continues to perform well across key indicators by showing strong returns against all elements of the Annual Return on the Charter to the Scottish Housing Regulator. The Association still has amongst the lowest average rents across the sector and carried out a comprehensive tenant satisfaction survey which confirmed that the Association enjoys strong satisfaction levels. 91% of those surveyed were satisfied with the overall service provided by the Association (Indicator 1). The Association enjoys similar positive outcomes against other ARC indicators, all of which exceeded a 90% satisfaction rate.

The Association is also fully compliant with all funding and lending covenants.

Future Plans

The Association has recently produced a new Business Plan which covers the period 2023 – 2026.

The Management Committee has set the following strategic direction for the Association:

- Consolidating, developing, and improving the performance of MHA's core business as a housing provider and property manager;
- Safeguarding the resilience of our business through challenging economic times;
- Sustainably addressing community support needs in Dennistoun and Haghill, by our own actions or in partnership with other service providers; and
- Pursuing new housebuilding opportunities at a relatively modest scale and where financially viable, to help regenerate our area and respond to housing need.

We will continue to review and develop our approach to asset management so that tenants' homes – are sustainable and remain fit for purpose in the short, medium, and long term. In this way, Milnbank will protect the interests of our current and future tenants and develop an integrated approach to asset management within the Association. This will involve disposals of some properties that have been identified as poor performing assets where the receipts realised will be reinvested in our core housing stock.

We will continue to ensure that we meet all our obligations on tenant and resident safety.

Implementation of the organisational objectives as set out in the Business Plan will be supported by comprehensive Work Plans that have been adopted to cover each function. Work Plans are also informed by the Tenant Satisfaction Survey and ongoing feedback from the Association's tenants and owners.

Risk and Uncertainties

The Association recognises the risks and uncertainties that it faces and maintains a comprehensive Risk Audit Register to cover all aspects of its operations. The register is reviewed regularly, with a rating system applied to categorise each risk. Key risks highlighted and recognised with high-scoring areas are monitored by the Audit and Risk Committee then reported to the Management Committee. The major risks remain around the severe deterioration in external economic conditions (e.g., pandemic recovery, Brexit, the increased cost of living), the loss of rental income and higher rent collection costs due to universal credit and other factors and MHA ensuring compliance with the various legal and regulatory requirements.

Going Concern

The financial statements have been prepared on a going concern basis, which the Management Committee consider to be appropriate for the following reasons:

The Group prepares a 30-year business plan which is updated and approved on an annual basis. The most recent business plan was approved in March 2023 by the Management Committee. As well as considering the impact of a number of scenarios on the business plan the Management Committee also adopted a stress-testing framework against the base plan. The stress testing impacts were measured against minimum cash levels and peak borrowing levels compared to current facilities with potential mitigating actions identified to reduce expenditure.

The Management Committee, after reviewing budgets for 2023/24 and the medium-term financial position as detailed in the 30-year business plan, is of the opinion that, taking account of severe but plausible downsides, the Group has adequate resources to continue to meet their liabilities over the period of 12 months from the date of approval of the financial statements (the going concern assessment period).

The Management Committee and Executive Officers

The Management Committee and executive officers of the Association are listed on the first page of the financial statements. Each member of the Management Committee holds one fully paid share of £1 in the Association. The executive officers of the Association hold no interest in the Association's share capital and although not having the legal status of directors they act as executives within the authority delegated by the Management Committee.

Governance

The Association is governed by the Management Committee. The full Management Committee meets monthly with a holiday recess in July. The Committee meetings are structured so that strategic and operational issues are considered separately, with the General Committee reviewing strategic issues and the Services Committee reviewing more operational issues. The Audit & Risk Sub Committee meets four times per year to review the management accounts, financial matters of the Association, internal audit compliance and key risks areas. The reports on its full remit with recommendations and approvals to the full Management Committee. Regular training and awareness sessions are held to support the various Committees both internally and externally.

In line with SHR requirements regular Committee appraisals are carried out and training logs are maintained for each Committee member. Members are elected annually at the Association's AGM in September as the rotation requires and in line with SHR expectations on the length of service that members can retain.

The day-to-day operations of the Association are passed to the management team under the appropriate delegated authority and limits.

The Association reviews its compliance with the Scottish Housing Regulator's Regulatory Standards of Governance and Financial Management on a rolling programme. The current engagement with the Scottish Housing Regulator is Compliant.

Related Party Transactions

Some members of the Management Committee are tenants or factored owners. Their tenancies are on the Association's normal tenancy terms, and they cannot use their positions to their advantage. Details of transactions with Committee members in the year is included in note 27 of the financial statements.

Statement of the Management Committee's Responsibilities

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

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

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Group and the Association and to enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefits Societies (Group Accounts) Regulations 1969, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019.

The Management Committee is also responsible for safeguarding the assets of the Group and the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Management Committee is responsible for the maintenance and integrity of the corporate and financial information included on the Association's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Statement on Internal Financial Control

The Management Committee acknowledge their ultimate responsibility for ensuring that the Association has in place a system of controls that is appropriate to the various business environments 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; and
- the safeguarding of assets against unauthorised use or disposition.

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

- (a) formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Association's assets;
- (b) experienced and suitably qualified staff take responsibility for important business functions. Annual appraisal procedures have been established to maintain standards of performance;
- (c) forecasts and budgets are prepared which allow the Management Committee and management to monitor the key business risks and financial objectives, and progress towards financial plans set out for the year. During the financial year, regular management accounts are prepared promptly, providing relevant, reliable, and up to date financial and other information. Significant variances from budgets are investigated as appropriate;
- (d) all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the relevant sub-committees which are comprised of Management Committee members;

MILNBANK HOUSING ASSOCIATION LIMITED

**REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT)
FOR THE YEAR ENDED 31 MARCH 2023**

- (e) the Leadership and Management Teams performs internal audit reviews and reports back to the Committee on the findings; in addition, "external" internal audits will be undertaken as required to provide further assurance. A firm of internal auditors, Alexander Sloan, has completed Year 2 of a 3-year rolling programme. Year 3, 2023/24 has commenced;
- (f) the Management Committee reviews reports from the external auditor to provide reasonable assurance that control procedures are in place and are being followed; and
- (g) formal practices have been established for instituting appropriate action to correct weaknesses identified from the reports of the external auditor, internal auditor and the Compliance Officer.

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

Auditor

The re-appointment of Azets Audit Services will be proposed at the Annual General Meeting.

Disclosure of Information to the auditor

To the knowledge and belief of each of the persons who are members of the Management Committee at the time the report is approved:

- so far as the Committee members are aware, there is no relevant information of which the Association's auditor is unaware; and
- he/she has taken all the steps that he/she ought to have taken as a Committee member in order to make himself/herself aware of any relevant audit information, and to establish that the Association's auditor is aware of the information.

By order of the Management Committee



C McGuire
Secretary

Dated: 12 September 2023

MILNBANK HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MILNBANK HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

Opinion

We have audited the financial statements of Milnbank Housing Association Limited (the "Parent Association") and its subsidiaries (the "Group") for the year ended 31 March 2023 which comprise the Group and Association Statements of Comprehensive Income, the Group and Association Statements of Changes in Capital and Reserves, the Group and Association Statements of Financial Position, the Group and Association Statements 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 Group's and Parent Association's affairs as at 31 March 2023 and of the Group's and Parent Association's income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, 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 Group and the Parent Association in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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

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

MILNBANK HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MILNBANK HOUSING ASSOCIATION ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

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 Management Committee 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.

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 Co-operative and Community Benefit Societies Act 2014 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained by the Parent Association; or
- the Parent Association has not kept proper accounting records; or
- the Parent Association'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 Management Committee

As explained more fully in the Statement of the Management Committee's Responsibilities set out on page 5 the Management Committee 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 Management Committee 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 Management Committee is responsible for assessing the Group's and the Parent Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Committee either intend to liquidate the Group or the Parent Association or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MILNBANK HOUSING ASSOCIATION ON
THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

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.

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.

We obtain and update our understanding of the Group and the Parent Association, their activities, their control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the Group and the Parent Association are 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 Group and the Parent Association 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 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 Group and the Parent Association through discussions with the Management Committee 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 Group and the Parent Association, including the Co-operative and Community Benefit Societies Act 2014, the Co-operative and Community Benefit Societies (Group Accounts) Regulations 1969, Part 6 of the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator and taxation, 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 Management Committee 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.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MILNBANK HOUSING ASSOCIATION ON
THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**

Auditor's responsibilities for the audit of the financial statements (continued)

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 Management Committee and relevant sub-committees;
- enquiring of the senior management team and the Management Committee as to actual and potential litigation and claims;
- reviewing legal and professional fees paid in the year for indication of any actual and potential litigation and claims; and
- reviewing any correspondence with HMRC, the Scottish Housing Regulator, OSCR and the Group's and the Parent Association's legal advisors.

We assessed the susceptibility of the Group's and the Parent Association'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 Management Committee 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.

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.

MILNBANK HOUSING ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MILNBANK HOUSING ASSOCIATION ON
THE FINANCIAL STATEMENTS
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Use of our report

This report is made solely to the Parent Association's members, as a body, in accordance with Section 87 of the Co-operative and Community Benefit Societies Act 2014. Our audit work has been undertaken so that we might state to the Parent Association'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 Parent Association and the Parent Association's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Azets Audit Services

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

Date: 19 September 2023

Azets Audit Services is eligible for appointment as auditor of the Group and the Parent Association by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

MILNBANK HOUSING ASSOCIATION LIMITED

REPORT OF THE AUDITOR TO THE MANAGEMENT COMMITTEE OF MILNBANK HOUSING ASSOCIATION LIMITED ON INTERNAL FINANCIAL CONTROL

In addition to our audit of the Financial Statements, we have reviewed your statement on pages 5 and 6 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial control 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 on 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 Association's procedures for ensuring compliance with the guidance notes, nor to investigate the appropriateness of the reason given for non-compliance.

Opinion

In our opinion the Statement on Internal Financial Control on pages 5 and 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 control and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.

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

Azets Audit Services

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

Date: 19 September 2023

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MILNBANK HOUSING ASSOCIATION LIMITED

**GROUP STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2023**

	Note	2023 £ Continuing operations	2023 £ Discontinued operations	2023 £ Total	Restated 2022 £ Continuing operations	Restated 2022 £ Discontinued operations	Restated 2022 £ Total
Turnover	4	7,738,381	463,732	8,202,113	7,122,800	538,262	7,661,062
Operating expenditure	4	(8,545,162)	(459,482)	(9,004,644)	(7,476,687)	(478,165)	(7,954,852)
Operating (deficit) / surplus	4	(806,781)	4,250	(802,531)	(353,887)	60,097	(293,790)
Gain on disposal of property, plant and equipment				47,851	10,238	-	10,238
Interest receivable and other income	10	31,478	-	31,478	904	-	904
Interest payable and similar charges	11	(782,344)	-	(782,344)	(763,694)	-	(763,694)
(Deficit) / surplus for the year before taxation		(1,509,796)	4,250	(1,505,546)	(1,106,439)	60,097	(1,046,342)
Taxation	12	-	-	-	-	-	-
(Deficit) / surplus for the year after taxation		(1,509,796)	4,250	(1,505,546)	(1,106,439)	60,097	(1,046,342)
Other comprehensive income							
Actuarial (loss)/gain in respect of the SHAPS	22	(219,000)	-	(219,000)	487,000	-	487,000
Actuarial gain in respect of the Strathclyde pension scheme	22	53,000	-	53,000	146,000	-	146,000
Total comprehensive loss for the year		(1,675,796)	4,250	(1,671,546)	(473,439)	60,097	(413,342)

The discontinued operations are the supporting housing services at Walpole and Circus Drive that ceased during 2022/23.

The financial statements were authorised for issue by the Management Committee on 12 September 2023 and are signed on their behalf by:

A Scott		Chairperson
A Jenkins		Vice-chairperson
C McGuire		Secretary

The notes form part of these financial statements.


MILNBANK HOUSING ASSOCIATION LIMITED


ASSOCIATION STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 MARCH 2023


	Note	2023 £ Continuing operations	2023 £ Discontinued operations	2023 £ Total	2022 £ Continuing operations	2022 £ Discontinued operations	2022 £ Total
Turnover	4	7,066,678	463,732	7,530,410	6,572,191	538,262	7,110,453
Operating expenditure	4	(7,884,583)	(459,482)	(8,344,065)	(6,945,837)	(478,165)	(7,424,002)
Operating (deficit) / surplus	4	(817,905)	4,250	(813,655)	(373,646)	60,097	(313,549)
Gain on disposal of property, plant and equipment	10	47,851	-	47,851	10,238	-	10,238
Interest receivable and other income	11	31,478	-	31,478	904	-	904
Interest payable and similar charges	11	(782,344)	-	(782,344)	(763,694)	-	(763,694)
Gift aid from subsidiaries	27	20,729	-	20,729	17,677	-	17,677
(Deficit) / surplus for the year before taxation		(1,500,191)	4,250	(1,495,941)	(1,108,521)	60,097	(1,048,424)
Taxation	12	-	-	-	-	-	-
(Deficit) / surplus for the year after taxation		(1,500,191)	4,250	(1,495,941)	(1,108,521)	60,097	(1,048,424)
Other comprehensive income							
Actuarial (loss)/gain in respect of the SHAPS	22	(219,000)	-	(219,000)	487,000	-	487,000
Actuarial gain in respect of the Strathclyde pension scheme	22	53,000	-	53,000	146,000	-	146,000
Total comprehensive loss for the year		(1,666,191)	4,250	(1,661,941)	(475,521)	60,097	(415,424)

The discontinued operations are the supporting housing services at Walpole and Circus Drive that ceased during 2022/23 (note 5).

The financial statements were authorised for issue by the Management Committee on 12 September 2023 and are signed on their behalf by:

A Scott  Chairperson

A Jenkins  Vice-chairperson

C McGuire  Secretary

The notes form part of these financial statements.

MILNBANK HOUSING ASSOCIATION LIMITED

**STATEMENT OF CHANGES IN CAPITAL AND RESERVES
FOR THE YEAR ENDED 31 MARCH 2023**

**GROUP STATEMENT OF CHANGES IN CAPITAL AND RESERVES
FOR THE YEAR ENDED 31 MARCH 2023**

	Share Capital £	Revenue Reserve £	Total Reserves £
Balance at 1 April 2022	784	16,675,966	16,676,750
Total comprehensive loss	-	(1,671,546)	(1,671,546)
Share capital issued	23	-	23
Share capital cancelled	(47)	-	(47)
	<u>760</u>	<u>15,004,420</u>	<u>15,005,180</u>
Balance at 31 March 2023	<u>760</u>	<u>15,004,420</u>	<u>15,005,180</u>

**GROUP STATEMENT OF CHANGES IN CAPITAL AND RESERVES
FOR THE YEAR ENDED 31 MARCH 2022**

	Share Capital £	Revenue Reserve £	Total Reserves £
Balance at 1 April 2021	789	17,089,308	17,090,097
Total comprehensive loss	-	(413,342)	(413,342)
Share capital issued	43	-	43
Share capital cancelled	(48)	-	(48)
	<u>784</u>	<u>16,675,966</u>	<u>16,676,750</u>
Balance at 31 March 2022	<u>784</u>	<u>16,675,966</u>	<u>16,676,750</u>

**ASSOCIATION STATEMENT OF CHANGES IN CAPITAL AND RESERVES
FOR THE YEAR ENDED 31 MARCH 2023**

	Share Capital £	Revenue Reserve £	Total Reserves £
Balance at 1 April 2022	784	16,654,581	16,655,365
Total comprehensive loss	-	(1,661,941)	(1,661,941)
Share capital issued	23	-	23
Share capital cancelled	(47)	-	(47)
	<u>760</u>	<u>14,992,640</u>	<u>14,993,400</u>
Balance at 31 March 2023	<u>760</u>	<u>14,992,640</u>	<u>14,993,400</u>

**ASSOCIATION STATEMENT OF CHANGES IN CAPITAL AND RESERVES
FOR THE YEAR ENDED 31 MARCH 2022**

	Share Capital £	Revenue Reserve £	Total Reserves £
Balance at 1 April 2021 restated	789	17,070,005	17,070,794
Total comprehensive loss	-	(415,424)	(415,424)
Share capital issued	43	-	43
Share capital cancelled	(48)	-	(48)
	<u>784</u>	<u>16,654,581</u>	<u>16,655,365</u>
Balance at 31 March 2022	<u>784</u>	<u>16,654,581</u>	<u>16,655,365</u>

The notes form part of these financial statements

MILNBANK HOUSING ASSOCIATION LIMITED

GROUP STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2023

	Note	2023 £	2022 £
Tangible fixed assets			
Housing properties	13	34,160,987	33,767,208
Other fixed assets	13	722,768	753,946
	13	<u>34,883,755</u>	<u>34,521,154</u>
Current assets			
Stock	16	2,088	2,088
Debtors	17	723,478	714,408
Cash at bank and in hand	18a	3,570,183	7,851,978
Investments – bank deposits > 3 months	18b	2,500,000	-
		<u>6,795,749</u>	<u>8,568,474</u>
Creditors: amounts falling due within one year	19	<u>(2,754,498)</u>	<u>(2,637,032)</u>
Net current assets		<u>4,041,251</u>	<u>5,931,442</u>
Total assets less net current assets		38,925,006	40,452,596
Creditors: amounts falling due after more than one year	20	(23,672,311)	(23,637,331)
Pension - SHAPS defined benefit liability	22	(261,000)	(132,000)
Pension - Strathclyde defined benefit asset/(liability)	22	14,000	(6,000)
Deferred taxation	23	(515)	(515)
Net assets		<u><u>15,005,180</u></u>	<u><u>16,676,750</u></u>
Capital and reserves			
Share capital	24	760	784
Revenue reserve	25	15,004,420	16,675,966
		<u><u>15,005,180</u></u>	<u><u>16,676,750</u></u>

The financial statements were authorised for issue by the Management Committee on 12 September 2023 and are signed on their behalf by:

A Scott



Chairperson

A Jenkins



Vice-chairperson

C McGuire



Secretary




The notes form part of these financial statements.

MILNBANK HOUSING ASSOCIATION LIMITED

ASSOCIATION STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2023

	Note	2023 £	2022 £
Tangible fixed assets			
Housing properties	13	34,160,987	33,767,208
Other fixed assets	13	722,498	752,208
	13	<u>34,883,485</u>	<u>34,519,416</u>
Investments			
Investments in subsidiaries	15	2	2
Current assets			
Debtors	17	932,219	752,242
Cash at bank and in hand	18a	3,246,421	7,696,355
Investments – bank deposits > 3 months	18b	2,500,000	-
		<u>6,678,640</u>	<u>8,448,597</u>
Creditors: amounts falling due within one year	19	<u>(2,649,416)</u>	<u>(2,537,319)</u>
Net current assets		<u>4,029,224</u>	<u>5,911,278</u>
Total assets less net current assets		38,912,711	40,430,696
Creditors: amounts falling due after more than one year	20	(23,672,311)	(23,637,331)
Pension - SHAPS defined benefit liability	22	(261,000)	(132,000)
Pension - Strathclyde defined benefit asset/(liability)	22	14,000	(6,000)
		<u>14,993,400</u>	<u>16,655,365</u>
Net assets		14,993,400	16,655,365
Capital and reserves			
Share capital	24	760	784
Revenue reserve	25	14,992,640	16,654,581
		<u>14,993,400</u>	<u>16,655,365</u>

The financial statements were authorised for issue by the Management Committee on 12 September 2023 and are signed on their behalf by:

A Scott		Chairperson
A Jenkins		Vice-chairperson
C McGuire		Secretary

The notes form part of these financial statements.

MILNBANK HOUSING ASSOCIATION LIMITED

GROUP STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2023

	Notes	£	2023 £	£	2022 £
Net cash generated from operating activities	30		61,088		884,501
Cash flow from investing activities					
Purchase of tangible fixed assets		(1,177,688)		(1,012,867)	
Proceeds from sale of tangible fixed assets		74,809		37,500	
Interest received		31,478		904	
Transfers to investments – bank deposit account		(2,500,000)		-	
Receipt of deferred Government Capital grant		447,613		-	
			(3,123,788)		(974,463)
Cash flow from financing activities					
Interest paid		(889,268)		(846,618)	
Repayment of borrowings		(238,230)		(229,975)	
SHAPS past service deficit payments		(91,620)		(178,698)	
Issue of share capital		23		43	
			(1,219,095)		(1,255,248)
Net changes in cash and cash equivalents			(4,281,795)		(1,345,210)
Cash and cash equivalents at 1 April			7,851,978		9,197,188
Cash and cash equivalents at 31 March			<u>3,570,183</u>		<u>7,851,978</u>

(i) Analysis of changes in net debt

	At 1 April 2022 £	Cash flows £	Other non-cash changes £	At 31 March 2023 £
Cash and cash equivalents				
Cash	7,851,978	(4,281,795)	-	3,570,183
Investments				
Deposit accounts	-	2,500,000	-	2,500,000
Borrowings				
Debt due within one year	(330,924)	238,230	(248,230)	(340,924)
Debt due after one year	(21,147,569)	-	349,152	(20,798,417)
	<u>(21,478,493)</u>	<u>238,230</u>	<u>100,922</u>	<u>(21,139,341)</u>
Total	<u>(13,626,515)</u>	<u>(1,543,565)</u>	<u>100,922</u>	<u>(15,069,158)</u>

MILNBANK HOUSING ASSOCIATION LIMITED

ASSOCIATION STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2023

	Notes	£	2023 £	£	2022 £
Net cash generated from operating activities	30		(107,052)		866,219
Cash flow from investing activities					
Purchase of tangible fixed assets		(1,177,687)		(1,012,868)	
Proceeds from sale of tangible fixed assets		74,809		37,500	
Interest received		31,478		904	
Transfer to investment					
Deposit account		(2,500,000)		-	
Receipt of deferred Government capital grant		447,613		-	
			(3,123,787)		(974,464)
Cash flow from financing activities					
Interest paid		(889,268)		(846,618)	
Repayment of borrowings		(238,230)		(229,975)	
SHAPS past service deficit payments		(91,620)		(178,698)	
Issue of share capital		23		43	
			(1,219,095)		(1,255,248)
Net changes in cash and cash equivalents			(4,449,934)		(1,363,493)
Cash and cash equivalents at 1 April			7,696,355		9,059,848
Cash and cash equivalents at 31 March			<u>3,246,421</u>		<u>7,696,355</u>

(i) Analysis of changes in net debt

	At 1 April 2022 £	Cash flows £	Other non-cash changes £	At 31 March 2023 £
Cash and cash equivalents				
Cash	7,696,355	(4,449,934)	-	3,246,421
Investments				
Deposit accounts	-	2,500,000	-	2,500,000
Borrowings				
Debt due within one year	(330,924)	238,230	(248,230)	(340,924)
Debt due after one year	(21,147,569)	-	349,152	(20,798,417)
	(21,478,493)	238,230	100,922	(21,139,341)
Total	<u>(13,782,138)</u>	<u>(1,711,704)</u>	<u>100,922</u>	<u>(15,392,920)</u>

The notes form part of these financial statements.

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

1. General Information

The Association is registered under The Co-operative & Community Benefit Societies Act 2014. The group financial statements have been prepared in accordance with applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 (FRS 102) 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice), 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 financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Group's and the Association's accounting policies (see note 3).

The presentation currency is pounds sterling, and the financial statements are rounded to the nearest whole number.

The Association is defined as a public benefit entity and thus the Association complies with all disclosure requirements relating to public benefit entities. The Association is a registered social landlord in Scotland and its registered number is 161. The registered address is 53 Ballindalloch Drive, Glasgow, G31 3DQ.

2. Accounting policies

Introduction and accounting basis

The financial statements are prepared on the historical cost basis of accounting subject to the revaluation of certain fixed assets and in accordance with applicable accounting standards.

The effect of events relating to the year ended 31 March 2023, which occurred before the date of approval of the financial statements by the Management Committee 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 2023 and of the results for the year ended on that date.

Going Concern

On an annual basis, the Association produces long-term financial forecasts, extending for 30 years. These forecasts are based on the most up-to-date and accurate information available. The current projections now include the Life Cycle Costings model which was prepared by using the results from the Stock Condition Survey.

Despite the fact that Years 1 (2023/24) and 2 (2024/25) are showing deficits, the actual performance for 2023/24 so far is much improved and it is now anticipated that surpluses will be made in both of these years. The following actions have been taken to ensure we start making surpluses in the short-term and continue to make them in the longer-term:

- Rent increases are now being applied which are more reflective of the level of expenditure anticipated and the level of income required to cover these costs;
- The staff structure has been reviewed and a number of posts have been made redundant. This will ensure that the base salary level going forward will be much lower and should help to keep costs lower;
- A rigorous and robust cost control regime has been introduced which is addressing maintenance and overhead spend. This is now beginning to reap benefits and should ensure costs are kept under control going forward;
- The Housing Services Team are working hard on the rent arrears and these are now beginning to be kept under control, along with the void loss figures; and
- A new strategy is being looked at, whereby, we will sell on housing stock which do not form part of our core operations. This will help to increase the cash reserves.

2. Accounting policies (continued)

The Group and Association have a reasonably healthy cash position and thus the Management Committee is satisfied that there are sufficient resources in place to continue operating for the foreseeable future. Thus the Management Committee continues to adopt the going concern basis of accounting in preparing the annual financial statements.

Turnover

Milnbank Housing Association Limited

Turnover represents rental and service charge income, nursery fees, fees for the provision of supported housing, and fees or revenue grants receivable from Glasgow City Council and from the Scottish Government. Also included is any income from first tranche shared ownership disposals.

Income from rental and service charges and commercial letting activities is recognised when the Association is entitled to it, it is probable it will be received and it can be measured reliably.

Milnbank Property Services Limited and Milnbank Community Enterprises Limited

Turnover is recognised to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Turnover is measured as the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Turnover is recognised when all of the following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the company will receive the consideration due under the transaction; and
- the costs incurred in respect of the transaction can be measured reliably.

Apportionment of management expenses

Direct employee, administration and operating expenditure have been apportioned to the relevant sections of the Statement of Comprehensive Income on the basis of costs of staff directly attributable to the operations dealt with in the financial statements.

Interest receivable

Interest receivable is recognised in the Statement of Comprehensive Income when the Group is entitled to it.

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.

Fixed assets - Housing properties

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

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

These costs are either termed "qualifying costs" by the Scottish Government or Glasgow City Council for approved social housing grant schemes or are considered for mortgage loans by the relevant lending authorities or are met out of the Association's reserves.

2. Accounting policies (continued)

Fixed assets - Housing properties (continued)

All invoices and architects' certificates relating to capital expenditure incurred in the year are included in the accounts for the year at net value, provided that the dates of issue or valuation are prior to the year-end. At the year-end a retention creditor is recognised for all outstanding retentions.

Expenditure on schemes which are subsequently aborted is written off in the year in which it is recognised that the schemes will not be developed to completion.

All costs and grants relating to the share of property sold are removed from the financial statements at the date of sale. Any grants received that cannot be repaid from the proceeds of sale are abated.

Depreciation

1. Housing properties

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

Land - not depreciated
Structure – over 100 years
Internal walls – over 20 years
Kitchen – over 15 years
Bathrooms – over 30 years
Boiler – over 20 years
Central Heating / Fixtures – over 20 years
Windows – over 30 years
Rewiring / Electrics – over 20 years
Common Doors – over 30 years
Smoke Detectors - over 10 years

A full year's depreciation is charged in the year of purchase. No charge is made in the year of disposal.

2. Other fixed assets

Depreciation is charged on other fixed assets so as to write off the asset cost less any recoverable value over its anticipated useful life.

The following rates have been used:-

Furniture, fittings, & equipment	-	20% reducing balance & 33% straight line
Office and storage units	-	2% to 5% straight line
Nursery	-	2% straight line

A full year's depreciation is charged in the year of purchase. No charge is made in the year of disposal.

Stocks

Stock and work in progress is valued at the lower of cost and estimated net realisable value.

2. Accounting policies (continued)

Financial instruments

The Group only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties.

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, like 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 Group 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.

Debtors

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

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.

Cash & 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.

Current asset investments

Current asset investments are represented by long term deposits with financial institutions repayable after more than three months.

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.

2. Accounting policies (continued)

Government capital grants

Government Capital Grants, at amounts approved by The Scottish Government or Glasgow City Council, are paid directly to the Group as required to meet its liabilities during the development process. This is treated as a deferred capital grant and is released to income in accordance with the accrual model over the useful life of the asset it relates to on completion of the development phase. The accrual model requires the Group to recognise income on a systematic basis over the period in which the Group recognises the related costs for which the grant is intended to compensate.

Government revenue grants

Government revenue grants are recognised using the accrual model which means the Group recognises the grant in income on a systematic basis over the period in which the Group recognises the related costs for which the grant is intended to compensate.

Non-government grants

Non-government capital and revenue grants are recognised using the performance model. If there are no performance conditions attached the grants are recognised as revenue when the grants are received or receivable.

A grant that imposes specific future performance related conditions on the recipient is recognised as revenue only when the performance related conditions are met.

A grant received before the revenue recognition criteria are satisfied is recognised as a liability.

Loans

Mortgage loans are advanced by Private Lenders under the terms of individual mortgage deeds in respect of each property or housing scheme. Security for these loans is only possible once approval has been given by the Scottish Government.

Pensions (note 22)

Scottish Housing Association Pension Scheme (SHAPS) and Strathclyde Pension Fund (SPF)

The Group (via Milnbank Housing Association Limited) participates in The Scottish Housing Associations' Defined Benefits Pension Scheme (SHAPS) and Strathclyde Pension Fund (SPF) and retirement benefits to employees of the Group 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 Associations taken as a whole.

The SHAPS and SPF are accounted for as a defined benefit scheme and as such the amount charged to the Statement of Comprehensive Income in respect of pension costs and other post retirement benefits is the estimated regular cost of providing the benefits accrued in the year, adjusted to reflect variations from that cost. The interest cost is included within other finance costs/income. Actuarial gains and losses arising from new valuations and from updating valuations to the reporting date are recognised in Other Comprehensive Income.

Defined benefit schemes are funded, with the assets held separately from the Association in separate trustee administered funds. Full actuarial valuations, by a professionally qualified actuary, are obtained at least every three years, and updated to reflect current conditions at each reporting date.

2. Accounting policies (continued)

The pension scheme assets are measured at fair value. The pension scheme liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency. A pension scheme asset is recognised on the Statement of Financial Position only to the extent that the surplus may be recovered by reduced future contributions or to the extent that the trustees have agreed a refund from the scheme at the reporting date. A pension scheme liability is recognised to the extent that the Association has a legal or constructive obligation to settle the liability.

Auto-enrolment

The Group is also a member of the SHAPS defined contribution scheme and this scheme is used for auto-enrolment. The cost of the employer's contributions is charged to the Statement of Comprehensive Income on an accruals basis.

Financial Commitments

Assets held under finance leases where substantially all the risks and rewards of ownership of the asset have passed to the Group. Rentals paid under operating leases are charged to the Statement of Comprehensive Income on a straight line basis over the lease term.

3. Judgements in applying policies and key sources of estimation 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 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 members of the Management Committee consider the following to be critical judgements in preparing the financial statements:

- The categorisation of housing properties as property, plant, and equipment in line with the requirements of the SORP; and
- The amount disclosed as 'operating surplus' is representative of activities that would normally be regarded as 'operating'.

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

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

Estimate

Useful lives of property, plant, and equipment

The main components of housing properties and their useful lives

Recoverable amount of rental and other trade receivables

The obligations under the SHAPS pension scheme and Strathclyde Pension Scheme.

Impairment of social housing unit

Basis of estimation

The useful lives of property, plant and equipment are based on the knowledge of senior management, with reference to expected asset life cycles.

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.

Rental arrears and other trade receivables are reviewed by appropriately experienced senior management team members on a case by case basis with the balance outstanding together with the payment history of the individual tenant being taken into account.

This has relied on the actuarial assumptions of qualified actuaries which have been reviewed and are considered reasonable and appropriate.

If there are any Impairment indicators the carrying value of the social housing unit less any unamortised deferred Government capital grant is compared against the estimated depreciated replacement cost.

MILNBANK HOUSING ASSOCIATION LIMITED

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

4. Particulars of turnover, operating expenditure and operating (deficit)/surplus

Group	2023			Restated 2022		
	Turnover £	Operating expenditure £	Operating (deficit)/ surplus £	Turnover £	Operating expenditure £	Operating surplus (deficit) £
Affordable letting activities (Note 5)	7,004,499	(7,437,337)	(432,838)	6,626,272	(6,771,629)	(145,357)
Other activities (Note 6)	525,911	(906,728)	(380,817)	484,181	(652,373)	(168,192)
Milnbank Property Services Limited	901,717	(891,248)	10,469	767,757	(754,906)	12,851
Milnbank Community Enterprises Limited	67,426	(66,771)	655	63,652	(56,744)	6,908
Less: intergroup service level agreement*	(297,440)	297,440	-	(280,800)	280,800	-
	<u>8,202,113</u>	<u>(9,004,644)</u>	<u>(802,531)</u>	<u>7,661,062</u>	<u>(7,954,852)</u>	<u>(293,790)</u>
Association						
Affordable letting activities (Note 5)	7,004,499	(7,437,337)	(432,838)	6,626,272	(6,771,629)	(145,357)
Other activities (Note 6)	525,911	(906,728)	(380,817)	484,181	(652,373)	(168,192)
	<u>7,530,410</u>	<u>(8,344,065)</u>	<u>(813,655)</u>	<u>7,110,453</u>	<u>(7,424,002)</u>	<u>(313,549)</u>

*A service level agreement has been entered into between the Association and its two subsidiaries. The Association charged a service charge of £287,040 (2022: £276,000) to Milnbank Property Services Limited and £10,400 (2022: £4,800) to Milnbank Community Enterprises Limited. On consolidation this charge is removed to arrive at the Group turnover and operating expenditure.

MILNBANK HOUSING ASSOCIATION LIMITED

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

Association	Particulars of turnover, operating expenditure and operating deficit from social letting activities				Shared Ownership £	2023 Total £	Restated 2022 Total £
	General Needs Housing £	Supported Housing* £					
Income from rent and service charges							
Rent receivable net of service charges	6,200,258	146,297	6,808	6,808	6,353,363	5,996,831	
Service charges	-	-	-	-	-	11,472	
Gross income from rents and service charges	6,200,258	146,297	6,808	6,808	6,353,363	6,008,303	
Less voids	(89,925)	(18,275)	-	-	(108,200)	(203,437)	
Net income from rents and service charges	6,110,333	128,022	6,808	6,808	6,245,163	5,804,866	
Other revenue grants	-	332,261	-	-	332,261	296,964	
Other income	18,820	3,449	-	-	22,269	117,908	
Amortisation of deferred government capital grants	52,430	-	8,479	8,479	60,909	67,561	
Stage 3 adaptations grant	46,457	-	-	-	46,457	41,766	
Service level agreement ***	297,440	-	-	-	297,440	280,800	
JRS income	-	-	-	-	-	16,407	
Total turnover from affordable letting activities	6,525,480	463,732	15,287	15,287	7,004,499	6,626,272	
Expenditure							
Management and maintenance administration costs****	(3,787,678)	(459,482)	(4,640)	(4,640)	(4,251,800)	(3,441,661)	
Service charges	-	-	-	-	-	-	
Planned cyclical maintenance including major repairs	(995,981)	-	-	-	(995,981)	(1,335,020)	
Reactive maintenance costs	(1,323,557)	-	-	-	(1,323,557)	(1,195,984)	
Bad debts – rents and service charges	(109,147)	-	-	-	(109,147)	(101,727)	
Impairment	-	-	-	-	-	-	
Depreciation of social housing**	(756,852)	-	-	-	(756,852)	(697,237)	
Operating expenditure for affordable letting activities	(6,973,215)	(459,482)	(4,640)	(4,640)	(7,437,337)	(6,771,629)	
Operating (deficit)/surplus on affordable letting activities, 2023	(447,735)	4,250	10,647	10,647	(432,838)		
Operating surplus/(deficit) on affordable letting activities, 2022	(220,368)	60,097	14,914	14,914		(145,357)	

MILNBANK HOUSING ASSOCIATION LIMITED

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

5. Particulars of turnover, operating expenditure, and operating surplus from social letting activities (continued)

*Relates to Walpole and Circus Drive. **Depreciation includes £701,969 (2022: £651,869) of actual depreciation, and the net book value of disposed components of £54,883 (2022: £45,368) which has been included in depreciation in accordance with the SORP.

***The cost of providing the management services to the subsidiaries are included in management and maintenance administrations costs and therefore the income from the service loan agreement is included in this note.

****Includes £250,446 of redundancy costs

6. Particulars of turnover, operating expenditure, and operating (deficit)/surplus from other activities

Association	2023		2023		2022		2022		
	£	£	£	£	£	£	£		
	Grants from Scottish Ministers	Other revenue grants	Other income	Total Turnover	Operating expenditure	(Deficit)	Total Turnover	Operating expenditure	Restated Surplus/ (deficit)
Wider role activities #	-	286,124	-	286,124	(334,998)	(48,874)	268,136	(311,384)	(43,248)
Community services ~	-	-	-	-	(217,078)	(217,078)	-	(164,985)	(164,985)
Carbon Footprint Nursery	-	-	239,787	239,787	(354,652)	(114,865)	216,045	(176,004)	40,041
Total from other activities - 2023	-	286,124	239,787	525,911	(906,728)	(380,817)			
Total from other activities - 2022	-	271,518	212,663				484,181	(652,373)	(168,192)

Undertaken to support the community, other than the provision, construction, improvement, and management of housing.

~ This is respect of CCTV and community policing

MILNBANK HOUSING ASSOCIATION LIMITED

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

7. Directors' Emoluments – Group and Association

The directors are defined as the members of the Management Committee, the Chief Executive Officer (previously Director) and any other person reporting directly to the Chief Executive Officer or the Management Committee. The Association considers key management personnel to be the Management Committee and the Senior Management Team (the Executive Officers as per the first page of the financial statements and the other members of management team) of the Association. The Management Committee received remuneration of £Nil (2022: £nil) for their services in the year.

	2023 £	2022 £
Total emoluments of the former Director, who retired in the year (excluding pension Contributions)	<u>58,937</u>	<u>86,445</u>

The former Director was a member of the Association's defined benefit pension scheme, as described in note 22. The former Director's pension contribution in the year to 31 March 2023 was £8,675 (2022: £14,108).

Total emoluments of the current Director (excluding pension contributions)	<u>34,574</u>	<u>-</u>
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The Chief Executive Officer is a member of the Association's defined contribution pension scheme, as described in note 22. The Chief Executive Officer's pension contributions in the year to 31 March 2023 was £4,247 (2022: £nil).

Total emoluments paid to those earning more than £60,000 excluding pension contributions	<u>76,600</u>	<u>157,906</u>
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Pension contributions paid to those earning more than £60,000	<u>11,819</u>	<u>25,308</u>
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Numbers of Directors whose emoluments exceed £60,000 during the year were as follows (excluding pension contributions):-

	No	No
£60,001 - £65,000	-	-
£65,001 - £70,000	-	-
£70,001 - £75,000	-	1
£75,001 - £80,000	1	-
£80,001 - £85,000	-	-
£85,001 - £90,000	-	1

	£	£
Total expenses reimbursed to directors in so far as not chargeable to United Kingdom income tax	<u>1,022</u>	<u>408</u>

Total emoluments paid to key management personnel including pension contributions and employers' NI	<u>514,378</u>	<u>479,424</u>
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MILNBANK HOUSING ASSOCIATION LIMITED

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

8. Employee Information

Group

	2023	2022
	No.	No.
The full-time equivalent number of employees employed during the year was:		
Administration & Finance	14	15
Housing services management	11	11
Property services (including maintenance)	26	29
Housing with Support	7	9
Wardens & Cleaners	9	10
Nursery	6	11
Wider role	9	6
Milnbank Community Enterprise Limited	2	2
	<u>84</u>	<u>93</u>
	2023	2022
	£	£
Staff costs (including Directors' Emoluments):		
Wages and salaries	2,654,322	2,445,388
Social security costs	267,157	214,404
Pension costs	125,276	132,411
Defined benefit pension charge – Strathclyde pension fund (note 22)	33,000	26,000
Defined benefit pension charge - SHAPS (note 22)	(6,380)	14,698
	<u>3,073,375</u>	<u>2,832,901</u>
Included in payroll costs are £250,446 of redundancy costs.		

Association

	2023	2022
	No.	No.
The full-time equivalent number of employees employed during the year was:		
Administration & Finance	14	15
Housing services management	11	11
Property services (including maintenance)	26	29
Housing with Support	7	9
Wardens & Cleaners	9	10
Nursery	6	11
Wider role	9	6
	<u>82</u>	<u>91</u>

MILNBANK HOUSING ASSOCIATION LIMITED

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

8. Employee Information (continued)

	2023 £	2022 £
Staff costs (including Directors' Emoluments):		
Wages and salaries	2,609,324	2,404,082
Social security costs	264,388	212,008
Pension costs	124,555	131,719
Defined benefit pension charge – Strathclyde Pension Fund (note 22)	33,000	26,000
Defined benefit pension liability – SHAPS (note 22)	(6,380)	14,698
	<u>3,024,887</u>	<u>2,788,507</u>

Included in payroll costs are £250,446 of redundancy costs

9. Operating Surplus

Group

	2023 £	2022 £
Operating surplus is stated after charging:		
Depreciation on tangible fixed assets	733,245	685,220
Depreciation due to loss on disposal of components	54,883	45,368
Auditor's remuneration (excluding VAT)		
- In their capacity as auditor	24,000	27,927
- In respect of other services	7,525	5,577
	<u>733,245</u>	<u>685,220</u>

Association

	2023 £	2022 £
Operating surplus is stated after charging:		
Depreciation on tangible fixed assets	731,777	683,753
Depreciation due to loss on disposal of components	54,883	45,368
Auditor's remuneration (excluding VAT)		
- In their capacity as auditor	15,000	16,885
- In respect of other services	4,825	4,750
	<u>731,777</u>	<u>683,753</u>

10. Interest Receivable and Other Income – Group and Association

	2023 £	2022 £
Interest receivable on deposits	<u>31,478</u>	<u>904</u>

MILNBANK HOUSING ASSOCIATION LIMITED

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

11. Interest payable and similar charges – Group and Association

	2023	2022
	£	£
On private loans*	889,268	854,618
Strathclyde Pension Fund finance charge (note 22)	-	3,000
SHAPS finance charge (note 22)	2,000	15,000
Release of bond creditor	(108,924)	(108,924)
	<u>782,344</u>	<u>763,694</u>

*Includes £8,000 (2022: £8,000) arrangement fee amortisation

12. Taxation

Group

The Association is not subject to corporation tax on its charitable activities. However, the surpluses from non-charitable activities are subject to taxation. No corporation tax was due on non-charitable activities (2022: *£nil*). No corporation tax arose in either subsidiary (2022: *£nil*) due to gift aid payments that are to be made to the Association.

Association

As a charity, Milnbank Housing Association Limited's charitable activities are not subject to taxation. However, the surpluses from non-charitable activities may be subject to taxation. No corporation tax was due on non-charitable activities (2022: *£nil*).

MILNBANK HOUSING ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

13. Tangible Fixed Assets

Group	Housing Properties Held for Letting	Housing Properties under Development	Shared Ownership Properties	Investment Properties	Office and Storage Units	Furniture Fittings & Equipment	Nursery	Total
	£	£	£	£	£	£	£	£
Cost								
At start of year	37,250,786	284,067	607,631	52,500	838,320	436,142	386,884	39,856,330
Additions – under development	-	187,681	-	-	-	-	-	187,681
Additions – components	989,908	-	-	-	-	-	-	989,908
Additions – other fixed assets	-	-	-	-	-	99	-	99
Impairment	-	-	-	-	-	-	-	-
Disposals – units	(30,337)	-	-	-	-	-	-	(30,337)
Disposals – components	(91,143)	-	-	-	-	-	-	(91,143)
At end of year	38,119,214	471,748	607,631	52,500	838,320	436,241	386,884	40,912,538
Depreciation								
At start of year	4,110,360	-	264,916	-	496,299	401,699	61,902	5,335,176
Charge for year	701,969	-	-	-	13,762	9,777	7,738	733,246
On disposals – units	(3,379)	-	-	-	-	-	-	(3,379)
On disposals – components	(36,260)	-	-	-	-	-	-	(36,260)
At end of year	4,772,690	-	264,916	-	510,061	411,476	69,640	6,028,783
Net Book Value								
At end of year	33,346,524	471,748	342,715	52,500	328,259	24,765	317,244	34,883,755
At start of year	33,140,426	284,067	342,715	52,500	342,021	34,443	324,982	34,521,154

Note 1: Properties with a cost of £30,337 (2022: £31,590) and depreciation of £3,379 (2022: £4,238) have been disposed of in the year with net proceeds totalling £74,809 (2022: £37,500).

Note 2: Additions to Housing Properties during the year includes £nil (2022: £nil) capitalised interest and £nil (2022: £nil) capitalised administration costs. The amount spent on maintenance of housing properties held for letting and shared ownership properties can be seen in Note 5.

Note 3: Investment properties are valued at market value based upon valuation reports prepared for the Group by JLL, chartered surveyors.

Note 4: Included in housing properties held for letting is land with a carrying value of £6,305,041 (2022: £6,308,701) and included in shared ownership properties is land with a carrying value of £83,854 (2022: £83,854).

MILNBANK HOUSING ASSOCIATION LIMITED

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

13. Tangible Fixed Assets (continued)

Association	Housing Properties Held for Letting	Housing Properties under Development	Shared Ownership Properties	Investment Properties	Office and Storage Units	Furniture Fittings & Equipment	Nursery	Total
	£	£	£	£	£	£	£	£
Cost								
At start of year	37,250,786	284,067	607,631	52,500	838,320	428,808	386,884	39,848,996
Additions – under development	-	187,681	-	-	-	-	-	187,681
Additions – components	989,908	-	-	-	-	-	-	989,908
Additions – other fixed assets	-	-	-	-	-	98	-	98
Impairment	-	-	-	-	-	-	-	-
Disposals – units	(30,337)	-	-	-	-	-	-	(30,337)
Disposals – components	(91,143)	-	-	-	-	-	-	(91,143)
At end of year	38,119,214	471,748	607,631	52,500	838,320	428,906	386,884	40,905,203
Depreciation								
At start of year	4,110,360	-	264,916	-	496,299	396,103	61,902	5,329,580
Charge for year	701,969	-	-	-	13,762	8,308	7,738	731,777
On disposals – units	(3,379)	-	-	-	-	-	-	(3,379)
On disposals – components	(36,260)	-	-	-	-	-	-	(36,260)
At end of year	4,772,690	-	264,916	-	510,061	404,411	69,640	6,021,718
Net Book Value								
At end of year	33,346,524	471,748	342,715	52,500	328,259	24,495	317,244	34,883,485
At start of year	33,140,426	284,067	342,715	52,500	342,021	32,705	324,982	34,519,416

Note 1: Properties with a cost of £30,337 (2022: £31,590) and depreciation of £3,379 (2022: £4,328) have been disposed of in the year with net proceeds totalling £74,809 (2022: £10,238).

Note 2: Additions to Housing Properties during the year includes £nil (2022: £nil) capitalised interest and £nil (2022: £nil) capitalised administration costs. The amount spent on maintenance of housing properties held for letting and shared ownership properties can be seen in Note 5.

Note 3: Investment properties are valued at market value based upon valuation reports prepared for the Group by JLL, chartered surveyors.

Note 4: Included in housing properties held for letting is land with a carrying value of £6,305,041 (2022: £6,308,701) and included in shared ownership properties is land with a carrying value of £83,854 (2022: £83,854).

MILNBANK HOUSING ASSOCIATION LIMITED

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

14. Housing Stock – Group and Association

The number of units of accommodation in management was as follows:-

	Units in management 2023 Improved	<i>Units in management 2022 Improved</i>
General needs	1,674	1,675
Supported – Walpole (self-contained units)	7	7
Shared ownership	7	7
	<u>1,688</u>	<u>1,689</u>

In addition to the above, there are supported units at Circus Drive that are leased from Loretto Housing Association Limited.

15. Investments in subsidiaries

Association	2023 £	2022 £
Investment in subsidiary undertakings	<u>2</u>	<u>2</u>

Milnbank Housing Association Limited owns 1 ordinary £1 share in Milnbank Community Enterprises Limited. This represents a 100% shareholding in Milnbank Community Enterprises Limited, a company registered in Scotland, whose principal activity is community development. The profit on ordinary activities after taxation for the year ended 31 March 2023 was £655 (2022: profit of £6,908). The capital and reserves of Milnbank Community Enterprises Limited as at 31 March 2023 was £1,242 (2022: £8,465).

Milnbank Housing Association Limited owns 1 ordinary £1 share in Milnbank Property Services Limited. This represents a 100% shareholding in Milnbank Property Services Limited, a company registered in Scotland, whose principal activity is the provision of factoring services including the provision of repair and maintenance services. The profit on ordinary activities after taxation for the year ended 31 March 2023 was £10,469 (2022: £12,851). The capital and reserves of Milnbank Property Services Limited as at 31 March 2023 was £10,540 (2022: £12,922).

16. Stock

Group	2023 £	2022 £
Bar Stock	<u>2,088</u>	<u>2,088</u>

MILNBANK HOUSING ASSOCIATION LIMITED

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

17. Debtors

Group	2023	2022
	£	£
Amounts falling due within one year:		
Rental arrears	382,386	476,974
Less: provision for bad debts	(311,665)	(311,665)
	70,721	165,309
Trade debtors	28,087	36,059
Other debtors	229,323	166,593
Prepayments and accrued income	395,347	346,447
	723,478	714,408

Association

	2023	2022
	£	£
Amounts falling due within one year:		
Rental arrears	382,386	476,974
Less: provision for bad debts	(311,665)	(311,665)
	70,721	165,309
Amounts owed by subsidiaries	548,393	304,814
Prepayments and accrued income	83,899	166,353
Other debtors	229,206	115,766
	932,219	752,242

18a. Cash and cash equivalents

Group	2023	2022
	£	£
Cash - Balances held in current accounts	3,570,183	7,851,978
	3,570,183	7,851,978
Association	2023	2022
	£	£
Cash - Balances held in current accounts	3,246,421	7,696,355
	3,246,421	7,696,355

18b. Investments

Group and Association	2023	2022
	£	£
Balances held in deposit accounts >3 months maturity	2,500,000	-
	2,500,000	-

MILNBANK HOUSING ASSOCIATION LIMITED

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

19. Creditors: amounts falling due within one year

Group	2023 £	2022 £
Bank loans and bond	340,924	330,924
Trade creditors	522,829	406,723
Other creditors	1,316,571	1,337,353
Accruals and deferred income	179,644	207,918
Rent prepaid	230,622	239,077
Other taxes and social security	102,999	56,700
Deferred Government capital grant (Note 21)	60,909	58,337
	<u>2,754,498</u>	<u>2,637,032</u>
Secured creditors	<u>340,924</u>	<u>330,924</u>

At the year-end pension contributions of £nil (2022: £nil) were outstanding and included within other creditors.

Association	2023 £	2022 £
Bank loans and bond	340,924	330,924
Trade creditors	512,006	400,212
Other creditors	1,270,772	1,288,946
Accruals and deferred income	131,661	163,762
Rent prepaid	230,622	239,077
Other taxes and social security	102,522	56,061
Deferred Government capital grant (Note 21)	60,909	58,337
	<u>2,649,416</u>	<u>2,537,319</u>
Secured creditors	<u>340,924</u>	<u>330,924</u>

At the year-end pension contributions of £nil (2022: £nil) were outstanding and included within other creditors.

20. Creditors: amounts falling due out with one year – Group and Association

	2023 £	2022 £
Bank loans and bond	20,798,417	21,147,569
Deferred Government capital grant (Note 21)	2,867,068	2,482,936
SHAPS past service pension deficit liability in respect of the Growth Plan	6,826	6,826
	<u>23,672,311</u>	<u>23,637,331</u>
Secured creditors	<u>20,798,417</u>	<u>21,147,569</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023**20. Creditors: amounts falling due out with one year (continued)**

Loans are secured by specific charges on the Association's properties. The net book value of housing properties secured at the year-end was £22.4m (2022: £22.2m). The loan outstanding to Nationwide Building Society is repayable at a rate of interest of 3.59% in instalments and is due to be repaid by 1 June 2042. The effective interest rate on the GBSH Bond Facility is 3.898% (Coupon Rate 5.193%) with the principal to be paid in February 2038. Included in the bank loans and bonds total is £1.38m of a bond premium which will be amortised over the life of the bond.

The loans and bonds are due in instalments as follows: -

	2023 £	2022 £
Due between one and two years	342,424	332,424
Due between two and five years	1,032,521	1,002,522
Due in five years or more	19,423,472	19,812,623
	<u>20,798,417</u>	<u>21,147,569</u>

21. Deferred Government capital grants – Group and Association

	2023 £	2022 £
<u>Housing grants</u>		
At 1 April	2,541,273	2,645,548
Grants received in year	447,613	-
Released to income in year	(60,909)	(104,275)
At 31 March	<u>2,927,977</u>	<u>2,541,273</u>

The ageing on deferred capital grants is as follows:

Due in less than one year	60,909	58,337
Due in one to two years	60,909	58,337
Due between two and five years	182,726	175,011
Due in five years or more	2,623,433	2,249,588
	<u>2,927,977</u>	<u>2,541,273</u>

22. Pensions – Group and Association
Scottish Housing Association Pension Scheme (SHAPS)

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

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 pension schemes in the UK.

The Scheme offers six benefit structures to employers, namely: Final salary with a 1/60th accrual rate; Career average revalued earnings with a 1/60th accrual rate; a 1/70th accrual rate; a 1/80th accrual rate; 1/120th accrual rate, contracted in; and a Defined Contribution (DC) option.

An employer can elect to operate different benefit structures for their active members (as at the first day of April in any given year) and their new entrants. The DC option can be introduced by the employer on the first day of any month after giving a minimum of three months' prior notice.

22. Pensions – Group and Association (continued)

Milnbank Housing Association has elected to operate the final salary with a 1/60th accrual rate for existing members but closed this option for new members at 31 March 2015. As at the Statement of Financial Position date there were 5 active members of the Defined Benefit Scheme employed by Milnbank Housing Association Limited.

From 1 April 2015 new members are offered the option of joining the Defined Contribution Scheme. This Defined Contribution Scheme is used for Auto Enrolment. In the year, employees were auto enrolled and stayed in the Defined Contribution Scheme.

During the year, Milnbank Housing Association Limited paid contributions in respect of the Final 1/60th Scheme at the rate of 17.65 % of pensionable salaries. Member contributions were 15.15% . Employer contributions to the Defined Contribution Scheme are set at 4% and employees contributed 5% of their salaries.

The Trustee commissions an actuarial valuation of the Scheme every 3 years. The main purpose of the valuation is to determine the financial position of the Scheme in order to determine the level of future contributions required so that the Scheme can meet its pension obligations as they fall due. The actuarial valuation assesses whether the Scheme's assets at the valuation date are likely to be sufficient to pay the pension benefits accrued by members as at the valuation date. Asset values are calculated by reference to market values. Accrued pension benefits are valued by discounting expected future benefit payments using a discount rate calculated by reference to the expected future investment returns.

In accordance with FRS 102 section 28, the operating and financing costs of pension and post retirement schemes (determined by TPT) 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 difference between actual and expected returns on assets during the year, including changes in the actuarial assumptions, is recognised in Other Comprehensive Income.

The latest triennial valuation of the Scheme was performed as at 30 September 2022 by a professionally qualified actuary using the technical provisions basis. The market value of the Scheme's assets at the valuation date was £1,173 million. The valuation revealed a shortfall of assets compared to liabilities of £27 million, equivalent to a past service funding level of 98%.

Post year end, Management Committee ratified the decision to exit the DB scheme and formal notice was given to TPT. All staff, who are members of the pension scheme, are now in the DC scheme effective 1 September 2023. The contributions are on a 2:1 (ER:EE) basis, with a minimum of 3% for employees and a maximum of 10% for the employer.

MILNBANK HOUSING ASSOCIATION LIMITED

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

22. Pensions – Group and Association (continued)

Present values of defined benefit obligation, fair value of assets and defined benefit liability		
	31 March 2023	31 March 2022
	£'000	£'000
Fair value of plan assets	4,352	6,730
Present value of defined benefit obligation	(4,613)	(6,862)
Defined benefit liability to be recognised	(261)	(132)

Reconciliation of opening and closing balances of the defined benefit obligation		
	Year ended	Year ended
	31 March 2023	31 March 2022
	£'000	£'000
Defined benefit obligation at start of period	(6,862)	(7,052)
Current service cost	(57)	(79)
Expenses	(6)	(6)
Interest expense	(188)	(153)
Member contributions	(50)	(56)
Actuarial gain/(loss) due to scheme experience	336	(172)
Actuarial gain/(loss) due to changes in demographic assumptions	101	(22)
Actuarial gain due to changes in financial assumptions	1,766	577
Benefits paid and expenses	347	101
Defined benefit liability at the end of the period	(4,613)	(6,862)

Reconciliation of opening and closing balances of the fair value of plan assets		
	Year ended	Year ended
	31 March 2023	31 March 2022
	£'000	£'000
Fair value of plan assets at start of the period	6,730	6,284
Interest income	186	138
Experience on plan assets (excluding amounts included in interest income) – (loss)/gain	(2,422)	104
Employer contributions	155	249
Member contributions	50	56
Benefits paid and expenses	(347)	(101)
Fair value of plan assets at end of period	4,352	6,730

Defined benefit costs recognised in the Statement of Comprehensive Income		
	Year ended	Year ended
	31 March 2023	31 March 2022
	£'000	£'000
Current service cost	57	79
Admin expenses	6	6
Net interest expense	2	15
Defined benefit costs recognised in Statement of Comprehensive Income	65	100

MILNBANK HOUSING ASSOCIATION LIMITED

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

22. Pensions – Group and Association (continued)

Defined benefit costs recognised in Other Comprehensive Income

	2023 £'000	2022 £'000
Experience on plan assets (excluding amounts included in net interest cost – (loss)/gain	(2,422)	104
Experience gains and losses arising on the plan liabilities – gain/(loss)	336	(172)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation – gain/(loss)	101	(22)
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation – gain	1,766	577
Total amount recognised in other comprehensive income – (loss)/gain	(219)	487

Fund allocation for employer's calculated share of assets

	31 March 2023 £'000	31 March 2022 £'000
Global Equity	115	1,331
Absolute Return	59	309
Distressed Opportunities	134	241
Credit Relative Value	166	216
Alternative Risk Premia	25	278
Emerging Markets Debt	34	251
Risk Sharing	317	219
Insurance-Linked Securities	121	141
Property	181	174
Infrastructure	469	420
Private Debt	194	169
Opportunistic Illiquid Credit	192	223
High Yield	22	65
Opportunistic Credit	-	23
Cash	18	19
Corporate Bond Fund	6	425
Liquid Credit	-	43
Long Lease Property	146	194
Secured Income	291	360
Over 15 Year Gilts	-	3
Liability Driven Investment	1,844	1,629
Currency Hedging	8	(25)
Net Current Assets	10	22
Total Assets	4,352	6,730

MILNBANK HOUSING ASSOCIATION LIMITED

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

22. Pensions – Group and Association (continued)

The main financial assumptions used by the Scheme Actuary, TPT, in their FRS 102 calculations are as follows:

Assumptions as at	31 March 2023 % Per annum	31 March 2022 % Per annum
Discount rate	4.88	2.79
Inflation (RPI)	3.20	3.57
Inflation (CPI)	2.74	3.19
Salary growth	3.74	4.19
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance

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

	Life expectancy at age 65 (years)
Male retiring in 2023	20.5
Female retiring in 2023	23.0
Male retiring in 2042	21.7
Female retiring in 2042	24.4

Member data summary

Active members

	Number	Total earnings (£'000s p.a.)	Average age (unweighted)
Males	1	84	65
Females	6	252	56
Total	7	336	58

Deferred members

	Number	Deferred pensions (£'000s p.a.)	Average age (unweighted)
Males	5	13	51
Females	5	7	58
Total	10	20	54

Pensioners

	Number	Pensions (£'000s p.a.)	Average age (unweighted)
Males	4	41	66
Females	11	78	62
Total	15	119	63

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

22. Pensions – Group and Association (continued)

Following a change in legislation in September 2005 there is a potential debt on the employer that could be levied by the Trustee of the Defined Benefit Scheme. The debt is due in the event of the employer ceasing to participate in the Scheme or the Scheme winding up. The debt for the Scheme as a whole is calculated by comparing the liabilities for the Scheme (calculated on a buyout basis i.e., the cost of securing benefits by purchasing annuity policies from an insurer, plus an allowance for expenses) with the assets of the Scheme. If the liabilities exceed assets there is a buy-out debt.

The leaving employer's share of the buy-out debt is the proportion of the Defined Benefit Scheme's liability attributable to employment with the leaving employer compared to the total amount of the Scheme's liabilities (relating to employment with all the currently participating employers). The leaving employer's debt therefore includes a share of any "orphan" liabilities in respect of previously participating employers. The amount of the debt therefore depends on many factors including total Scheme liabilities, Scheme investment performance, the liabilities in respect of current and former employees of the employer, financial conditions at the time of the cessation event and the insurance buy-out market. The amounts of debt can therefore be volatile over time. The Association has been notified by the Pensions Trust of the estimated employer debt on withdrawal from the Scheme based on the financial position of the Scheme as at 30 September 2022. As of this date the estimated employer debt for the Association was £1,803,192. The estimated employer debt for the Growth Scheme as at 30 September 2022 was £5,683.

Review of historic benefit changes

We were notified in 2021 by the Trustee of the 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 these 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 Provisions 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 this.

Strathclyde Pension Fund

There are 2 employees plus 1 retiree who are members of the Strathclyde Pension Fund which is a statutory multi-employer defined benefit scheme. It is administered by Glasgow City Council in accordance with the Local Scheme (Scotland) Regulations 1998, as amended.

The main financial assumptions used by the Council's Actuary, Hymans Robertson, in their FRS 102 calculations are as follows:

Assumptions as at	31 March 2023	31 March 2022
Inflation / Pension Increase Rate	2.95%	3.20%
Salary increases	3.65%	3.90%
Discount rate	4.75%	2.70%

Mortality

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

	Males	Females
Current Pensioners	19.3 years	22.2 years
Future Pensioners	20.5 years	24.2 years

MILNBANK HOUSING ASSOCIATION LIMITED

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

22. Pensions – Group and Association (continued)

Scheme assets

The assets in the scheme and the expected rate of return were:

	31 March 2023 £'000	31 March 2022 £'000
Fair value of plan assets	700	1,032
Present value of scheme liabilities	(686)	(1,038)
Net pension- asset/(liability)	<u>14</u>	<u>(6)</u>
Reconciliation of defined benefit obligation	2023 £'000	2022 £'000
Opening Defined Benefit Obligation	1,038	1,078
Current Service Cost	47	47
Past service cost	-	-
Interest cost	28	22
Plan participants contributions	6	6
Changes in financial assumptions	(456)	(85)
Changes in demographic assumptions	(8)	(8)
Other experience	54	2
Benefits Paid	(23)	(24)
Closing Defined Benefit Obligation	<u>686</u>	<u>1,038</u>
Reconciliation of fair value of employer assets	2023 £'000	2022 £'000
Opening Fair Value of Employer Assets	1,032	955
Plan participants contributions	6	6
Contributions by the Employer	14	21
Interest income on plan assets	28	19
Return on assets excluding amounts included in net interest	(44)	55
Other experience	-	-
Benefits Paid	(23)	(24)
Less pension asset ceiling	(313)	-
Closing Fair Value of Employer Assets	<u>700</u>	<u>1,032</u>
Analysis of amount recognised in Other Comprehensive Income	2023 £	2022 £
Return on assets excluding amounts included in net interest	(357,000)	55,000
Changes in financial assumptions	410,000	91,000
Actuarial gain	<u>53,000</u>	<u>146,000</u>

MILNBANK HOUSING ASSOCIATION LIMITED

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

22. Pensions – Group and Association (continued)

Sensitivity analysis	Approximate % increase to Employer Liability	Approximate monetary amount (£000's)
0.1% decrease in real discount rate	2%	15
0.1% increase in the Salary Increase Rate	0%	1
0.1% increase in the Pension Increase Rate	2%	13
1 year increase in member life expectancy	4%	27

23. Deferred taxation - Group

	2023 £
At the start of the year	(515)
Charged to profit or loss	-
At end of year	(515)

A deferred taxation balance is made up as follows:

	2023 £	2022 £
Fixed asset timing differences	(609)	(609)
Losses carried forward	94	94
	(515)	(515)

24. Share capital – Group and Association

	2023 £	2022 £
At 1 April	784	789
Shares of £1 each fully paid and issued during the year	23	43
Shares forfeited in year	(47)	(48)
At 31 March	760	784

A share entitles the owner the right to vote at meetings. There are no rights to receive dividends attached to the shares or to the distribution of assets should the Association be wound up.

25. Reserves

Revenue reserves represent the cumulative retained surplus and deficits.

MILNBANK HOUSING ASSOCIATION LIMITED

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

26. Revenue Commitments – Group and Association

At the year end the Group and Association were committed to making the following payments under operating leases with the total commitments split as follows:

	Property 2023 £	<i>Property 2022 £</i>
Within one year	350	73,347
Between one and five years	1,400	1,400
More than five years	1,925	2,275
	<u>3,675</u>	<u>77,022</u>
	Other 2023 £	<i>Other 2022 £</i>
Within one year	113,905	116,872
Between one and five years	241,143	56,062
More than five years	-	-
	<u>355,048</u>	<u>172,934</u>

27. Related Party Transactions

Milnbank Community Enterprises Limited

A management fee of £6,600 (2022: £6,600) was charged to the Association by the company for the management of the Association's shop premises.

Salary costs of £12,391 (2022: £13,699) were incurred and then recharged by the Association.

Milnbank Community Enterprises has entered into a Service Level Agreement with Milnbank Housing Association. £10,400 (2022: £4,800) was paid to Milnbank Housing Association Limited as a result of this Service Level Agreement.

The balance owed to Milnbank Housing Association Limited by Milnbank Community Enterprises Limited at 31 March 2023 was £46,557 (2022: £40,766) and is included in debtors.

A distribution in the form of gift aid of £7,878 (2022: *£nil*) was paid by Milnbank Community Enterprises Limited to Milnbank Housing Association Limited during the year.

There is a proposal to make a distribution in the form of a gift aid payment of £655 (2022: £7,878) next year to Milnbank Housing Association Limited.

MILNBANK HOUSING ASSOCIATION LIMITED

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

27. Related Party Transactions (continued)

Milnbank Property Services Limited

Milnbank Housing Association Limited provide support and services to Milnbank Property Services Limited. A formal service level agreement is in place. The charge for the year was £287,040 (2022: £276,000).

During the year, expenditure of £297,471 (2022: £200,873) was incurred by Milnbank Housing Association Limited on behalf of Milnbank Property Services Limited in respect of works performed to factored properties. These costs were recharged to Milnbank Property Services Limited during the year.

The balance owed to Milnbank Housing Association Limited by Milnbank Property Services Limited at 31 March 2023 was £501,836 (2022: £264,049). This is included within amounts owed by subsidiaries in debtors.

A distribution in the form of gift aid of £12,851 (2022: £17,677) was paid by Milnbank Property Services Limited to Milnbank Housing Association Limited in respect of the year 31 March 2023.

A distribution in the form of gift aid of £10,468 (2022: £12,851) will be made to Milnbank Housing Association Limited in 2023/24.

Management Committee members

The Association has Management Committee members who are also tenants. The total rent received in the year relating to tenant Management Committee members is £28,565 (2022: £27,137). There are technical arrears of £282 (2022: £474) included within debtors at the year end.

Some members of the Management Committee receive factored services from Milnbank Property Services Limited. At the year-end included in debtors was £3,730 (2022: £4,519).

28. Legislative Provisions

The Association is incorporated under the Co-operative and Community Benefit Societies Act 2014.

29. Prior year adjustment

Milnbank Property Services Limited

Milnbank Property Services Limited provides insurance coverage for the factored owners and the cost of this insurance and the recharge was netted off in expenditure in the 2022 financial statements instead of being shown gross. A prior year adjustment has been posted to gross up turnover and expenditure by £109,187. This does not impact the previously stated profit or net assets.

Milnbank Housing Association Limited

In the prior year, £164,985 of costs in respect of community services (included within other activities in note 6) were incorrectly included in management and maintenance administration costs within social letting activities (note 5). These costs have been reallocated in the comparative within these financial statements. This does not impact the previously stated profit or net assets.

MILNBANK HOUSING ASSOCIATION LIMITED

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

30. Net Cash Flow from Operating Activities

Group	2023 £	2022 £
(Deficit) for the year	(1,505,546)	(1,046,342)
Interest payable	782,344	763,694
Interest received	(31,478)	(904)
Depreciation on tangible fixed assets (including loss on disposed components)	788,128	730,588
SPF – non-cash movement	33,000	26,000
SHAPS deficit movement	(6,380)	14,698
Increase in stock	-	(755)
Decrease/(increase) in debtors	5,059	(23,619)
Decrease in creditors	104,768	535,702
Release of deferred grant	(60,909)	(104,275)
Shares forfeited	(47)	(48)
Gain on sale of property, plant and equipment	(47,851)	(10,238)
	<u>61,088</u>	<u>884,501</u>

Association

	2023 £	2022 £
(Deficit for the year)	(1,495,941)	(1,048,424)
Interest payable	782,344	763,694
Interest received	(31,478)	(904)
Depreciation on tangible fixed assets (including loss on disposed components)	786,660	729,121
SPF – non-cash movement	33,000	26,000
SHAPS deficit movement	(6,380)	14,698
(Increase) in debtors	(179,977)	(25,917)
Decrease in creditors	113,527	522,512
Release of deferred grant	(60,909)	(104,275)
Shares forfeited	(47)	(48)
Gain on sale of property, plant and equipment	(47,851)	(10,238)
	<u>(107,052)</u>	<u>866,219</u>

31. Capital Commitments

Group and Association	2023 £	2022 £
Capital expenditure that has been contracted for but has not been provided for in the financial statements	-	-
Capital expenditure that has been approved by the Management Committee but has not been contracted for	-	-

MILNBANK HOUSING ASSOCIATION LIMITED

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

32. Post balance sheet events

The Association is in the process of outsourcing the day to day running of the Carbon Footprint Nursery to a 3rd party, Play Away Nursery, with this expected to take place from 1 October. As part of this transfer, the nursery staff will TUPE over to Play Away Nursery. The Association will receive an annual rent of £50,000 under the agreement.

The Walpole supporting housing unit was sold in July 2023 for £600k. Following the sale, £396K of previously received grant in respect of Walpole was due to be paid back to the Scottish Government. The Association has agreed with the Scottish Government that this funding could be retained by the Association and used towards the proposed redevelopment of the former Haghill primary school site. However, if the Haghill redevelopment does not go ahead then as part of this agreement with the Scottish Government, the Association would have to confirm that there is an alternative development which could benefit from these funds or pay the £396K to the Scottish Government.

