

Azets



**MOLENDINAR PARK HOUSING ASSOCIATION**

**REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

## MOLENDINAR PARK HOUSING ASSOCIATION

### MANAGEMENT COMMITTEE, EXECUTIVES AND PROFESSIONAL ADVISORS

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**Management Committee** A Scott (Chairperson)  
F Sheeran (Vice Chairperson)  
B Johnston  
C McKinlay  
M O'Donnell  
P Mann (resigned 15 March 2022)  
A Wood  
C Meighan  
M Johnston  
C Peacock (elected 21 September 2021)  
N Thumath (Co-opted 19 October 2021, converted to casual vacancy 21 June 2022)  
C Boyle (Co-opted 21 June 2022)

**Key Management** Julie Smillie  
Scott Rae  
Director & Secretary  
Asset Manager (acting Director and Secretary from 6 April 2021 to 5 April 2022)

**Registered Office** 3 Graham Square  
Glasgow  
G31 1AD

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

**Bankers** The Royal Bank of Scotland  
139 St Vincent Street  
Glasgow  
G2 5JF

Nationwide Building Society  
Kings Park Road  
Moulton Park  
Northampton  
NN3 6NW

**Solicitors** T C Young  
Merchants House  
7 West George Street  
Glasgow  
G2 1BA

# MOLENDINAR PARK HOUSING ASSOCIATION

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### Registration Particulars:

Financial Conduct Authority

Co-operative and Community Benefit Societies Act  
2014  
Registered Number 2400R(S)

Scottish Housing Regulator

Housing (Scotland) Act 2010  
Registered Number HAL 274

Scottish Charity Number

SC043725

## **MOLENDINAR PARK HOUSING ASSOCIATION**

### **REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2022**

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The Management Committee presents their report (incorporating the Strategic Report) and audited financial statements for the year ended 31 March 2022.

#### **Principal activity**

The principal activity of the Association is the provision, construction, improvement and management of rented, shared equity and shared ownership accommodation.

The Association became a registered charity in January 2013.

#### **Business review**

The results for the year are shown in these financial statements.

2021/22 has been another busy, productive and positive year for the Association. The Association adopted the new Model Rules. The Rent Harmonisation exercise was completed and implemented. The Organisational Review has remained ongoing, and as a result of this the Association welcomed two new staff members to strengthen both the Asset and Finance Departments. It is anticipated that the Organisational Review will be completed in the next few months. FMD continue to manage the Association's finances. The Association's properties were upgraded to LD2 standard within the legislative timescales.

As we emerge from the Global Pandemic, and despite the challenges, we have continued to invest in our properties and communities, this remains our focus along with ensuring that the Association continues to provide high levels of service to our residents. A Value for Money Strategy will be developed in the coming year. We are confident we will be able to measure and reflect the impact the pandemic has had on our lives, but also how that will impact the future business of the Association.

The Association plans to develop an updated Business Plan in the coming year. Our Business Plan is a substantial and comprehensive document which sets out the direction of travel for the Association. The Business Plan sets out the Association's strategic objectives and priorities; the strategic challenges and opportunities that will influence our work; analysis of our core activities - housing services and asset management – and our plans for these areas. It also informs how we will ensure effective governance and organisational management and deliver good value for money along with our detailed financial plans and projections. The Business Plan importantly identifies the risks we might face and how we will manage them. The updated Business Plan will accurately reflect the plans of the Association over the next three years.

Despite another very challenging year we have retained a positive attitude and focused on our core business, which has ensured we have ended the year in a good position. We are committed to supporting our tenants and communities in an increasingly challenging time of economic uncertainty.

#### **Result for the year and transfers**

The results for the year are shown in the Statement of Comprehensive Income on page 11.

#### **Principal risks and uncertainties**

Risks are identified to enable the Association to put measures in place to mitigate these risks and to enable our objectives to be achieved. Management Committee agendas ensure that new, current and emerging risks are evaluated. Medium and high risks are included in the Internal Management Plan together with details of the controls to mitigate each risk and any necessary further action.

The 5 highest gross scoring risks identified are as follows:

1. Breach of Loan Covenant.
2. Volatility of loan interest rates.
3. Impact of Major Repairs programme identified in the 30 year plan.
4. Increase in the time spent by staff managing rent accounts as a result of changes in welfare reform/universal credit.
5. COVID-19 and its eventual long-term impact.

## **MOLENDINAR PARK HOUSING ASSOCIATION**

### **REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2022**

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#### **Credit payment policy**

The Association's policy concerning the payment of its trade creditors complies with the Confederation of British Industry guidelines. The average payment period is thirty days.

#### **Maintenance policies**

The Association seeks to maintain its properties to the highest standard. To this end, programmes of cyclical repairs are carried out in the medium term to deal with the gradual and predictable deterioration of building components. It is expected that the cost of all these repairs would be charged to the Statement of Comprehensive Income.

In addition, the Association has a long-term programme of major repairs to cover works which have become necessary since the original development were completed, including works required by subsequent legislative changes. This includes replacement or repairs to features of the properties which have come to the end of their economic lives. In line with the SORP 2018, replacements to building components are capitalised in the financial statements as they occur. All other major repairs are charged to the Statement of Comprehensive Income.

#### **Treasury management**

The Association has an active treasury management function, which operates in accordance with the Treasury Policy approved by the Management Committee. In this way the Association manages its borrowing arrangements to ensure that it is always in a position to meet its financial obligations as they fall due, whilst minimising excess cash and liquid resources held.

#### **Employee involvement and Health & Safety**

The Management Committee take seriously their responsibilities to employees under Health & Safety legislation and endeavor to provide information on any matters that may be of concern to them. The Association also encourages employee involvement in all major initiatives so that their views may be taken into account in making decisions that may affect their interests.

#### **Future Prospects**

The Association will continue to invest in its housing stock in the coming year. The Association does not envisage any further housing property developments in the immediate future.

#### **Management Committee and Executive Officers**

The members of the Management Committee and the Executive Officers are listed on the front of these financial statements.

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

## MOLENDINAR PARK HOUSING ASSOCIATION

### REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2022

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#### **Governance**

##### *Governing Document*

The Association is a registered social landlord (RSL) and is thus registered with The Scottish Housing Regulator and the Financial Conduct Authority. It is also a registered charity with the Office of the Scottish Charity Regulator (OSCR).

##### *Recruitments and Appointment of the Management Committee*

At the Annual General Meeting in accordance with the rules of the Association, members retire by rotation. Members can all offer themselves for re-election.

The Management Committee seeks to ensure that the needs of its stakeholders are appropriately reflected through the diversity of the Board and Committee. To enhance the potential pool of members, the Association has, through selective networking, sought to identify people who would be willing to become members and utilise their own skills and experience to assist the Association.

The Management Committee has a broad range of skills and members.

##### *Management Committee Members Induction and Training*

Most members of the Management Committee are already familiar with the practical work of the Association. Where new members are elected, information is supplied regarding the obligation of Management Committee members, details of the Association's main documents and up to date financial statements. In addition, a formal training and induction programme is provided for any new member of the Management Committee. Committee training is discussed annually. Training needs are then identified to ensure the competencies of the Committee are properly maintained. The Management Committee of Molendinar Park Housing Association is experienced and its members possess the required level of competencies to govern its activities.

##### *Organisational Structure*

At 31 March 2022 the Management Committee comprised 10 members, with 5 vacancies. The Management Committee meet ten times per year. As a result of a revised Governance Structure there is also a Services Committee.

A scheme of delegation is in place and the day to day responsibility for the provision of the Association's projects rests with the Director. The Director is responsible for ensuring that the Association delivers the services specified and that operational objectives are met.

#### **Statement of Management Committee's Responsibilities**

The Management Committee is responsible for preparing the annual report and financial statements in accordance with applicable law and regulations.

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require 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 Association and of the income and expenditure of the Association for that period. In preparing these financial statements, the Management Committee is required to:

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

## MOLENDINAR PARK HOUSING ASSOCIATION

### REPORT OF THE MANAGEMENT COMMITTEE (INCORPORATING THE STRATEGIC REPORT) FOR THE YEAR ENDED 31 MARCH 2022

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#### Statement of Management Committee's Responsibilities (continued)

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable it to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019 as issued by the Scottish Housing Regulator. It has general responsibility for taking reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

#### Internal Financial Control

The Management Committee is responsible for establishing and maintaining the Association's system of internal control. Internal control systems are designed to meet the particular needs of the Association and the risks to which it is exposed, and by their nature can provide reasonable but not absolute assurance against material misstatement or loss. The key procedures which the Management Committee has established with a view to providing effective internal financial control are outlined on page 5.

#### Information for the Auditor

As far as the Committee members are aware there is no relevant audit information of which the auditor is unaware and the Committee members have taken all the steps they ought to have taken to make themselves aware of any relevant audit information and to ensure that the auditor is aware of any such information.

#### Charitable Donations

During the year, the Association made charitable donations amounting to £100 (2021 - £nil).

#### Auditor

The appointed auditor, Azets Audit Services, have expressed their willingness to continue in office as auditor and will be proposed for reappointment at the Annual General Meeting.

The Report of the Management Committee (incorporating the Strategic Report) has been approved by the Management Committee on 16 August 2022.

A Scott  
Chairperson *A*



## MOLENDINAR PARK HOUSING ASSOCIATION

### MANAGEMENT COMMITTEE'S STATEMENT ON INTERNAL FINANCIAL CONTROL FOR THE YEAR ENDED 31 MARCH 2022

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The Management Committee acknowledge their ultimate responsibility for ensuring that the Association has in place a system of control that is appropriate to the various business environments in which it operates. This control is 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 control. Such systems can only provide reasonable and not absolute assurance against material financial misstatement or loss. Key elements include ensuring that:

- 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;
- experienced and suitably qualified staff take responsibility for important business functions, annual appraisal procedures will be established to maintain standards of performance;
- forecasts and budgets are prepared regularly which allow the Management Committee and staff to monitor the key business risks and financial objectives, and progress towards financial plans set for the year and the medium term. Regular management accounts are prepared promptly, providing relevant, reliable and up-to-date financial and other information and significant variances from budgets are investigated as appropriate;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures, through the Management Committee;
- the Management Committee review reports, from directors, staff and from the external auditor to provide reasonable assurance that control procedures are in place and are being followed, including a general review of the major risks facing the Association; and
- formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.

The Management Committee have reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2022 and until the below date. No weaknesses were found in internal financial control which resulted in material losses, contingencies, or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

The Management Committee's statement on Internal Financial Control has been approved by the Management Committee on 16 August 2022.



A Scott  
Chairperson



## **MOLENDINAR PARK HOUSING ASSOCIATION**

### **AUDITOR'S REPORT ON CORPORATE GOVERNANCE MATTERS FOR THE YEAR ENDED 31 MARCH 2022**

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



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

Dated: 16 August 2022

## **MOLENDINAR PARK HOUSING ASSOCIATION**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MOLENDINAR HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022**

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#### **Opinion**

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

In our opinion, the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2022 and of its 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, 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 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 audit opinion.

#### **Conclusions relating to going concern**

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

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

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

#### **Other information**

The 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.

## MOLENDINAR PARK HOUSING ASSOCIATION

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MOLENDINAR HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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#### Other information (continued)

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; or
- the Association has not kept proper accounting records; or
- the 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 pages 3 and 4 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 Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management Committee either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

#### Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under the Co-operative and Community Benefit Societies Act 2014 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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

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

## MOLENDINAR PARK HOUSING ASSOCIATION

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MOLENDINAR HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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

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

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

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the 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 Association, including the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010, the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator, 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.

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;
- 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 correspondence with HMRC, the Scottish Housing Regulator, OSCR and the Association's legal advisors.

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

- making enquiries of 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.

## MOLENDINAR PARK HOUSING ASSOCIATION

### INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MOLENDINAR HOUSING ASSOCIATION LIMITED ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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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.

#### **Use of our report**

This report is made solely to the 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 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 Association and the Association's members, as a body, for our audit work, for this report, or for the opinions we have formed.



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

Date: 16 August 2022

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

**MOLENDINAR PARK HOUSING ASSOCIATION****STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 MARCH 2022**

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	Notes	2022 £	2021 £
Turnover	4	2,433,888	2,400,698
Operating expenditure	4	(2,061,707)	(1,939,340)
<b>Operating surplus</b>	4	<b>372,181</b>	<b>461,358</b>
Gain on sale of assets	8	10,933	9,996
Interest payable and other charges	9	(14,376)	(11,453)
Interest receivable	10	2,971	2,737
<b>Surplus before tax</b>		<b>371,709</b>	<b>462,638</b>
Taxation		-	-
<b>Surplus for year</b>		<b>371,709</b>	<b>462,638</b>
<b>Other comprehensive income</b>			
Actuarial gain/(loss) in respect of pension scheme	22	214,000	(325,000)
<b>Total comprehensive income for the year</b>		<b>585,709</b>	<b>137,638</b>

The results for the year relate wholly to continuing activities.

The notes on pages 15 to 36 form part of the financial statements.

MOLENDINAR PARK HOUSING ASSOCIATION

STATEMENT OF CHANGES IN CAPITAL AND RESERVES  
AS AT 31 MARCH 2022

	Share Capital £	Revenue Reserve £	Total Reserves £
Balance at 1 April 2021	50	5,005,200	5,005,250
Shares issued	3	-	3
Shares Cancelled	(7)	-	(7)
Total Comprehensive Income	-	585,709	585,709
	<u>46</u>	<u>5,590,909</u>	<u>5,590,955</u>
Balance at 31 March 2022	<u>46</u>	<u>5,590,909</u>	<u>5,590,955</u>

STATEMENT OF CHANGES IN CAPITAL AND RESERVES  
AS AT 31 MARCH 2021

	Share Capital £	Revenue Reserve £	Total Reserves £
Balance at 1 April 2020	53	4,867,562	4,867,615
Shares issued	2	-	2
Shares Cancelled	(5)	-	(5)
Total Comprehensive Income	-	137,638	137,638
	<u>50</u>	<u>5,005,200</u>	<u>5,005,250</u>
Balance at 31 March 2021	<u>50</u>	<u>5,005,200</u>	<u>5,005,250</u>

The notes on pages 15 to 36 form part of the financial statements.

MOLENDINAR PARK HOUSING ASSOCIATION

STATEMENT OF FINANCIAL POSITION  
AS AT 31 MARCH 2022

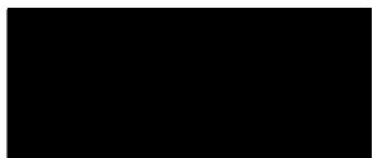
	Notes	£	2022 £	£	2021 £
<b>Tangible Fixed Assets</b>					
Housing properties	11		12,780,266		13,013,311
Other assets	11		75,862		71,823
			<u>12,856,128</u>		<u>13,085,134</u>
<b>Current Assets</b>					
Debtors	13	154,513		186,550	
Cash and cash equivalents	14a	1,351,589		1,432,314	
Investments	14b	512,141		510,741	
		<u>2,018,243</u>		<u>2,129,605</u>	
<b>Current Liabilities</b>					
Creditors due within one year	15	(1,110,479)		(1,265,800)	
<b>Net current assets</b>			<u>907,764</u>		<u>863,805</u>
			<u>13,763,892</u>		<u>13,948,939</u>
<b>Creditors due after more than one year</b>	16		(2,129,006)		(2,382,971)
<b>Deferred Income: Social Housing Grant more than one year</b>	17		(6,038,931)		(6,294,718)
Pension liability	22		(5,000)		(266,000)
<b>Net Assets</b>			<u>5,590,955</u>		<u>5,005,250</u>
<b>Capital and Reserves</b>					
Called up share capital	18		46		50
Revenue reserves			5,590,909		5,005,200
			<u>5,590,955</u>		<u>5,005,250</u>

These financial statements were approved by the Management Committee and authorised for issue on 16 August 2022 and signed on its behalf by:

A Scott - Chairperson



F Sheeran – Vice Chairperson



J Smillie (Secretary)



The notes on pages 15 to 36 form part of the financial statements.



MOLENDINAR PARK HOUSING ASSOCIATION

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED 31 MARCH 2022

	Notes	£	2022 £	£	2021 £
<b>Net cash generated from operating activities</b>	19		314,528		749,358
<b>Cash flow from investing activities</b>					
Purchase of tangible fixed assets		(176,543)		(238,972)	
Proceeds from sale of tangible fixed assets		46,623		28,126	
Housing Association Grant received		-		-	
Interest received		2,971		1,737	
			(126,949)		(209,109)
<b>Cash flow from financing activities</b>					
Interest paid		(8,376)		(11,453)	
Repayment of borrowings		(258,531)		(265,172)	
Issue of share capital		3		2	
Deposit to current asset investment		(352,913)		(1,367)	
			(619,817)		(277,990)
<b>Net changes in cash and cash equivalents</b>			(432,238)		262,259
Cash and cash equivalents at 1 April			1,432,314		1,170,055
<b>Cash and cash equivalents at 31 March</b>	14a		<u>1,000,076</u>		<u>1,432,314</u>

(i) Analysis of changes in net debt

	At 1 April 2021 £	Cash flows £	Other non- cash changes £	At 31 March 2022 £
<b>Cash and cash equivalents</b>				
Cash	1,432,314	(432,238)	-	1,000,076
Cash and cash equivalents	1,432,314	(432,238)	-	1,000,076
Current asset investments	510,741	352,913	-	863,654
<b>Borrowings</b>				
Debt due within one year	(255,917)	258,531	(253,965)	(251,351)
Debt due after one year	(2,382,971)	-	253,965	(2,129,006)
	(2,638,888)	258,531	-	(2,380,357)
<b>Total</b>	<u>(695,833)</u>	<u>179,206</u>	<u>-</u>	<u>(516,627)</u>

The notes on pages 15 to 36 form part of the financial statements.

## MOLENDINAR PARK HOUSING ASSOCIATION

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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#### 1. General Information

The financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and comply with the requirements of the Determination of Accounting Requirements 2019 as issued by the Scottish Housing Regulator and the Statement of Recommended Practice for Social Housing Providers issued in 2018. The principal accounting policies are set out below.

The preparation of these financial statements in compliance with FRS 102 requires the use of certain accounting estimates. It also requires management to exercise judgement in applying the 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 HAL 274. These financial statements represent the results of the Association only.

The Association's registered charity number is SC043725.

The address of the Association's registered office is:

3 Graham Square  
Glasgow  
G31 1AD

#### 2. Accounting Policies

##### Basis of accounting

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 2022, 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 2022 and of the results for the year ended on that date.

##### Going concern

The Management Committee anticipate that a surplus will be generated in the year to 31 March 2023 and also in the year to 31 March 2024. The Association has a healthy cash and net current asset position and thus the Management Committee are satisfied that there is sufficient resources in place to continue operating for the foreseeable future. Thus the Management Committee continue to adopt the going concern basis of accounting in preparing the annual financial statements.

## MOLENDINAR PARK HOUSING ASSOCIATION

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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#### 2. Accounting Policies (cont'd)

##### Finance

The financial statements have been prepared on the basis that the capital expenditure referred to in note 11 will be grant aided, funded by loans, met out of reserves, or from proceeds of sales.

##### Turnover

Turnover represents rental and service charge income receivable, fees receivable and revenue grants receivable from local authorities and other agencies. Also included is any income from first tranche shared ownership disposals and management fees for the factoring of properties for private owners as the provision of factoring services is accounted for on an ongoing basis.

##### Apportionment of management expenses

Direct employee administration and operating costs have been apportioned to the Statement of Comprehensive Income on the basis of costs of the staff to the extent that they are directly engaged in each of the operations dealt with in the financial statements.

The costs of cyclical and major repairs are charged to the Statement of Comprehensive Income in the year in which they are incurred.

##### Interest receivable

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

##### 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.

##### Depreciation

###### (i) Housing Properties

Housing properties are stated at cost, less accumulated depreciation. 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 by the Association.

- Land - not depreciated.
- Structure - over 50 years.
- Windows - over 40 years.
- Kitchen - over 20 years.
- Bathroom - over 30 years.
- Central Heating - over 20 years.

## MOLENDINAR PARK HOUSING ASSOCIATION

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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#### 2. Accounting Policies (cont'd)

##### Depreciation (cont'd)

##### (ii) Other fixed assets

The Association's assets are written off evenly over their expected useful lives as follows:

Office property	-	2% per annum
Furniture, fittings & equipment	-	20% per annum
Computer equipment	-	33% per annum

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

##### Housing Properties

Housing properties are stated at cost less accumulated depreciation. The cost of such properties includes the following:

- (i) cost of acquiring land and buildings;
- (ii) development expenditure including applicable overheads; and
- (iii) interest charged on the loans raised to finance the scheme.

These costs are either termed "qualifying costs" for approved Government grant schemes and are considered for mortgage loans by the relevant lending authorities or they are met out of the Association's reserves.

All invoices and architects' certificates relating to capital expenditure incurred in the year at gross value before retentions are included in the financial statements for the year, provided that the dates of issue or valuations are prior to the year end.

Works to existing properties will generally be capitalised under the following circumstances:

- (iv) Where a component of the housing property that has been treated separately for depreciation purposes and depreciated over its useful economic life is replaced or restored; or
- (v) Where the subsequent expenditure provides an enhancement of the economic benefits of the tangible fixed assets in excess of the previously assessed standard of performance. Such enhancement can occur if the improvements result in an increase in rental income, a material reduction in future maintenance costs or a significant extension of the life of the property.

Works to existing properties which fail to meet the above criteria are charged to the Statement of Comprehensive Income.

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

##### Impairment of fixed assets

Reviews for impairment of housing properties are carried out on an annual basis and any impairment in an income-generating unit is recognised by a charge to the Statement of Comprehensive Income. Impairment is recognised where the carrying value of an income-generating unit exceeds the higher of its net realisable value or its value in use. Value in use represents the net present value of expected future cash flows from these units.

Impairment of assets would be recognised in the Statement of Comprehensive Income.

## MOLENDINAR PARK HOUSING ASSOCIATION

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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#### 2. Accounting Policies (cont'd)

##### **Development administration costs**

Development administration costs relating to development activities are capitalised based on an apportionment of the staff time spent directly on this activity.

##### **Capitalisation of interest**

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

##### **Debtors**

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

##### **Rental arrears**

Rental arrears represents 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 13.

##### **Cash & cash equivalents and Current asset investments**

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 are represented by long-term deposits with financial institutions repayable after 3 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.

##### **Financial Instruments**

The Association 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 related 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 Association 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.

## MOLENDINAR PARK HOUSING ASSOCIATION

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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#### 2. Accounting Policies (cont'd) Government Capital Grants

Government capital grants, at amounts approved by The Scottish Government or Glasgow City Council, are paid directly to the Association as required to meet its liabilities during the development process. These are treated as deferred capital grants and are released to income over the useful life of the assets they relate to on completion of the development phase.

#### Government Revenue Grants

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

#### Non-government capital and revenue grants

Non-government capital grants and revenue grants are recognised using the performance model. If there are no performance conditions attached the grants are recognised as income 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 financial institutions under the terms of individual mortgage deeds in respect of each property or housing scheme. Advances are available only in respect of those developments which have been given approval for Government Capital Grant by the Scottish Government or Glasgow City Council.

#### Pension Costs (Note 22)

##### ***The Scottish Housing Association Defined Benefits Pension Scheme***

The Association participates in The Scottish Housing Associations' Defined Benefits Pension Scheme (SHAPS) and retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the scheme. Payments are made in accordance with periodic calculations by consulting actuaries and are based on pension costs applicable across the various participating Associations taken as a whole.

The SHAPS is 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.

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.

## MOLENDINAR PARK HOUSING ASSOCIATION

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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#### 2. Accounting Policies (cont'd)

##### Value added tax

The Association de-registered for VAT in the year ended 31 March 2011. A large proportion of the income, namely rents, was exempt for VAT purposes and therefore gave rise to a partial exemption calculation. Expenditure is shown inclusive of VAT.

#### 3. Judgement in applying policies and key sources of uncertainty

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

The members of the Board of Management 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;
- The amount disclosed as 'operating profit' is representative of activities that would normally be regarded as 'operating'; and
- The identification of a cash-generating unit for impairment purposes.

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

##### Estimate

Valuation of housing properties

Useful lives of property and equipment

The main components of housing properties and their useful lives

Recoverable amount of rental and other trade receivables

##### Basis of estimation

Housing Properties are held at deemed cost which is based on existing use valuations at the date of transition to FRS 102 of 1 April 2014.

The useful lives of property and equipment are based on the knowledge of senior management at the Association, 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.

MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

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

**Estimate**

The obligations under the SHAPS

**Basis of estimation**

This has relied on the actuarial assumptions of a qualified actuary which have been reviewed and are considered reasonable and appropriate. Additionally, the impact of Guaranteed Minimum Pension (GMP) equalization is included in the SHAPS defined benefit liability.



MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

4. Particulars of Turnover, Operating Expenditure and Operating Surplus/(Deficit)

	Notes	Turnover £	Operating Expenditure £	2022 Operating Surplus /(Deficit) £	Turnover £	Operating Expenditure £	2021 Operating Surplus /(Deficit) £
Affordable Lettings	5a	2,416,996	(2,044,349)	372,647	2,389,075	(1,921,899)	467,176
Other activities	5b	16,892	(17,358)	(466)	11,623	(17,441)	(5,818)
		<u>2,433,888</u>	<u>(2,061,707)</u>	<u>372,181</u>	<u>2,400,698</u>	<u>(1,939,340)</u>	<u>461,358</u>

**MOLENDINAR PARK HOUSING ASSOCIATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2022**

**5a Particulars of turnover, operating costs and operating surplus from affordable letting activities**

	General Needs Housing £	Shared Ownership £	Sheltered Housing £	2022 Total £	2021 Total £
<b>Income from affordable lettings</b>					
Rent receivable net of service charges	1,780,100	121,044	123,496	2,024,640	1,988,477
Service charges	-	91,312	43,915	135,227	133,759
Gross income from rents net of service charges	1,780,100	212,356	167,411	2,159,867	2,122,236
Less: Rent losses from voids	(9,100)	-	(525)	(9,625)	(10,140)
Grants from Scottish Ministers	1,771,000	212,356	166,886	2,150,242	2,112,096
Other revenue grants	23,843	-	-	23,843	33,187
Release of deferred government capital grants	170,097	69,469	3,345	242,911	243,792
<b>Total income from affordable lettings</b>	<b>1,964,940</b>	<b>281,825</b>	<b>170,231</b>	<b>2,416,996</b>	<b>2,389,075</b>
<b>Expenditure on affordable letting activities</b>					
Service costs	-	89,393	17,218	106,611	89,426
Management and maintenance administration costs	718,282	40,265	43,235	801,782	794,872
Reactive maintenance	339,978	-	17,618	357,596	234,906
Planned and Cyclical maintenance including major repairs	373,747	-	26,808	400,555	420,865
Bad Debts – rents and service charges	(3,175)	-	207	(2,968)	(4,334)
Depreciation of affordable housing	336,887	35,597	8,289	380,773	386,164
<b>Operating costs for affordable lettings</b>	<b>1,765,719</b>	<b>165,255</b>	<b>113,375</b>	<b>2,044,349</b>	<b>1,921,899</b>
<b>Operating surplus for affordable lettings 2022</b>	<b>199,221</b>	<b>116,570</b>	<b>56,856</b>	<b>372,647</b>	<b>-</b>
<i>Operating surplus for affordable lettings 2021</i>	<i>283,423</i>	<i>152,428</i>	<i>31,325</i>	<i>467,176</i>	<i>352,031</i>

The amount for service charges receivable on housing accommodation not eligible for Housing Benefit was £nil (2021 - £nil). The total for voids includes development voids, where the Association has chosen to keep decant properties vacant to allow developments going on site to proceed as planned.

Included in depreciation of social housing is £34,268 (2021 - £50,023) relating to the loss on disposal of components.

MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

5b Particulars of turnover, operating costs and operating surplus/(deficit) from other activities

	Grants from Scottish Ministers	Other revenue grants	Supporting people income	Other income	2022 Total turnover	2021 Total turnover	Operating costs – bad debts	Other operating costs	2022 Operating surplus/(deficit)	2021 Operating surplus/(deficit)
	£	£	£	£	£	£	£	£	£	£
Wider action/wider role	-	-	-	-	-	-	-	-	-	-
Care and repair	-	4,680	-	-	4,680	-	-	(4,570)	110	-
Factoring	-	-	-	-	-	-	-	-	-	-
Development activities	-	-	-	11,462	11,462	11,023	-	(12,002)	(540)	(5,827)
Support activities	-	-	-	-	-	-	-	-	-	-
Care activities	-	-	-	-	-	-	-	-	-	-
Agency/management services for registered social landlords	-	-	-	-	-	-	-	-	-	-
Other agency/management service	-	-	-	-	-	-	-	-	-	-
Developments and improvements for sale (inc first tranche shared ownership sales to non-registered social landlords)	-	-	-	-	-	-	-	-	-	-
Other activities	-	-	-	750	750	600	-	(786)	(36)	9
<b>Total from other activities 2022</b>	-	<b>4,680</b>	-	<b>12,212</b>	<b>16,892</b>	-	-	<b>(17,358)</b>	<b>(466)</b>	-
<i>Total from other activities 2021</i>	-	-	-	<i>11,623</i>	<i>11,623</i>	<i>11,623</i>	<i>(5,810)</i>	<i>(11,631)</i>	-	<i>5,818</i>

**MOLENDINAR PARK HOUSING ASSOCIATION**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

<b>6. Employees</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Staff costs during year</b>		
Wages and salaries	<b>305,874</b>	331,008
Pension costs	<b>39,459</b>	48,428
Social security costs	<b>27,939</b>	29,038
Temporary or agency staff	<b>157,180</b>	135,257
	<b>530,452</b>	543,731

The total remuneration (including pension contributions and benefits in kind) paid to Key Management who are listed on the first page of the financial statements was **£156,912** (2021 - £181,109).

The emoluments of key management (excluding pension contributions and employers' national insurance contributions and including benefits in kind) for the year were **£125,802** (2021 - £143,450). Their pension contributions for the year were **£16,193** (2021 - £20,357). Their employers' national insurance contributions were **£14,917** (2021 - £17,302).

The average full time equivalent number of persons employed by the Association during the year was:

<b>2022</b>	<b>2021</b>
<b>No</b>	<b>No</b>
<b>10</b>	10

The Directors are defined as the members of the Management Committee, the Director and any other person reporting directly to the Director or the Management Committee whose total emoluments exceed £60,000 per year. No emoluments were paid to any member of the Management Committee.

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Emoluments payable to Chief Executive (excluding pension contributions) amounted to:	<b>57,852</b>	80,855

The Association's pension contributions for the Chief Executive in the year amounted to **£6,942** (2021 - £10,595).

The number of employees in the year whose emoluments (excluding pension contributions) exceeded £60,000 were as follows:

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
- £60,001 - £70,000	<b>1</b>	1
- £70,001 - £80,000	<b>1</b>	-
- £80,001 - £90,000	<b>-</b>	1

The Chief Executive is an ordinary member of the Association's pension scheme as described in note 22. No enhanced or special terms apply to her membership.

**MOLENDINAR PARK HOUSING ASSOCIATION**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022**

**7. Operating surplus**

Operating surplus is stated after charging:	<b>2022</b>	<b>2021</b>
	£	£
Depreciation	<b>390,242</b>	386,164
Auditor's remuneration	<b>10,900</b>	9,700
	<u><u>          </u></u>	<u><u>          </u></u>

**8. Gain on disposal of fixed assets**

	<b>2022</b>	<b>2021</b>
	£	£
Sale Proceeds	<b>46,623</b>	28,126
Cost of Sales	<b>(35,690)</b>	(18,130)
	<u>          </u>	<u>          </u>
Housing property disposals	<b>10,933</b>	9,996
	<u><u>          </u></u>	<u><u>          </u></u>

**9. Interest payable and similar charges**

	<b>2022</b>	<b>2021</b>
	£	£
On bank loans and overdrafts	<b>8,376</b>	11,453
Defined benefit pension liability – interest expense (Note 22)	<b>6,000</b>	-
	<u>          </u>	<u>          </u>
	<b>14,376</b>	11,453
	<u><u>          </u></u>	<u><u>          </u></u>

**10. Interest receivable and similar income**

	<b>2022</b>	<b>2021</b>
	£	£
Bank interest received	<b>2,971</b>	1,737
Defined benefit pension liability – interest receivable (Note 22)	<b>-</b>	1,000
	<u>          </u>	<u>          </u>
	<b>2,971</b>	2,737
	<u><u>          </u></u>	<u><u>          </u></u>

MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

11. Tangible Fixed Assets	Housing Properties held for letting £	Housing Properties In Course of construction £	Shared Ownership held for letting £	Mortgage to rent £	Total housing properties £	Office equipment £	Office property £	Total £
<b>Cost</b>								
At 1 April 2021	14,937,941	23,279	4,149,133	36,164	19,146,517	170,259	94,322	19,411,098
Additions during year	163,035	-	-	-	163,035	6,850	6,658	176,543
Disposals in year - units	(60,145)	-	-	-	(60,145)	-	-	(60,145)
Disposals in year – components	-	-	(27,012)	-	(27,012)	-	-	(27,012)
Transfers	23,279	(23,279)	-	-	-	-	-	-
<b>At 31 March 2022</b>	<b>15,064,110</b>	<b>-</b>	<b>4,122,121</b>	<b>36,164</b>	<b>19,222,395</b>	<b>177,109</b>	<b>100,980</b>	<b>19,500,484</b>
<b>Depreciation</b>								
At 1 April 2021	4,349,300	-	1,779,868	4,038	6,133,206	158,755	34,003	6,325,964
Provided during year	310,233	-	35,597	675	346,505	7,582	1,887	355,974
Disposals in year - units	(25,877)	-	-	-	(25,877)	-	-	(25,877)
Disposals in year – components	-	-	(11,705)	-	(11,705)	-	-	(11,705)
Transfers	-	-	-	-	-	-	-	-
<b>At 31 March 2022</b>	<b>4,633,656</b>	<b>-</b>	<b>1,803,760</b>	<b>4,713</b>	<b>6,442,129</b>	<b>166,337</b>	<b>35,890</b>	<b>6,644,356</b>
<b>Net book value</b>								
As at 31 March 2022	10,430,454	-	2,318,361	31,451	12,780,266	10,772	65,090	12,856,128
As at 31 March 2021	10,538,641	23,279	2,369,265	32,126	13,013,311	11,504	60,319	13,085,134

Capitalised component expenditure (component expenditure capitalised during the year which would previously have been expensed through the Income & Expenditure account prior to transition to FRS 102 and the introduction of component accounting) was £163,035 (2021 - £207,132).

**MOLENDINAR PARK HOUSING ASSOCIATION**

**NOTES TO THE FINANCIAL STATEMENTS  
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**11. Tangible Fixed Assets (Continued)**

Additions to Housing Properties during the year includes no capitalised interest (2021 - £Nil) and no capitalised administration costs (2021 - £Nil). All housing properties are freehold. Properties with a cost of £27,012 (2021 - £14,998) and accumulated depreciation of £11,705 (2021 - £4,999) have been disposed of in the year for net proceeds of £46,623 (2021 - £28,126). The proceeds were before a grant to be repaid of £28,660 (2021 - £20,329).

Included in freehold housing properties is land with a historic cost allocation of £2,477,572 (2021 - £2,482,074).

**12. Housing stock**

**2022  
No**

**2021  
No**

The number of units in Management at 31 March was as follows:

General Needs Housing	464	463
Shared Ownership Housing	79	80
Supported Housing Accommodation	31	31
	<u>574</u>	<u>574</u>

**13. Debtors**

**2022  
£**

**2021  
£**

Gross rents in arrears	61,963	80,150
Less: bad debt provision	(40,000)	(50,300)
	<u>21,963</u>	<u>29,850</u>
Other debtors	37,315	23,792
Prepayments	95,235	132,908
	<u>154,513</u>	<u>186,550</u>

**14a. Cash and cash equivalents**

**2022  
£**

**2021  
£**

Current accounts	<u>1,351,589</u>	<u>1,432,314</u>
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**14b. Investments**

**2022  
£**

**2021  
£**

Balances held in deposit accounts	<u>512,141</u>	<u>510,741</u>
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**MOLENDINAR PARK HOUSING ASSOCIATION**

**NOTES TO THE FINANCIAL STATEMENTS  
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<b>15. Creditors due within one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Trade creditors	193,711	420,426
Loans	251,351	255,917
Accruals and deferred income	38,962	13,175
Prepaid rent	140,332	131,978
Other creditors	243,212	200,512
Deferred Government Capital Grants	242,911	243,792
	<u>1,110,479</u>	<u>1,265,800</u>
Secured creditors	<u>251,351</u>	<u>255,917</u>

Pension contributions of £Nil (2021 - £Nil) are outstanding. No amounts are due in respect of other taxation and social security (2021: £Nil).

<b>16. Creditors due after more than one year</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Housing loans	<u>2,129,006</u>	<u>2,382,971</u>
Secured creditors	<u>2,129,006</u>	<u>2,382,971</u>

The loans are secured by both a fixed and specific charge on the Association's properties. The carrying value of the secured assets at 31 March 2022 is £12,845,356 (2021 - £13,073,630).

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
In one year or less	251,351	255,917
Between one and two years	253,136	257,175
Between two and five years	559,308	657,787
In five years or more	1,316,562	1,468,009
	<u>2,380,357</u>	<u>2,638,888</u>

The loans are advanced to finance the development and refurbishment of housing properties and are repayable by monthly instalments of principal and interest. The loans bear interest at varying rates.



MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS  
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17. Deferred capital grants	2022 £	2021 £
Deferred capital grants at 1 April	6,538,510	6,794,499
Received in year	-	-
Released to income in year	(242,911)	(243,792)
Grants disposed of in year	(13,757)	(12,197)
	<u>6,281,842</u>	<u>6,538,510</u>
Deferred capital grants at 31 March	<u>6,281,842</u>	<u>6,538,510</u>
In one year or less	242,911	243,792
Between one and two years	242,911	243,792
Between two and five years	728,733	731,376
In five years or more	5,067,287	5,319,550
	<u>6,281,842</u>	<u>6,538,510</u>
Total	<u>6,281,842</u>	<u>6,538,510</u>

18. Share capital	2022 £	2021 £
Shares of £1 fully paid and issued at beginning of year	50	53
Shares issued during year	3	2
Shares cancelled during year	(7)	(5)
	<u>46</u>	<u>50</u>
Shares issued at end of year	<u>46</u>	<u>50</u>

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

19. Net cash flow from operating activities	2022 £	2021 £
Surplus for the year	371,709	462,638
<b>Adjustments for non-cash items:</b>		
Carrying amount of tangible fixed asset disposals	15,307	9,999
Depreciation of tangible fixed assets including loss on component disposals	390,242	397,357
Pension costs less contributions payable	-	-
Decrease/(increase) in trade and other debtors	32,037	(51,674)
(Decrease)/increase in trade and other creditors	(149,874)	274,442
Net interest charge/(income) in respect of the defined benefit pension liability	6,000	(1,000)
Staff service costs in respect of the defined benefit pension liability	9,893	(6,939)
<b>Adjustments for investing and financing activities:</b>		
Interest payable	8,376	11,453
Interest received	(2,971)	(1,737)
Release of Deferred Government Capital Grants	(256,668)	(255,989)
SHAPS past service deficit payment	(62,893)	(61,061)
Proceeds from sale of fixed assets	(46,623)	(28,126)
Forfeited share capital	(7)	(5)
	<u>314,528</u>	<u>749,358</u>
Net cash inflow from operating activities	<u>314,528</u>	<u>749,358</u>

## MOLENDINAR PARK HOUSING ASSOCIATION

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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#### 20. Legislative Provisions

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

#### 21. Transactions with related parties and Key Management Personnel

There are 6 members of the Committee that were tenants of the Association during the year (2021 - 5). There were also 2 members who are shared owners (2021 - 1). The tenancies and occupancy agreements of these Committee members are on normal terms and the members cannot use their position to their advantage.

The total rent and service charge payable in the year relating to tenant and shared owner members is £35,987 (2021 - £31,347). The total rent and service arrears relating to these members included within debtors at the year-end is £1,199 (2021 - £1,934).

#### 22. Retirement Benefit Obligations

##### General

Molendinar Park Housing Association participates in the Scottish Housing 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 offers six benefit structures to employers, namely;

- Final salary with a 1/60th accrual rate (Final Salary);
- Career average revalued earnings with a 1/60th accrual rate (CARE 1/60<sup>th</sup>);
- Career average revalued earnings with a 1/70th accrual rate (CARE 1/70<sup>th</sup>);
- Career average revalued earnings with a 1/80th accrual rate (CARE 1/80<sup>th</sup>);
- Career average revalued earnings with a 1/120th accrual rate (CARE 1/120<sup>th</sup>) contracted in; and
- Defined Contribution (DC)

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.

Molendinar Park Housing Association elected to close the final salary with a 1/60th accrual rate for existing employees with effect from 1 July 2021. Current participants of the final salary 1/60th were transferred into either CARE 1/60<sup>th</sup>, CARE 1/80<sup>th</sup> or DC. Future employees are only eligible for enrolment into the DC structure.

The Trustee commissions an actuarial valuation of the Scheme every three 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.

## MOLENDINAR PARK HOUSING ASSOCIATION

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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#### 22. Retirement Benefit Obligations (cont'd)

During the accounting period the Association paid contributions at the rate 11.60% & 15.50% (CARE 1/60<sup>th</sup>) and 12% (DC) of pensionable salaries. In addition annual employer past service deficit contributions of £62,893 (net of administration costs) were paid (2021 – £61,061).

As at the balance sheet date there were 4 active members of the Defined Benefit Scheme structures and 6 active members of the Defined Contributions Scheme employed by the Association.

The last triennial valuation of the Scheme for funding purposes was carried out as at 30 September 2018. This valuation revealed a deficit of £121m. A Recovery Plan has been put in place to eliminate the deficit which will run to 30 September 2022 for the majority of employers, although certain employers have different arrangements. The next full actuarial valuation will be for 30<sup>th</sup> September 2021 and will be finalised later in 2022.

For accounting purposes, a valuation of the scheme was carried out with an effective date of 30 September 2021. The liability figures from this valuation were rolled forward for accounting year-ends from 31 March 2022 to 28 February 2023 inclusive. The liabilities are compared, at the relevant accounting date, with the company's fair share of the Scheme's total assets to calculate the company's net deficit or surplus.

Similarly, an actuarial valuation of the scheme was carried out as at 30 September 2020 to inform the liabilities for accounting year ends from 31 March 2021 to 28 February 2022 inclusive.

The SHAPS defined benefit pension scheme is accounted for as a defined benefit pension scheme from 1 April 2018 onwards. 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.

At 1 April 2018 on initial recognition of the multi-employer defined benefit scheme, the opening adjustment made was £144,633 to recognise a net pension liability estimate of £361,000 as at 1 April 2018.

We have been notified 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 has been advised to seek clarification from the Court on these items. This process is ongoing and the matter is unlikely to be resolved before the end of 2024 at the earliest. It is recognized that this could potentially impact the value of Scheme liabilities, but until Court directions are received, it is not possible to calculate the impact of this issue, particularly on an individual employer basis, with any accuracy at this time. No adjustment has been made in these financial statements in respect of this potential issue.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

22. Retirement Benefit Obligations (continued)

Present values of defined benefit obligation, fair value of assets and defined benefit liability

	31 March 2022 £'000	31 March 2021 £'000
Fair value of plan assets	2,518	2,509
Present value of defined benefit obligations	(2,523)	(2,775)
<b>Defined benefit liability to be recognised</b>	<u>(5)</u>	<u>(266)</u>

Reconciliation of opening and closing balances of the defined benefit obligation

	Year ended 31 March 2022 £'000	Year ended 31 March 2021 £'000
Defined benefit obligation at start of period	(2,775)	(2,214)
Current service cost	(31)	(24)
Expenses	(2)	(2)
Interest cost	(60)	(52)
Contribution by plan participants	(21)	(26)
Actuarial (losses) due to scheme experience	(7)	(3)
Actuarial (losses) due to changes in demographic assumptions	(8)	-
Actuarial gains/(losses) due to changes in financial assumptions	223	(508)
Benefits paid and expenses	158	54
<b>Defined benefit liability at the end of the period</b>	<u>(2,523)</u>	<u>(2,775)</u>

MOLENDINAR PARK HOUSING ASSOCIATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MARCH 2022

22. Retirement Benefit Obligations (continued)

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

	Year ended 31 March 2022 £'000	Year ended 31 March 2021 £'000
Fair value of plan assets at start of the period	2,509	2,204
Interest income	54	53
Contributions by the employer	86	94
Experience on plan assets (excluding amounts included in interest income)	6	186
Contributions by participants	21	26
Benefits paid and expenses	(158)	(54)
<b>Fair value of plan assets at end of period</b>	<b>2,518</b>	<b>2,509</b>

Defined benefit costs recognised in Statement of Comprehensive Income

	Year ended 31 March 2021 to 31 March 2022 £'000	Year ended 31 March 2019 to 31 March 2021 £'000
Current service cost	31	24
Contributions	2	2
Net interest expense	6	-
<b>Total operating charge</b>	<b>39</b>	<b>26</b>
<b>Net interest cost/(income) (Note 9)</b>	<b>6</b>	<b>(1)</b>

Defined benefit costs recognised in Other Comprehensive Income

	Year ended 31 March 2022 £'000	Year ended 31 March 2021 £'000
Experience on plan assets (excluding amounts included in net interest cost - gain)	6	186
Experience gains and (losses) arising on the plan liabilities – (loss)/gain	(7)	(3)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation – (loss)/gain	(8)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation – gain/(loss)	223	(508)
<b>Total amount recognised in other comprehensive income – gain/(loss)</b>	<b>214</b>	<b>(325)</b>

**MOLENDINAR PARK HOUSING ASSOCIATION**

**NOTES TO THE FINANCIAL STATEMENTS  
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**22. Retirement Benefit Obligations (continued)**

Fund allocation for employer's calculated share of assets	<b>31 March 2022 £'000</b>	<i>31 March 2021 £'000</i>
Global Equity	498	388
Absolute Return	115	124
Distressed Opportunities	90	86
Credit Relative Value	81	72
Alternative Risk Premia	104	101
Currency Hedging	(9)	0
Emerging Markets Debt	94	101
Risk Sharing	82	90
Insurance-Linked Securities	53	52
Property	65	45
Infrastructure	157	140
Private Debt	63	59
High Yield	24	66
Opportunistic Credit	9	69
Cash	7	1
Corporate Bond Fund	159	189
Long Lease Property	73	58
Secured Income	135	138
Over 15 Year Gilts	1	1
Liability Driven Investment	610	603
Net Current Assets	8	19
Opportunistic Illiquid Credit	83	64
Liquid Credit	16	43
<b>Total Assets</b>	<b>2,518</b>	<b>2,509</b>

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

<b>Assumptions as at</b>	<b>31 March 2022 % per annum</b>
Discount rate	2.79
Inflation (RPI)	3.54
Inflation (CPI)	3.17
Salary growth	4.17
Allowance for commutation of pension for cash at retirement	75% of Maximum Allowance

The mortality assumptions adopted at 31 March 2022 imply the following life expectancies:

	<b>Life expectancy at age 65 (years)</b>
Male retiring in 2022	<b>21.6</b>
Female retiring in 2022	<b>23.9</b>
Male retiring in 2042	<b>22.9</b>
Female retiring in 2042	<b>25.4</b>

## MOLENDINAR PARK HOUSING ASSOCIATION

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

#### 22. Retirement Benefit Obligations (continued)

Life expectancy is based on the Fund's VitaCurves with improvements in line with the CMI 2017 model with an allowance for smoothing of recent mortality experience and long term rates of 1.25% p.a. for males and 1% p.a. for females.

##### Member data summary

##### Active members

	Number	Total earnings (£'000s p.a.)	Average age (unweighted)
Males	1	60	50
Females	3	92	52
<b>Total</b>	<b>4</b>	<b>152</b>	<b>51</b>

##### Deferred members

	Number	Deferred pensions (£'000s p.a.)	Average age (unweighted)
Males	1	3	55
Females	5	9	49
<b>Total</b>	<b>6</b>	<b>11</b>	<b>50</b>

##### Pensioners

	Number	Pensions (£'000s p.a.)	Average age (unweighted)
Males	3	20	74
Females	5	38	64
<b>Total</b>	<b>8</b>	<b>59</b>	<b>68</b>

##### Employers debt on withdrawal

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 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 buy-out 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 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 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 TPT Retirement Solutions of the estimated employer debt on withdrawal from the Scheme based on the financial position of the Scheme as at 30 September 2021. As of this date the estimated employer debt for the Association was £1,119,283 (2021; £1,809,308).

