

Registered Housing Association No. HAL261  
FCA Reference No. 2414R(S)  
Scottish Charity No. SC040979

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**

**REPORT and FINANCIAL STATEMENTS**

**For the year ended 31 March 2023**

**CT:**

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**

**REPORT AND FINANCIAL STATEMENTS**

**For the year ended 31 March 2023**

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**MUIRHOUSE HOUSING ASSOCIATION LIMITED**

**BOARD OF MANAGEMENT, EXECUTIVES and ADVISERS**

**Year ended 31 March 2023**

**Board of Management**

Iain Strachan (Chair) (Re-elected 2021)  
James Roy Douglas (Vice Chair) (Re-elected 2022)  
Donna Dougal-Stupart (resigned 4 March 2023)  
Adam Gray (Elected September 2022)  
William Grieve (Re-elected 2021)  
James Hill (Elected September 2022)  
David Illius (Elected September 2022)  
Lindsay Johnstone (Elected September 2022)  
Veronica McCourt (Elected September 2022)  
Drew Moore (Elected 2021)  
Jack Rillie (Resigned 23 September 2022)  
Elaine Whyte (Elected September 2022)  
Julie Smith (Resigned 13 December 2022)

**Executive Officers**

Susan Bell (Chief Executive Appointed 4 April 2022)

**Registered Office**

11 Muirhouse Medway  
Edinburgh  
EH4 4RW

**Auditors**

CT  
Chartered Accountants and Statutory Auditor  
61 Dublin Street  
Edinburgh  
EH3 6NL

**Internal Auditors**

BDO LLP  
4 Atlantic Quay  
70 York Street  
Glasgow  
G2 8JX

**Bankers**

The Royal Bank of Scotland  
239 St John's Road  
Edinburgh  
EH12 7XA

**Solicitors**

T C Young  
69a George Street  
Edinburgh  
EH2 2JG

## MUIRHOUSE HOUSING ASSOCIATION LIMITED

### 1) REPORT of the BOARD OF MANAGEMENT

#### For the year ended 31 March 2023

The Board of Management presents its report and the Financial Statements for the year ended 31 March 2023.

#### **Legal Status**

The Association is a registered non-profit making organisation under the Co-operative and Community Benefits Societies Act 2014 No. 2414R(S). The Association is constituted under its Rule Book. The Association is a registered Scottish Charity with the charity number SC040979.

#### **Principal Activities**

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

#### **Financial Review**

The Association made a surplus for the year of £523,703 (2022: £150,341). Due to actuarial losses on the pension scheme of £121,273 (2022: £161,931 surplus), the total surplus for the year is £408,430 (2022: £312,272). The revenue reserves have increased to £7,124,844 (2022: £6,716,414).

The Association participates in a multi-employer pension scheme, Scottish Housing Associations' Pension Scheme (SHAPS).

The defined benefit liability as at 31 March 2023 is £90,000 (2022: £nil). The defined benefit liability is based on actuarial assumptions provided on an annual basis. The movement in the liability represents the volatility of the global markets and can therefore significantly change year on year. The liability figure doesn't represent the actual liability if it was to crystallise, the potential debt if the Association was to cease to participate in the pension scheme or on winding up is included in note 13.

#### **Going Concern**

The Board have identified no material uncertainties and have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. As a result, the going concern basis of accounting in preparing the financial statements continues to be applied.

#### **Budgetary Process**

Each year the Board approves the annual budget, as well as the five-year projections. A new strategic plan is approved on a 3-year basis, the plan is reviewed on an annual basis within the 3 years. Performance is monitored, and relevant action taken throughout the year through quarterly reporting to the Audit & Risk Committee, and Board, of variances from the budget, updated forecasts for the year where necessary together with information for key risk areas. Approval procedures are in place in respect of major areas of risk such as major contract tenders, expenditure, and treasury management.

#### **Treasury Management**

The Association has an active treasury management function, which operates in accordance with the Treasury Management Policy approved by the Board. In this way, Muirhouse Housing Association ('MHA') manages its borrowing arrangements to ensure that it is always in a position to meet financial obligations as they fall due, whilst managing excess cash and liquid resources held. The Association, as a matter of policy, does not enter into transactions of a speculative nature. At 31 March 2023, MHA has a mix of fixed and variable rate finance, 60%/40% split respectively, which it considers appropriate. In August 2021, the Association completed an exercise to refinance the full loan portfolio to take advantage of the lower rates and margins, at that time, extend our maturity schedule, diversify our lender base, update our covenants and free up significant levels of encumbered housing stock.

**REPORT of the BOARD OF MANAGEMENT (Continued)**

**For the year ended 31 March 2023**

**Review of Business and Future Developments**

The Association continues to review performance to meet the regulatory requirements and participates in benchmarking and good practice events. Membership continues of the Scottish Federation of Housing Associations, Chartered Institute of Housing, Scotland's Housing Network, and Share etc. Board members, and staff, are encouraged to attend events and conferences organised by similar organisations and utilise online training. The Association continues to develop an annual appraisal process for all Board members and holds an annual Board and Staff strategy day. We continue to deliver on our 3-year Business Plan for 2022-23 to 2024-25 and the Association appointed Susan Bell as permanent Chief Executive on 4 April 2022. The full staffing complement is expected to be in place by August 2023.

The Association continues to work in partnership with the local authority to prioritise the completion of the regeneration of the community and is committed as part of the Association's business plan to be a community anchor, support social enterprise and financial & social inclusion. The Association continued its partnership with Places for People Scotland for the provision of financial, welfare and fuel energy advice.

The Association successfully completed the self-assessment and annual assurance statement work to comply with the Scottish Housing Regulator's Regulatory Framework. This was satisfactorily reported to all stakeholders, and the Association received a compliant engagement plan from the Regulator for 2023-24.

As part of the Association's community work, and in conjunction with Muirhouse Homes Limited (a 100% owned subsidiary of the Association providing mid-market rent housing), a Community Chest Fund has been in place since 2017. In 2022/23, 2 projects were successful in meeting the criteria and received funds of £6,440. In 2022/23, the Association made charitable donations of £1,000 (2021: £8,248) for emergency/crisis funding to local organisations providing food, play activities and schools programmes. The Association was also one of the sponsors for North Edinburgh Community Festival. As part of the agreed strategy, the Association is keen to invest in projects which improve the community & neighbourhood of Muirhouse as well as provide learning opportunities, support and activities & experiences for tenants and local residents.

All selected projects support our stated strategic objectives and priorities, improving the neighbourhood and environment, strengthening the community, increasing wealth and opportunities, boosting health and wellbeing, and supporting children and young people.

MHA is also a founding member of The Alliance of Registered Co-operatives & Housing Associations, Independent in Edinburgh (ARCHIE). An alliance of 8 independent Housing Associations in Edinburgh established to share skills, experience, and resources to enable an enhanced service to be delivered to customers and the wider community.

REPORT of the BOARD OF MANAGEMENT (Continued)

For the year ended 31 March 2023

**Principal Risks & Uncertainties**

The Association recognises the importance of effective identification, evaluation, and management of all key strategic and operational risks, and this is a requirement set out by the Scottish Housing Regulator's Regulatory Standards.

Risk Management covers the whole spectrum of risks and not just those associated with finance, health and safety, business continuity and insurance. It also includes risks associated with service provision, effectiveness and continuity, public image (reputation), compliance with legislation and regulation and environment.

The principal risks facing the Association and their mitigating actions are as follows:

- **Government policy – National and local.** Board and staff attend relevant conferences and training to ensure knowledge and information is attained of current and future developments. Membership of bodies such as SFHA also provides regular updates and awareness. The Association are at information gathering stage in relation to Energy Efficiency Standard for Social Housing (EESH2) and how we plan, fund, and implement the works to comply with this guidance and future climate change targets of the Scottish Government.
- **Risk to income including welfare reform.** Housing management staff, as well as all staff, have received and continue to receive appropriate training (particularly on Universal Credit) to support tenants as well as reduce the level of income lost by the Association due to the impact of welfare reform. The services of a Financial Inclusion officer and an energy advisor have also been outsourced to provide additional support over the last year. Tenants are kept informed of relevant changes either individually or via newsletters, social media postings.
- **Business continuity and disaster recovery.** The risk of the loss of information, or access to the office, is managed by having adequate IT support in place, back-ups, and anti-virus controls. The business continuity plan has been prepared to put in place procedures to manage against the impact of any potential disasters.
- **Development and growth.** Opportunities for growth when identified are robustly appraised to ensure the values of the Association are met as well as consideration of the financial implications. Whilst the subsidiary Muirhouse Homes Limited has been successful since incorporation, the relationship between parent and subsidiary is regularly monitored by Board and staff to mitigate the risk of major issues or failure.
- **Financial risk management and governance.** The Association completed the refinancing of the full loan portfolio in August 2021 which is projected to provide future cashflow savings and mitigate interest rate and refinancing risks. Procedures and policies in place, as well as recent strategies developed, have mitigated the risk of future governance failures. Project plans and deadlines are in place for current and future requirements. Board and staff have agreed a plan for the upcoming self-assessment, and annual assurance statement, which were discussed at the annual strategy day. Independent validation, through regular internal & external audit, is also utilised to assess various strategic and operational matters.
- **UK economy, risk of recession and cost-of living crisis.** Financial management, including treasury management, procedures are in place to identify opportunities for efficiency savings. Annual budgets are prepared incorporating high inflation and future Bank of England base rate projections. Additional risk due to the current cost-of-living crisis include fuel & energy costs, increased labour/material costs as well as labour shortages, and supply chain issues. Any significant long-term downturn in the UK economy would result in a review of costs and future developments etc. Sensitivity analysis is prepared when preparing 30-year financial projections, and the impact of recession is considered when these are prepared.
- **Risk to governance.** The Association has had a significant movement in Board members this year. The Association has recently carried out a Board recruitment exercise and completed an internal audit on Succession Planning and will use the recommendations to improve future Board support. The Association will continue to utilise the experience of Board support consultants.

## **MUIRHOUSE HOUSING ASSOCIATION LIMITED**

### **REPORT of the BOARD OF MANAGEMENT (Continued)**

#### **For the year ended 31 March 2023**

#### **Principal Risks & Uncertainties (Continued)**

Risk Management comes under the remit of the Association's Audit & Risk Committee. The risk register, developed and maintained by staff, is reviewed by the Committee on a quarterly basis and significant changes/developments are highlighted to the Board of Management. Risk is assessed by considering how likely it is that an event will occur and what the impact of this would be. The likelihood and severity of each event are multiplied together to identify a rating for each risk. Risks with a score of 17 and above (maximum of 25) are highlighted in Red. A red risk is defined as an unacceptable level of risk exposure which requires constant monitoring and measures to be put in place to reduce exposure.

The Association mitigates the risk by having current controls and measures in place as well as identifying planned controls (i.e., staff training, informing tenants, reviewing policies, investing in technology, internal audit programmes etc.) and timescales for implementation to reduce exposure.

#### **Board of Management and Executive Officers**

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

Each member of the Board of Management holds one fully paid share of £1 in the Association. The Executive Officers hold no interest in the Association's share capital and, although not having the legal status of Directors, they act as Executives within the authority delegated by the Board of Management. The members of the Board of Management are also Trustees of the Charity. Members of the Board of Management are appointed by the members at the Association's Annual General Meeting.

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

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

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting 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 the going concern basis unless it is inappropriate to presume that the Association will continue in business; and
- prepare a statement on Internal Financial Control.

The Board of Management is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable 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. It is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

The Board of Management must, in determining how amounts are presented within items in the Statement of Comprehensive Income and the Statement of Financial Position, have regard to the substance of the reported transaction or arrangement, in accordance with generally accepted accounting practices.

In so far as the Members of the Board of Management are aware:

- there is no relevant audit information (information needed by the Housing Association's auditors in connection with preparing their report) of which the Association's auditors are unaware, and
- the Members of the Board of Management have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the Housing Association's auditors are aware of that information.

**REPORT of the BOARD OF MANAGEMENT (Continued)**

**For the year ended 31 March 2023**

**Statement on Internal Financial Control**

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

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

It is the Board of Management's responsibility to establish and maintain systems of Internal Financial Control. Such systems can only provide reasonable and not absolute assurance against material financial mis-statement or loss. Key elements of the Association's systems include ensuring that:

- formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating to the delegation of authority, which allow the monitoring of controls and restrict the unauthorised use of Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared which allow the management team and the Board of Management to monitor key business risks, financial objectives and the progress being made towards achieving the financial plans set for the year and for the medium term;
- quarterly financial management reports are prepared promptly, providing relevant, reliable, and up to date financial and other information, with significant variances from budget being investigated as appropriate;
- regulatory returns are prepared, authorised, and submitted promptly to the relevant regulatory bodies;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures through the Board of Management;
- the Board of Management receive reports from management and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Association is undertaken;
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Board of Management have 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 require disclosure in the financial statements or in the auditor's report on the financial statements.

**By Order of the Board of Management**

~~Susan Bell~~

**SUSAN BELL**  
**Secretary**

4 September 2023

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**REPORT BY THE AUDITORS TO THE MEMBERS OF**

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**

**CT:**

**ON CORPORATE GOVERNANCE MATTERS**

In addition to our audit of the Financial Statements, we have reviewed your statement on Page 7 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.

**Basis of Opinion**

We carried out our review having regard to the requirements to corporate governance matters within Bulletin 2006/5 issued by the Financial Reporting Council through enquiry of certain members of the Management Committee and Officers of the Association and examination of relevant documents. 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 7 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the Financial Statements.



CT  
Statutory Auditor  
Chartered Accountants and Statutory Auditor  
61 Dublin Street  
Edinburgh  
EH3 6NL

22 September 2023

### Opinion

We have audited the financial statements of Muirhouse Housing Association (the 'Association') for the year ended 31 March 2023 which comprise the statement of comprehensive income, statement of financial position, statement of changes in reserves, statement of cash flows and 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2023 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- 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 – February 2019.

### 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 other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Conclusions relating to going concern

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

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

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

### Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Board of Management 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.

### Opinion on other matters under the Co-operative and Community Benefit Societies Act 2014

In our opinion, the following continued to apply throughout the year of account:

- the reason given by the Board of Management in respect of a previous year of account for Muirhouse Homes Limited to not be dealt with in the financial statements (having been approved by the FCA under section 99, subsection (3)); and
- the grounds given by the Board/Committee for that reason.

**Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Societies Act 2014 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 of the Association; or
- we have not received all the information and explanations we require for our audit.

**Responsibilities of the Board of Management**

As explained more fully in the Board of Management's responsibilities statement set out on page 6, the Board of Management is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board of Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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

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

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

We gained an understanding of the legal and regulatory framework applicable to the Association and the industry in which it operates and considered the risk of acts by the Association which were contrary to applicable laws and regulations, including fraud. These included but were not limited to the Housing SORP 2018, the Co-operative and Community Benefit Societies Act 2014 and the Housing (Scotland) Act 2010.

We focused on laws and regulations that could give rise to a material misstatement in the Association's financial statements. Our tests included, but were not limited to:

- agreement of the financial statement disclosures to underlying supporting documentation;
- enquiries of the members;
- review of minutes of board meetings throughout the period;
- review of legal correspondence or invoices, and
- obtaining an understanding of the control environment in monitoring compliance with laws and regulations.

There are inherent limitations in an audit of financial statements and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. We also addressed the risk of management override of internal controls, including testing journals and evaluating whether there was evidence of bias by the directors that represented a risk of material misstatement due to fraud.

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF  
MUIRHOUSE HOUSING ASSOCIATION LIMITED (continued)**

**CT:**

A further description of our responsibilities for the audit of the financial statements is located 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.

**Use of our report**

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



CT  
Chartered Accountants and Statutory Auditor  
61 Dublin Street  
Edinburgh  
EH3 6NL

22 September 2023

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**




**STATEMENT OF COMPREHENSIVE INCOME**

**For the year ended 31 March 2023**

	Notes	£	2023 £	£	2022 £
<b>Turnover</b>	2		3,350,890		3,342,449
Operating expenditure	2		(2,560,152)		(2,941,387)
Loss on disposal of fixed assets			(2,737)		(164)
<b>Operating surplus</b>	8		788,001		400,898
Interest receivable and other income		10,553		193	
Interest payable and similar charges	7	(266,851)		(244,750)	
Other finance costs		(2,000)		(6,000)	
			(258,298)		(250,557)
<b>Surplus before taxation</b>			529,703		150,341
Taxation	9		-		-
<b>Surplus for the year</b>			529,703		150,341
Actuarial gain/(loss) in respect of pension schemes	18		(121,273)		161,931
<b>Total comprehensive income for the year</b>			408,430		312,272

There were no discontinued operations during the year. As a consequence, the results relate wholly to continuing activities.

The financial statements were approved and authorised for issue by the Board of Management and signed on its behalf on 4 September 2023.

	Iain Strachan Chair
	J R Douglas Board Member
	Susan Bell Secretary

The notes on pages 16 to 35 form part of these financial statements.  
Note 1 sets out the Accounting Policies of the Association.

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**

**STATEMENT OF CHANGES IN RESERVES**

**As at 31 March 2023**

	<b>Share Capital</b>	<b>Revenue Reserve</b>	<b>Total Unrestricted Funds</b>
	£	£	£
Balance at 1 April 2021	61	6,404,142	6,404,203
Movement in share capital	3	-	3
Surplus from statement of total comprehensive income	-	312,272	312,272
<b>Balance at 31 March 2022</b>	----- 64 =====	----- 6,716,414 =====	----- 6,716,478 =====
Balance at 1 April 2022	64	6,716,414	6,716,478
Movement in share capital	6	-	6
Surplus from statement of total comprehensive income	-	408,430	408,430
<b>Balance at 31 March 2023</b>	----- 70 =====	----- 7,124,844 =====	----- 7,124,914 =====

The notes on pages 16 to 35 form part of these financial statements.

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**

**STATEMENT OF FINANCIAL POSITION**

**As at 31 March 2023**

	Notes	£	2023 £	£	2022 £
<b>Fixed assets</b>					
Housing properties	10a		25,789,769		26,502,985
Other tangible fixed assets	10b		87,706		87,472
Intangible fixed assets	10c		9,987		11,148
			-----		-----
			25,887,462		26,601,605
<b>Investment</b>					
	11		1		1
<b>Current assets</b>					
Debtors	15	215,651		166,418	
Cash at bank and in hand	20	3,461,850		2,855,954	
			-----		-----
			3,677,501		3,022,372
<b>Creditors: amounts falling due within one year</b>					
	16	(1,164,378)		(1,021,397)	
			-----		-----
<b>Net current assets</b>			2,513,123		2,000,975
<b>Total assets less current liabilities</b>			-----		-----
			28,400,586		28,602,581
<b>Creditors: amounts falling due after more than one year</b>					
	17		(21,185,672)		(21,886,103)
<b>Provisions for liabilities</b>					
SHAPS defined benefit obligation	18		(90,000)		-
			-----		-----
<b>Net assets</b>			7,124,914		6,404,203
			=====		=====
<b>Capital and reserves</b>					
Share capital	21		70		64
Revenue reserves	22		7,124,844		6,716,414
			-----		-----
			7,124,914		6,716,478
			=====		=====

The financial statements were approved and authorised for issue by the Board of Management and signed on its behalf on 4 September 2023.

<p>..... <del>Iain Strachan</del> .....</p>	<p>Iain Strachan Chair</p>
<p>..... <del>J R Douglas</del> .....</p>	<p>J R Douglas Board Member</p>
<p>..... <del>Susan Bell</del> .....</p>	<p>Susan Bell Secretary</p>

The notes on pages 16 to 35 form part of these financial statements.

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**

**STATEMENT OF CASH FLOWS**

**For the year ended 31 March 2023**

	<b>Notes</b>	<b>2023</b> £	<b>2022</b> £
<b>Total cash generated from operating activities</b>	19	1,365,302 -----	813,835 -----
<b>Cash flows (used in) investing activities</b>			
Purchase of tangible fixed assets		(219,985)	45,832)
Purchase of intangible fixed assets		(4,387)	-
Interest received		10,553	193
		-----	-----
<b>Total cash flows (used in) investing activities</b>		(213,819) =====	(45,639) =====
<b>Cash flows (used in) financing activities</b>			
Interest paid		(266,851)	(244,750)
New loans received		-	9,000,000
Repayment of borrowings		(278,742)	(8,702,751)
Share capital issued		6	3
		-----	-----
<b>Total cash flows (used in) financing activities</b>		(545,587) =====	(52,502) =====
<b>Cash and cash equivalents</b>			
<b><i>Total movement</i></b>			
Operating activities		1,365,302	813,835
Investing activities		(213,819)	(45,639)
Financing activities		(545,587)	52,502
		-----	-----
<b>Net decrease in cash and cash equivalents</b>		605,896 =====	820,698 =====
Cash and cash equivalents at the start of the year		2,855,954 -----	2,035,256 -----
Cash and cash equivalents at the end of the year	20	3,461,850 =====	2,855,954 =====

The notes on pages 16 to 35 form part of these financial statements.



## MUIRHOUSE HOUSING ASSOCIATION LIMITED

### NOTES to the FINANCIAL STATEMENTS

#### For the year ended 31 March 2023

The financial statements have been prepared in accordance with Financial Reporting Standard 102 (FRS102), the Statement of Recommended Practice for social housing providers "Housing SORP 2018" and the Determination of Accounting Requirements 2019.

The financial statements are prepared in Sterling (£) and are rounded to the nearest whole £.

#### **Legal Status**

Muirhouse Housing Association Limited is registered under the Co-operative and Community Benefit Societies Act 2014 No. 2414R(S) and is a registered Scottish charity No.SC040979. Muirhouse Housing Association Limited is registered as a housing association with the Scottish Housing Regulator under the Housing (Scotland) Act 2010. The principal activity of the Association is the provision of social housing and thus the Association is considered a public benefit entity.

The registered office is 11 Muirhouse Medway, Edinburgh, EH4 4RW.

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

The Association's principal place of business is Edinburgh, Scotland.

The Association is a Registered Social Landlord and Scottish Charity that owns and manages social housing properties in Edinburgh, Scotland.

#### **1. Principal accounting policies**

##### **Going Concern**

The Association has a healthy cash position and growing reserves. The Board of Management reviewed budgets and cashflow projections as part of the annual budget discussion for 2022/23, the development and approval of the three-year business plan and the submission to the Scottish Housing Regulator of the five-year financial projections and consideration of our thirty-year forecasts. On that basis, the Board of Management has a reasonable expectation that the Association has adequate resources to continue for the foreseeable future, which is defined as 12 months after signing the financial statements, and that it continues to be appropriate to adopt the going concern basis of accounting in preparing the annual financial statements.

##### **Consolidation**

As the parent of Muirhouse Homes Limited (note 11), Muirhouse Housing Association Limited has been exempted from the preparation of consolidated accounts, as granted by the Financial Conduct Authority, on the basis that the amounts involved are not material.

##### **Turnover**

Turnover represents rental and service charge income receivable less voids, fees receivable and revenue grants receivable and is recognised as it falls due.

##### **Scottish Housing Association Pension Scheme (SHAPS)**

From the year ended 31 March 2019, the Association was able to identify its share of the scheme assets and scheme liabilities and therefore has applied defined benefit accounting. The scheme assets are measured at fair value. Scheme liabilities are measured on an actuarial basis using the projected unit credit method and are discounted at appropriate high quality corporate bond rates.

As at the year ended 31 March 2023, the net defined benefit pension deficit liability was £90,000 (2022: £nil), which has been included within the provisions for pensions liability in the financial statements.

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

**1. Principal accounting policies (continued)**

**Scottish Housing Association Pension Scheme (SHAPS) (continued)**

In the year ended 31 March 2023, the current service cost and costs from settlements and curtailments are charged against operating surplus. Past service costs are recognised in the current reporting period within the income and expenditure account. Interest is calculated on the net defined benefit liability. Remeasurements are reported in other comprehensive income. Refer to Note 18 for more details.

**Fixed Assets – Housing Properties**

Housing Properties are properties for the provision of social housing or to otherwise provide social benefit and are principally properties available for rent. Housing properties are stated at cost less accumulated depreciation.

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

- (i)** 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
- (ii)** 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.

The major components of housing properties are detailed below. Each component has a substantially different economic life and is depreciated over this individual life.

Depreciation is charged on a straight-line basis over the expected useful life of each major component, to its estimated residual value, that makes up the housing property as follows:

<i>Component</i>	<i>Useful Economic Life</i>
Land	N/A
Structure	50 years
Roof	50 years
Render	50 years
Windows	30 years
External doors	25 years
Bathrooms	25 years
Electrics	25 years
Heating systems	20 years
Kitchen	15 years
Boiler	15 years

**Capitalised Development and Development Interest**

Costs which are directly attributable to bringing housing properties into working condition are included in housing properties cost. Directly attributable costs include direct labour cost of the Association and incremental costs which would have been avoided only if the property had not been constructed or acquired. All other development costs are written off to the Statement of Comprehensive Income in the period in which it occurs.

Interest charges incurred on the financing of housing properties are capitalised up to the date of practical completion. Interest charges arising after that date are charged to the Statement of Comprehensive Income.

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

**1. Principal accounting policies (continued)**

**Impairment of Fixed Assets**

An assessment is made at each reporting date of whether there are indications that a fixed asset (including housing properties) may be impaired or that an impairment loss previously recognised has fully or partially reversed. If such indications exist Muirhouse Housing Association Limited estimates the recoverable amount of the asset.

Shortfalls between the carrying value of fixed assets and their recoverable amounts, being the higher value less costs to sell and value-in-use of the asset based on its service potential, are recognised as impairment losses in the Statement of Comprehensive Income.

**Other Fixed Assets**

Other fixed assets are stated at cost less accumulated depreciation. Depreciation is charged on a straight-line basis over the expected economic useful lives of the assets at the following annual rates:

Office premises	50 years
Furniture and fittings	Between 5 - 10 years
Computer equipment	Between 3 - 5 years
Office equipment	Between 5 - 15 years

The carrying values of tangible fixed assets are reviewed for impairment if events or changes in circumstances indicate the carrying values may not be recoverable.

**Leases/Leased Assets**

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

**Government Grants**

Government grants include grants receivable from the Scottish Government, local authorities, and other government bodies. Government grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met, and the grants will be received.

Government grants received for housing properties are recognised in income over the useful economic life of the structure of the asset (excluding land) under the accruals model.

On disposal of an asset for which government grant was received, if there is no obligation to repay the grant, then any unamortised grant remaining is derecognised as a liability and recognised as income. Where there is a requirement to repay a grant, a liability is included in the Statement of Financial Position to recognise this obligation.

**Other Grants**

Grants received from non-government sources are recognised using the performance model. Grants are recognised as income when the associated performance conditions are met.

**Intangibles**

All intangible assets shall be considered to have finite useful life of five years on a straight-line basis. The useful life of an intangible assets that arises from contractual or other legal rights shall not exceed the period of the contractual or other legal rights, but maybe shorter depending on the period over which the entity expects to use the asset. Amortisation of intangible assets is shown within operating costs.

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

**1. Principal accounting policies (continued)**

**Financial Instruments**

*Debtors and creditors receivable/payable within one year*

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at the transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income in other administrative expenses.

*Loans And Borrowings*

Bank loans provided by Private Lenders are also classed as basic under the requirements of FRS 102 and are therefore also measured at amortised cost.

*Payment Arrangements With Tenants*

In the case of payment arrangements that exist with tenants, these are deemed to constitute financing transactions and, where material, are measured at the present value of future payments discounted at a market rate of interest applicable to similar debt instruments.

**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 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 are satisfied that the accounting policies are appropriate and applied consistently. Key sources of estimation have been applied in apportioning the cost of housing properties between constituent components and in determining the depreciation rates which have been deemed to be appropriate for the class of asset or asset component and in determining the appropriate level of bad debt provision for rental arrears and in determining the appropriate level of the pension liability.

*Defined Benefit Obligation*

Management's estimate of the defined benefit obligation is based on a number of critical underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the liability and the annual defined benefit expenses (as analysed in Note 18). The net defined benefit pension liability at 31 March 2023 was £90,000(2022: £nil, 2021: £214,000).

*Housing Property Disposals*

Disposals of both components and properties are regarded as part of the Association's standard operating activities and therefore losses on disposals recorded in the Statement of Comprehensive Income as forming part of the Operating Surplus.

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

**2. Particulars of turnover, operating costs and operating surplus or deficit**

	Turnover £	Operating Costs £	2023 Operating Surplus/ (Deficit) £	2022 Operating Surplus/ (Deficit) £
Affordable lettings activities (Note 3)	2,992,173	2,529,127	463,046	53,805
Loss on disposal of fixed assets	-	2,737	(2,737)	(164)
Other activities (Note 4)	358,717	31,025	327,692	347,257
<b>Total</b>	<b>3,350,890</b>	<b>2,562,889</b>	<b>788,001</b>	<b>400,898</b>
<b>Total for previous reporting period</b>	<b>3,342,449</b>	<b>2,941,551</b>	<b>400,898</b>	

**3. Particulars of turnover, operating costs, and operating surplus from affordable letting activities**

	General Needs Housing £	Supported Housing £	2023 Total £	2022 Total £
<b>Turnover</b>				
Rent receivable net of service charges	2,416,062	-	2,416,062	2,380,360
Service charges receivable	119,495	-	119,495	124,822
<b>Gross income from rents and service charges</b>	<b>2,535,556</b>	<b>-</b>	<b>2,535,556</b>	<b>2,505,182</b>
<u>Less: Voids</u>	<u>(7,579)</u>	<u>-</u>	<u>(7,579)</u>	<u>(8,887)</u>
<b>Net income from rents and service charges</b>	<b>2,527,977</b>	<b>-</b>	<b>2,527,977</b>	<b>2,496,295</b>
Grants released from deferred income	458,470	-	458,470	458,470
Revenue grants from Scottish Ministers	5,726	-	5,726	7,286
<b>Total turnover from affordable letting activities</b>	<b>2,992,173</b>	<b>-</b>	<b>2,992,173</b>	<b>2,962,051</b>
Management and maintenance administration costs	906,973	-	906,973	1,363,670
Service costs	133,705	-	133,705	127,494
Planned and cyclical maintenance including major repair costs	383,586	-	383,586	282,527
Reactive maintenance costs	171,248	-	171,248	200,881
Bad debts – rents and service charges	9,418	-	9,418	12,579
Depreciation of affordable let properties	924,197	-	924,197	921,095
<b>Operating costs for affordable letting activities</b>	<b>2,529,127</b>	<b>-</b>	<b>2,529,127</b>	<b>2,908,246</b>
<b>Operating surplus for affordable letting activities</b>	<b>463,046</b>	<b>-</b>	<b>463,046</b>	<b>53,805</b>
<b>Operating surplus for affordable letting activities for previous reporting period</b>	<b>53,805</b>	<b>-</b>	<b>53,805</b>	

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

**4. Particulars of turnover, operating costs and operating surplus or deficit from other activities**

	<b>Grants from Scottish Ministers £</b>	<b>Other revenue grants £</b>	<b>Supporting people income £</b>	<b>Other income £</b>	<b>Total turnover £</b>	<b>Operating costs - bad debts £</b>	<b>Other operating costs £</b>	<b>Operating surplus or deficit 2023 £</b>	<b>Operating surplus or deficit 2022 £</b>
Mid-market rent lease charge	-	-	-	324,536	324,536	-	2,658	321,878	317,695
Mid-market rent management charge	-	-	-	16,390	16,390	-	28,367	(11,977)	(15,784)
Gift aid received from subsidiary	-	-	-	5,903	5,903	-	-	5,903	-
Other activities	-	-	-	11,888	11,888	-	-	11,888	45,346
<b>Total from other activities</b>	-	-	-	358,717	358,717	-	31,025	327,692	347,257
<b>Total from other activities for the previous reporting period</b>	-	-	-	380,398	380,398	-	33,141	347,257	

There were no other activities other than the activities shown above.

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

**5. Officers' emoluments**

The officers are defined in Section 149 of the Co-operative and Community Benefit Societies Act 2014 as the members of the Board of Management, managers, or servants of the Association.

	<b>2023</b>	<b>2022</b>
	£	£
Emoluments payable to Chief Executive (excluding pension contributions)	97,438	64,883
Employer's pension contributions	9,446	6,488
	-----	-----
Total emoluments payable	106,885	71,371
	=====	=====

Key management personnel in the current year are considered to be the Interim Chief Executive. In the previous year this was considered to be the Chief Executive and the Interim Chief Executive/Finance & Corporate Services Manager.

	<b>2023</b>	<b>2022</b>
	£	£
Emoluments payable to key management personnel (excluding pension contributions)	97,438	64,883
Employer's pension contributions	9,446	6,488
	-----	-----
Total emoluments payable	106,885	71,371
	=====	=====

The number of key management personnel whose emoluments, excluding pension contributions, were above £60,000 for the year was:

	<b>2023</b>	<b>2022</b>
	No.	No.
£60,001 to £70,000	1	1
	=====	=====

**6. Employee information**

	<b>2023</b>	<b>2022</b>
	No.	No.
The average monthly number of full-time equivalent persons employed during the year was	7	8
	=====	=====
The average total number of employees employed during the year was	7	8
	=====	=====

	£	£
Staff costs were:		
Wages and salaries	304,126	308,741
Social security costs	38,894	28,435
Other pension costs	41,598	31,100
	-----	-----
	384,617	368,276
	=====	=====

**7. Interest payable**

	<b>2023</b>	<b>2022</b>
	£	£
On bank loans and overdrafts	270,561	244,750
	=====	=====

Interest incurred in the development period of housing properties which has been written off to the income and expenditure account amounted to £Nil (2022: £Nil).

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

<b>8. Operating surplus before taxation</b>	<b>2023</b>	<b>2022</b>
	£	£
Surplus on ordinary activities before taxation is stated after charging/(crediting):		
Depreciation - tangible owned fixed assets	930,232	931,215
Amortisation - intangible fixed assets	5,547	4,670
Amortisation - housing association grant	(458,470)	(458,470)
Auditors' remuneration - audit services	12,587	13,596
Operating lease rentals - other	1,685	1,685
	=====	=====

**9. Tax on surplus on ordinary**

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

**10. Fixed assets**

	<b>Housing Properties held for letting</b>
(a) Housing properties	
<b>Cost</b>	<b>£</b>
As at 1 April 2022	42,439,123
Additions	213,718
Disposals	(53,206)
	-----
As at 31 March 2023	42,599,636
	-----
<b>Depreciation</b>	
As at 1 April 2022	15,936,138
Charge for year	924,197
On disposals	(50,468)
	-----
As at 31 March 2023	16,809,867
	-----
<b>Net book value</b>	
As at 31 March 2023	25,789,769
	=====
As at 31 March 2022	26,502,985
	=====

<b>Expenditure on works to existing properties</b>	<b>2023</b>	<b>2022</b>
	£	£
Replacement component spend capitalised	213,718	16,168
Amounts charged to income and expenditure	211,591	68,560
	-----	-----
Total major repairs spend	425,309	84,728
	=====	=====

There were no capitalised interest or development administration costs.

All land and housing properties are freehold. The cost of land included in housing properties is £2,948,774 (2022: £2,948,774).

The net book value of properties held as security is £8,691,330 (2022: £8,844,494).



**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

**10. Fixed assets (continued)**

<b>Housing stock</b>	<b>2023</b>	<b>2022</b>
	No.	No.
The number of units of accommodation in management at the year-end was:		
General needs - new build	513	513
- rehabilitation	57	57
	-----	-----
	570	570
	=====	=====

The table below shows the property we own:

<b>Managed Property Numbers</b>	<b>2023</b>	<b>2022</b>
Tenanted Property	506	506
Properties leased as HMOs	4	4
Properties leased to Muirhouse Homes Limited for Mid-Market Rent	60	60
	-----	-----
Total	570	570
	=====	=====

(b) Other tangible assets

	<b>Computer Equipment</b>	<b>Office Premises</b>	<b>Office F&amp;F and Equip</b>	<b>Total</b>
	£	£	£	£
<b>Cost</b>				
As at 1 April 2022	57,963	130,761	28,118	216,843
Additions	3,536	-	2,731	6,267
	-----	-----	-----	-----
As at 31 March 2023	61,499	130,761	30,850	223,110
	-----	-----	-----	-----
<b>Aggregate depreciation</b>				
As at 1 April 2022	52,088	51,503	25,779	129,370
Charge for year	3,098	2,347	588	6,035
	-----	-----	-----	-----
As at 31 March 2023	55,186	53,850	25,780	135,404
	-----	-----	-----	-----
<b>Net book value</b>				
As at 31 March 2023	6,312	76,911	4,482	87,705
	=====	=====	=====	=====
As at 31 March 2022	5,875	79,258	2,339	87,472
	=====	=====	=====	=====

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

**10. Fixed assets (continued)**

(c) Intangible assets

	<b>Computer Software</b>	<b>Total</b>
	£	£
<b>Cost</b>		
As at 1 April 2022	50,961	50,961
Additions	4,387	4,387
	-----	-----
As at 31 March 2023	55,348	55,348
	-----	-----
<b>Aggregate amortisation</b>		
As at 1 April 2022	39,813	39,813
Charge for year	5,547	5,547
	-----	-----
As at 31 March 2023	45,360	45,360
	-----	-----
<b>Net book value</b>		
As at 31 March 2023	9,988	9,988
	=====	=====
As at 31 March 2022	11,148	11,148
	=====	=====

**11. Investments**

	<b>2023</b>	<b>2022</b>
	£	£
<b>Cost</b>		
As at 1 April 2022 and 31 March 2023	1	1
	=====	=====

In 2014, Muirhouse Housing Association Limited set up a subsidiary called Muirhouse Homes Limited to collect the rent of properties which are on a mid market basis. It owns one share which is 100% of the share capital. The relationship between the Association and its subsidiary is set out in an independence agreement between both parties.

	<b>2023</b>	<b>2022</b>
	£	£
<b>Aggregate capital and reserves</b>		
Muirhouse Homes Limited	81,182	76,896
	=====	=====
<b>(Loss)/Profit for the year</b>		
Muirhouse Homes Limited	10,188	(7,088)
	=====	=====

In the opinion of the Board of Management the aggregate value of the assets of the subsidiary is not less than the aggregate of the amounts at which those assets are stated in the Association's Statement of Financial Position.

**12. Capital commitments**

	<b>2023</b>	<b>2022</b>
	£	£
Capital expenditure that has been contracted for but has not been provided for in the Financial Statements	-	-
	=====	=====

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

**13. Contingent liabilities**

As the Association is a member of the Scottish Housing Association Pension Scheme (SHAPS), there is a potential debt on the employer of £1,629,697 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. As is the case if the Association withdraw from the Growth Plan potentially costing £3,849.

We have been notified by the Trustee of the Scottish Housing Associations' Pension Scheme that they have 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 recognised 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.

**14. Commitments under operating leases**

***The company as a lessee:***

The total future minimum lease payments under non-cancellable operating leases are as follows:

	<b>2023</b>	<b>2022</b>
	£	£
Within 1 year	1,685	1,685
Between 1 and 2 years	1,264	1,685
Between 2 and 5 years	-	1,264
	=====	=====

***The company as a lessor:***

At the year end, the Association had contracted with its subsidiary Muirhouse Homes Limited, under non-cancellable operating leases, for the following future minimum lease payments:

	<b>2023</b>	<b>2022</b>
	£	£
Within 1 year	324,537	324,537
Between 2 and 5 years	350,500	690,953
	-----	-----
	675,037	1,015,490
	=====	=====

The operating leases represent leases of 60 properties to Muirhouse Homes Limited. The leases are negotiated over terms of 5 years with 2 years remaining of the current lease (2022: 3 years) and the lease charge is subject to an annual increase.

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

<b>15. Debtors</b>	<b>2023</b>	<b>2022</b>
	£	£
Arrears of rent and service charges	98,502	89,341
<u>Less:</u> Provision for doubtful debts	(36,168)	(27,715)
	-----	-----
	62,334	61,626
Prepayments and accrued income	35,086	76,330
Amounts owed by group undertakings	118,230	28,462
	-----	-----
	215,651	166,418
	=====	=====

**16. Creditors:** Amounts falling due within one year

	<b>2023</b>	<b>2022</b>
	£	£
Housing loans (Note 17)	262,738	299,520
Trade creditors	221,801	64,582
Rent in advance	132,391	123,198
Other taxation and social security	16,951	8,500
Other creditors	8,928	11,097
Accruals and deferred income	63,099	56,030
Deferred Housing Association Grant (Note 17)	458,470	458,470
	-----	-----
	1,164,378	1,021,397
	=====	=====

At the balance sheet date there were pension contributions outstanding of £5,208 (2022: £9,883).

**17. Creditors:** Amounts falling due after more than one year

	<b>2023</b>	<b>2022</b>
	£	£
Housing loans	8,358,228	8,600,188
Deferred Housing Association Grant	12,827,444	13,285,915
	-----	-----
	21,185,672	21,886,103
	=====	=====

Housing loans are secured by specific charges on the Association's housing properties and repayable at varying rates of interest in instalments due as follows:

	<b>2023</b>	<b>2022</b>
	£	£
Within one year	262,738	299,520
Between one and two years	266,582	303,995
Between two and five years	851,826	798,870
In five years or more	7,239,820	7,497,323
	-----	-----
	8,620,966	8,899,708
<u>Less:</u> Amount shown in current liabilities	(262,738)	(299,520)
	-----	-----
	8,358,228	8,600,188
	=====	=====

All of the Association's bank borrowings are repayable on a monthly, quarterly, or annual basis with the principal being amortised over the term of the loan. All loans are amortised over a maximum of 25 years. Interest is charged at fixed rates on loans totalling £5,166,448 (2022: £5,315,078) with rates varying between 0.0% and 6.3% (2022: 0.0% and 6.3%). The remainder of the loans are charged at variable rate interest with margins ranging between 2.35% and 6.1% (2022: 1.7% and 2.5%, 2021: 1.10% and 2.85%). The average rate of interest paid in the year is 3.79% (2022: 3.61%, 21: 4.18%).

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

**17. Creditors:** Amounts falling due after more than one year *(continued)*

	<b>2023</b>	<b>2022</b>
	£	£
Deferred Housing Association Grant		
Balance b/fwd	13,744,385	14,202,855
Released in year	(458,470)	(458,470)
	-----	-----
Balance c/fwd	13,285,914	13,744,385
	=====	=====
Analysis of the Deferred Housing Association Grant is as follows:-		
Within one year	458,470	458,470
Between one and two years	458,470	458,470
Between two and five years	1,375,410	1,375,410
In five years or more	10,993,564	11,452,035
	-----	-----
	13,285,914	13,744,385
<u>Less:</u> Amount shown in current liabilities	(458,470)	(458,470)
	-----	-----
	12,827,444	13,285,915
	=====	=====

**18. Retirement Benefit Obligations**

**General**

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

The 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
- Career average revalued earnings with a 1/70th accrual rate
- Career average revalued earnings with a 1/80th accrual rate
- Career average revalued earnings with a 1/120th accrual rate, contracted in
- 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. An employer can only operate one open benefit structure at any one time. An open benefit structure is one which new entrants are able to join.

Muirhouse Housing Association Limited elected to operate the final salary with a 1/60th accrual rate benefit structure for active members as at 31 March 2012 and the final salary with a 1/80th benefit structure for new entrants from 1 April 2012. From 1 April 2015, the Association has also elected to operate the Defined Contribution option for new entrants. From 1 April 2017, all active members of the final salary scheme were transferred to the Defined Contribution scheme.

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 of the Scheme's assets at the valuation date is 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.

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

**18. Retirement Benefit Obligations (continued)**

During the accounting period, Muirhouse Housing Association Limited paid no contributions to the final salary Defined Benefit Scheme and there were no members' contributions. Muirhouse Housing Association paid a maximum of 10% contribution to the Defined Contribution scheme and members' chose to contribute from 3% to 5%.

The Scheme is subject to 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 schemes in the UK.

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 runs to 30 September 2022 for the majority of employers, although certain employers have different arrangements.

The Scheme is classified as a 'last man standing arrangement'. Therefore the Association is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the Scheme. Participating employers are legally required to meet their share of the Scheme deficit on an annuity purchase basis on withdrawal from the Scheme.

**Present values of Defined Benefit Obligation, Fair Value of Assets, and Defined Benefit Asset/(Liability)**

	<b>2023</b>	<b>2022</b>
	£	£
Fair value of the plan of assets	1,544,000	2,256,000
Present value of defined benefit obligation	1,634,000	2,246,000
	-----	-----
Surplus/(deficit) in plan	(90,000)	10,000
Unrecognised surplus	-	(10,000)
	-----	-----
Defined benefit asset/(liability) to be recognise	(90,000)	-
Deferred tax	-	-
	-----	-----
Net defined benefit asset/(liability) to be recognised	(90,000)	-
	=====	=====

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

**18. Retirement Benefit Obligations (continued)**

**Present values of Defined Benefit Obligation, Fair Value of Assets and Defined Benefit Asset/(Liability) (continued)**

*Reconciliation of the impact of the Asset Ceiling*

	<b>Period from 31 March 2022 to 31 March 2023 £</b>
Impact of asset ceiling at start of period	10,000
Effect of the asset ceiling included in the net interest cost	-
Actuarial losses/(gains) on asset ceiling	(10,000)
	-----
Impact of asset ceiling at end of period	-
	=====

*Reconciliation of opening and closing balances of the defined benefit obligation*

	<b>Period from 31 March 2022 to 31 March 2023 £</b>
Defined benefit obligation at start of period	2,246,000
Current service cost	-
Expenses	2,000
Interest expense	63,000
Contributions by plan participants	-
Actuarial losses/(gains) due to scheme experience	104,000
Actuarial losses/(gains) due to changes in demographic assumptions	(31,000)
Actuarial losses/(gains) due to changes in financial assumptions	(747,000)
Benefits paid and expenses	(3,000)
Liabilities acquired in a business combination	-
Liabilities extinguished on settlements	-
Losses/(gains) on curtailments	-
Losses/(gains) due to benefit changes	-
Exchange rate changes	-
	-----
Defined benefit obligation at end of period	<b>1,634,000</b>
	=====

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

**18. Retirement benefit obligations (continued)**

**Present values of Defined Benefit Obligation, Fair Value of Assets and Defined Benefit Asset/(Liability) (continued)**

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

	<b>Period from 31 March 2022 to 31 March 2023</b>
	£
Fair value of plan assets at start of period	2,256,000
Interest income	63,000
Experience on plan assets (excluding amounts included in interest income) – gain/(loss)	(808,000)
Contributions by the employer	36,000
Contributions by plan participants	-
Benefits paid and expenses	(3,000)
Assets acquired in a business combination	-
Assets distributed on settlements	-
Exchange rate changes	-
	-----
Fair value of plan assets at end of the period	1,544,000
	=====

The actual return on the plan assets (including any changes in share of assets) over the period from 31 March 2022 to 31 March 2023 was £745,000. (2022: £157,000).

*Defined benefit costs recognised in statement of comprehensive income (SOCl)*

	<b>Period From 31 March 2022 to 31 March 2023</b>
	£
Current service cost	-
Expenses	2,000
Net interest expense	-
Losses/(gains) on business combinations	-
Losses/(gains) on settlements	-
Losses/(gains) on curtailments	-
Losses/(gains) due to benefit changes	-
	-----
Defined benefit costs recognised in Statement of Comprehensive Income (SoCI)	2,000
	=====

*Defined benefit costs recognised in other comprehensive income*

	<b>Period From 31 March 2022 to 31 March 2023</b>
	£
Experience on plan assets (excluding amounts included in net interest cost) – gain/(loss)	(808,000)
Experience gains and losses arising on the plan liabilities – gain/(loss)	(104,000)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation – gain/(loss)	31,000
Effects of the changes in the financial assumptions underlying the present value of the defined benefit obligation – gain/(loss)	747,000
	-----
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) – gain/(loss)	(134,000)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) – gain/(loss)	10,000
	-----
Total amount recognised in other comprehensive income – gain/(loss)	(124,000)
	=====



**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
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**Growth Plan**

Muirhouse Housing Association participates in the Pension Trust's Growth Plan (the Plan). The Plan is funded and is not contracted-out of the State scheme. The Plan is a multi-employer pension plan.

Contributions paid into the Growth Plan up to and including September 2001 were converted to defined amounts of pension payable from Normal Retirement Date. From October 2001 contributions were invested in personal funds which have a capital guarantee and which are converted to pension on retirement, either within the Growth Plan or by the purchase of an annuity.

The rules of the Plan allow for the declaration of bonuses and/or investment credits of this is within the financial capacity of the Plan assessed on a prudent basis. Bonuses/investment credits are not guaranteed and are declared at the discretion of the Plan's Trustee.

The Trustee commissions an actuarial valuation of the Growth Plan every 3 years. The purpose of the actuarial valuation is to determine the financial position of the Plan by comparing the assets with the past service liabilities as at the valuation date. Asset values are calculated by reference to market levels. Accrued past service liabilities are valued by discounting expected future benefit payments using a discount rate calculated by reference to the expected future investment returns.

The rules of the Plan give the Trustee the power to require employers to pay additional contributions in order to ensure that the statutory funding objective under the Pensions Act 2004 is met. The statutory funding objective is that a pension scheme should have sufficient assets to meet its past service liabilities known as Technical Provisions.

If the actuarial valuation reveals a deficit, the Trustee will agree a recovery plan to eliminate the deficit over a specified period of time either by way of additional contributions from employers, investment returns or a combination of these.

The rules of the Growth Plan state that the proportion of obligatory contributions to be borne by the Member and the Member's Employer shall be determined by way of agreement between them. Such agreement shall require the Employer to pay part of such contributions and may provide that the Employer shall pay the whole of them.

The Association paid regular contributions of £nil during the accounting period. Members paid contributions of £nil during the accounting period.

As at the Balance Sheet date there were no active members of the Plan employed by the Association. The Association continues to offer membership of the plan to its employees.

It is not possible in the normal course of events to identify on a reasonable and consistent basis the share of underlying assets and liabilities belonging to individual participating employers. The Plan is a multi-employer scheme, where the assets are co-mingled for investment purposes, and benefits are paid out of the Plan's total assets. Accordingly, due to the nature of the Plan, the accounting charge for the period under FRS17 represents the employer contribution payable.

**18. Retirement benefit obligations (continued)**

The valuation results at 30 September 2021 were completed in 2022 and have been formalised. The valuation of the Plan was performed by a professionally qualified Actuary using the Projected Unit Method. The market value of the Plan's assets at the valuation date was £765.3 million and the Plan's Technical Provisions (i.e., past service liabilities) were £761.5 million. The valuation therefore revealed a surplus of assets compared with the value of liabilities of £3.8 million, equivalent to a past service funding level of 100%. The funding surplus has increased from a deficit of £31.6m at 30 September 2020.

The Plan's funding level and deficit has seen a positive improvement since the 2020 valuation. The main reasons for the positive change in the funding level since 30 September 2021 are:

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

- the payment of deficit contributions and withdrawing employer debts paid over the period, resulting in a reduction in the deficit;
- the significant projection provided by the Plan's hedging strategy which has protected the Plan from falling gilt yields and minimised the impact on funding; and
- a change to how the "Orphan liabilities" are valued for those employers that have withdrawn from the Plan to align with Technical Provisions funding basis rather than a Buy-out basis.

These items have been partially offset by a decrease in the gilt yields, reducing expectations for future investment returns and a relatively small impact on funding due to the government's recent RPI reforms; both of these result in an increase in the value of the Plan liabilities. The buy-out funding deficit has decreased from £255.4m at 30 September 2014 to £187.2m at 30 September 2017, a decrease of 26.7%.

The buy-out basis is the statutory basis for calculating an employer's debt on withdrawal. The debt on withdrawal is the withdrawing employer's share of the difference between the Plan's assets and the Plan Actuary's estimate of the amount an insurance company would charge to take on responsibility for paying all of the benefits due.

Based on the new recovery plan, the Plan has provided an estimate of the contributions required to fund the past service deficit. Under the new proposals, the Association will make annual payments of £150 from 1 April 2023. Payments are expected to increase by 3% per annum. At the balance sheet date, the present value of this obligation was £263 (2022: £412). This was calculated by reference to the terms of the provisional valuation and funding plan and discounted liability using the yield rate of high-quality corporate bond with a similar term. The discount rate used was 5.52% (2022: 2.53%).

The scheme is classified as a 'last-man standing arrangement'. Therefore, the Association is potentially liable for other participating employers' obligations if those employers are unable to meet their share of the scheme deficit following withdrawal from the scheme. Participating employers are legally required to meet their share of the scheme deficit on an annuity purchase basis on withdrawal from the scheme.

The estimated cost to the Association of withdrawal from the Growth Plan is £3,849.

**MUIRHOUSE HOUSING ASSOCIATION LIMITED**  
**NOTES to the FINANCIAL STATEMENTS (continued)**  
**For the year ended 31 March 2023**

<b>19. Statement of Cash Flows</b>	<b>2023</b>	<b>2022</b>
	£	£
<b><i>Cash flows from operating activities</i></b>		
Cash generated from operations		
Surplus for the year	408,430	312,272
Adjustment for non-cash items		
Depreciation of tangible fixed assets	935,778	935,885
Decrease/(Increase) in trade and other debtors	(49,233)	(5,151)
(Decrease)/Increase in trade and other creditors	179,762	(1,422)
(Decrease)/Increase in pension provision	90,000	(214,000)
Adjustments for investing or financing activities:		
Housing Association grants utilised in the year	(458,470)	(458,470)
Loss on sale of tangible fixed assets	2,737	164
Interest receivable	(10,553)	(193)
Interest payable	266,851	244,750
	-----	-----
Total cash generated from operating activities	1,365,302	813,835
	=====	=====

**20. Cash and cash equivalents**

	<b>At 1 April 2022 £</b>	<b>Movement in year £</b>	<b>At 31 March 2023 £</b>
Cash at bank and in hand	2,855,954	605,896	3,461,850
	=====	=====	=====

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

	<b>2023 £</b>
Cash movement in the year	(605,898)
Cash inflow from debt financing	(278,742)
	-----
Change in debt resulting from cash flows	(884,640)
Net Debt at the start of the year	6,043,754
	-----
<b>Net Debt at the end of the year</b>	<b>5,159,114</b>
	=====

**Analysis of changes in net debt**

	<b>At 1 April 2022 £</b>	<b>Cashflow Changes £</b>	<b>Other Non- Cashflow Changes £</b>	<b>At 31 March 2023 £</b>
<b>Cash and cash equivalents</b>				
Cash at bank and in hand	2,855,954	605,896	-	3,461,850
<b>Borrowings</b>				
Debt due within one year	(299,520)	299,520	(262,738)	(262,738)
Debt due after one year	(8,600,188)	(20,778)	262,738	(8,358,228)
	-----	-----	-----	-----
	(8,899,708)	278,742	-	(8,620,966)
	-----	-----	-----	-----
Total	(6,043,754)	884,639	-	(5,159,114)
	=====	=====	=====	=====

## 21. Share capital

	<b>Ordinary Shares of £1 each issued and fully paid £</b>
At 31 March 2022	64
Issued in the year	6
	-----
At 31 March 2023	70
	=====

Each member of the Association holds one share of £1 in the Association. These shares carry no right to dividend or distribution 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. Other debtors include an amount of £nil in relation to unpaid share capital.

## 22. Reserves

Share capital – represents the nominal value of shares that have been issued.

Revenue reserves – includes all current and previous retained surpluses.

## 23. Related party transactions

Members of the Board of Management are related parties of the Association as defined by the Financial Reporting Standard 102 (FRS102). Some members of the Board of Management are also tenants of the Association. Their tenancies are all on the same terms as for other tenants and no advantage can be gained from their position.

Governing Body members cannot use their position to their advantage. Any transactions between the Association and any entity with which a Governing Body member has a connection with is made at arm's length and is under normal commercial terms. The Members of the Board of Management can receive a maximum of £15 per month each for internet access and in total members received £195 (2022: £209) for reimbursement of expenses.

The Association leased 60 properties during the year to Muirhouse Homes Limited, a subsidiary of Muirhouse Housing Association Limited which was set up to accommodate the properties which receive rent on a mid-market basis, receiving £324,458 (2022: £319,740) in respect of these leases. In addition, it provided management services totalling £16,389 (2022: £15,312) to Muirhouse Homes Limited. Muirhouse Homes Limited agreed a gift aid distribution of £5,903 (2022: nil) to the Association in relation to the prior period financial results. The balance due from Muirhouse Homes Limited at 31 March 2023 was £112,327 (2022: £28,462) and is included in the Association's debtors in note 15.

During the year to 31 March 2023, 1 Board of Management member was a tenant of the Association (2022: 4). They have a standard tenancy agreement and were awarded their tenancy in line with best practice allocations policy. The total rental charge to the tenant Board Members for the year was £5,059 (2022: £13,414) and the net balance outstanding as at 31 March 2023 was £nil (2022: £Nil).

Board of Management member J R Douglas is also a director of Muirhouse Homes Limited.

Board of Management member J Hill is a tenant of Muirhouse Homes Limited.