



Alexander Sloan
Accountants and Business Advisers

Paisley Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2022

Registered Social Landlord No. HCB166

FCA Reference No. 2171R(S)

Scottish Charity No. SC035589

PAISLEY HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

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PAISLEY HOUSING ASSOCIATION LIMITED

BOARD OF MANAGEMENT, EXECUTIVE AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2022

BOARD OF MANAGEMENT

Ian Johnstone	Chair
James Weir	Vice Chair
Eileen Graham (resigned Sept 21)	
Sandra Loney	
Karen McMillan	
Mairi MacLean	
Saroj Bains	
Michelle Hart	
Scott Turo (resigned June 21)	
Lisa-Jane Dock (resigned August 21)	
Beth Arthur (resigned August 21)	
Drew Mason (joined April 21)	
Neil McCall (Joined October 21)	
Laura Clark (Joined January 22)	
Emmanuel Dufegha (Joined April 22)	
Tina Russell (Joined May 22)	

EXECUTIVE OFFICERS

Kathleen McCutcheon	Chief Executive Officer
Lorna Colville	Head of Finance and IT
Tracy Fraser	Head of Housing
Elaine Thomson (Retired June 22)	Head of Technical
Craig Reid (Joined June 22)	Head of Asset Management
Sandra Marshall	Company Secretary

REGISTERED OFFICE

2 Lawn Street
Paisley
PA1 1HA

EXTERNAL AUDITORS

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

INTERNAL AUDITORS

Quinn Internal Audit & Business Support
Services
55 Lady Place
Livingston,
EH54 6TB

BANKERS

Bank of Scotland Commercial Banking
Level 6
110 St Vincent Street
Glasgow
G2 1BA

SOLICITORS

TC Young
7 West George Street
Glasgow G2 1BA

PAISLEY HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2022

The Board of Management presents its report and the financial statements for the year ended 31 March 2022.

Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No. 2171R(S)), the Scottish Housing Regulator as a registered social landlord (No. HCB166) under the Housing (Scotland) Act 2010 and as is a registered Scottish Charity with the charity number SC035589.

Principal Activities

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

Review of Business and Future Developments

Our mission is three-fold:

1. Providing a high-quality, safe & affordable home environment for those in need
2. Providing effective services to help our tenants maintain their tenancies
3. Providing opportunities to ensure the voice of our customers is heard

Our current Strategic Objectives are:

1. Review our asset management strategy
2. Refine our customer service & support model
3. Contribute towards the green agenda
4. Harness digital technologies
5. Invest in partnership working
6. Build organisational resilience

Our homes are a mix of refurbished traditional tenement buildings, properties purchased via Scottish Homes Stock Transfer Scheme and properties built by the Association, and the table below shows the number of homes that we manage:

Stock Type	No
General Needs Affordable Housing	1249
Properties Currently Held for Refurbishment	47
Shared Ownership	2
Total	1298

The Association has a wholly owned subsidiary, Paisley South Property Services ("PSPS"), the objective of which is to provide a factoring service to properties in blocks where the Association has a common interest.

PAISLEY HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

Financial Review

The Association made a Surplus in the year of £1,809,710 (2021 - £2,006,264)

The Association is a member of the Scottish Housing Associations' Pension Scheme. We now provide only a Defined Contribution option for our staff.

The SHAPS defined benefit liability as at 31 March 2022 is £38,000 (2021 £845,000). This has therefore resulted in a reduction in the liability at 31 March 2022 and an actuarial surplus totalling £644,000 (2021 deficit £973,000) for the year has been recorded in other comprehensive income.

Further details in relation to pensions are included in the accounting policy note 18 to the financial statements.

The cash surplus that we generate is invested in homes for our tenants through our continued investment in the quality of our existing homes and our modest development programme, which included 46 properties that were completed during 2021/22.

Paisley Housing remains in a strong financial position despite the 'Covid-19' restrictions during the year and ongoing inflationary pressures.

In particular we continued with the replacement and upgrading of the fire and smoke alarm systems in all of our homes to meet the revised February 2022 deadline. We also continued to spend on our major repair investment programme to ensure compliance with the Energy Efficiency Standard for Social Housing ("EESH"), and maintaining the quality of the homes our tenants live in. However, some of our plans have been carried forward into 22/23, as some of our contracts were terminated due to market pressures.

Cash surpluses are expected to continue to be made over the next few years and will be used to fund our significant planned major repair programme and towards EESH 2 compliance and achieving Net-Zero, which are currently under review. We continue to strive to make efficiency savings in our operational costs wherever possible, and cash surpluses will continue to be invested into our homes to ensure our tenants are living in high quality, well managed homes in sustainable neighbourhoods.

Performance

This report details the main activities undertaken by Paisley Housing Association and how we have performed.

Corporate Governance

Paisley Housing Association has a Board (detailed on page 1) which is elected by members of the Association and is made up of tenants, local residents and representatives with a wider interest in Social Housing. It is the responsibility of the Board to undertake the strategy, setting of policy and overall direction of Paisley Housing Association. It also monitors the operational activities of the Association which the Executive Officers undertake in line with the agreed policies throughout the year. The members of the Board undertake their work in a voluntary, unpaid capacity.

PAISLEY HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

In addition to its strategic oversight role, the Board retain responsibility for the monitoring of particular aspects of the business and receive regular reports from the Executive Officers on activities undertaken and performance against targets.

The Board has 3 Sub-Committees which are responsible for monitoring Human Resource, Development and Risk & Audit.

The Board oversees the Association's compliance with the Scottish Housing Regulator's ("SHR's") regulatory standards of Governance and Financial Management to ensure that the quality of our governance processes continued to improve.

During 2021 the Board presented its 3rd Annual Assurance Statement (October 21). The Board confirmed to the best of their knowledge and belief that they have assurance of compliance in all material and significant ways with:

- All relevant regulatory requirements set out in section 3 of the Regulatory Framework.
- All relevant standards and outcomes in the Scottish Social Housing Charter.
- All relevant legislative duties.
- The SHR Standards of Governance and Financial Management.

During 21/22 the Association was able to continue to deliver all its services to Customers, expanding the way our services were delivered to take advantage of the new technologies invested in during the Covid Restrictions as well as reintroduce those services restricted during lockdown, in particular the reopening of our office to customers.

Housing Services

The Housing Management team, work with our tenants on a day to day basis as well as working to allocate homes as they become vacant to new tenants, in particular letting our 46 new homes that were completed in 2021.

The Rents team, which currently includes 2 Welfare Benefits staff, have been supporting our tenants to maintain their tenancies by monitoring the arrears on accounts and staying in touch with tenants who are struggling to pay their rent. They continue to provide front line support to tenants who are struggling with accessing the correct benefits. They have obtained grant funding to assist tenants with for example food and winter support vouchers, assistance with Energy Advise , provision of cycle storage units and of tablet computers. As well as working with other agencies that are there to support them.

During the year we have also started deliver our Homeless Prevention Project aimed to support new tenants sustain their home.

PAISLEY HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

Some key statistics on our housing management and arrears include:

	(Latest) Tenants Satisfaction Survey 2019	Tenants Satisfaction Survey 2016
Percentage of tenants satisfied with the management of the neighbourhood they live in	96.21%	94.88%
Percentage of tenants who feel that the rent for their property represents good value for money	84.48%	90.19%

A new satisfaction survey is being undertaken during 2022.

Figures in the table below are taken from the Annual Return on the Charter (ARC):

	2022	2021	2020
% rent loss during the year	0.83%	1.47%	0.61%
Average time to re-let properties during the year	28.48 days	52.23 days	16.37days
Total rent arrears as a % of gross rental income YTD (current & former tenant arrears)	3.02%	2.97%	2.58%

Generally performance is recovering after the "Covid Lockdown". However arrears increased in part due to a delay in receiving our Tenant Grant Fund payment from the Council which wasn't paid until late April and was to mitigate rent arrears accrued during first lockdown in 2020 - 2021. Had this payment come in during 21/22 as due this would have reduced our arrears by £18500 to 2.69%.

Regular inspections of our estate by the Technical and Housing Management staff restarted May 21, following the lifting of restrictions.

The Technical team manages the reactive and cyclical repairs to our tenants' homes while they are occupied and when they become empty. This includes repairs to the inside and outside of tenants' homes, arranging the annual servicing of gas boilers and regular servicing of other components; and inspecting our estates and other activities needed to ensure tenants' homes are healthy, safe and secure. The team also manages the periodic painting of stairwells and windows, as well as working with our service contractors and our Estates Team to keep backcourts and other common areas tidy and rubbish free. Some of these services will now be managed by Housing Management from 2022,

The Technical team also manages the delivery of the common repairs service on behalf of PSPS for blocks of flats for which PSPS are factor.

PAISLEY HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

Some key statistics on our repairs services include:

	(Latest) Tenants Satisfaction Survey 2019	Tenants Satisfaction Survey 2016
Percentage of tenants satisfied with the quality of their home when moving in	93%	95%
Percentage of tenants who were satisfied with our repairs & maintenance service	93%	94%

	2022	2021	2020
Percentage of reactive repairs " right first time"	97.6%	94.0%	98.5%
Average time taken to complete emergency repairs	2.08 hours	2.10 hours	2.00 hours
Average time taken to complete non-emergency repairs	2.80 days	3.86 days	2.88 days

Amounts spent on reactive and cyclical maintenance in the year were:

	2022	2021	2019
Day to day repairs to our homes	£574,056	£500,981	£592,811
Cyclical repairs to our homes	£426,063	£338,652	£479,339
Total reactive and cyclical repair costs	£1,000,119	£839,633	£1,072,150

The main replacement programme this year was to electrics and completing the required fire safety works, as well as delivering a number of replacements to central heating systems:

Replacements	2022
Bathrooms	£13,163
Electrics	£234,475
Boilers	£33,029
Firework	£59,045
Sundry Replacements	£14,517
Total spent on improvements to our homes	£354,229

The majority of the improvement programme is delivered via IFLAIR, a joint procurement initiative, made up of 7 community based RSLs in Renfrewshire, Inverclyde and East Renfrewshire, including Paisley HA. The aim of the initiative is to share the administration involved with larger procurement programmes as well as deliver efficiencies through more attractive buying power. The third IFLAIR Framework is now in place.

As noted above the bathroom, kitchen & internal door contracts in particular have been delayed due to current market condition

PAISLEY HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

Finance and IT

The Finance and IT team continued to support the work of Paisley Housing Association and Paisley South Property Services throughout the year.

The IT team focused on introducing the new Housing Management Software. The first phase of this project went live Feb 2022, as well as assisting staff to be more agile while working within our estates and from home.

This and more effective use of automated system will continue in 2022, in particular with the development of Phase 2 of the Housing Management Software.

During the year we reviewed External Audit & Energy Consultant Services as well as carried out the Stock Condition Survey to inform our longer-term plans. Our Insurance Review has been postponed to 2023, due to insurance market conditions.

Human Resources and Corporate Services

The Corporate Services officer in charge of Human Resources continued to support the work of Paisley Housing Association throughout the year.

A review of Housing Management took place during the year, resulting in changes to the structure and operations under taken by Housing Management.

The Head of Technical retired in June 2022 and replaced by the Head of Asset Management, reflecting the changing role of Technical.

A review of the Technical department is being under taken during 2022 as well as a more general review of the organisation.

During the year the Association was able to take advantage of available staffing grants to expand our services to customers.

Other Matters

Creditor Payment Policy

The Association's policy concerning the payment of its trade creditors complies with the payment terms set out by its suppliers. Where possible, our average payment period is no longer than 30 days.

Rental Income

Our rent setting procedure is based on the size, type and facilities available to each home. The rent charged is reviewed annually to ensure that rents received cover required costs, taking into account comparisons with other local RSLs and affordability for our tenant.

The Association is in the middle of a 10 year rent harmonisation process. For 21/22 we were able to hold rent levels, without an increase, for the majority of our tenants whose rent was already at the new target rent level. For 22/23 the general rent increase will be 4.5%

PAISLEY HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

Risk Management Policy

The Board has a formal risk management process to assess business risks and implement risk management strategies. This involves identifying the key risks to the Association, assessing their potential impact and likelihood of occurrence and then identifying the means by which we mitigate the risks where efficient to do so.

The Association holds a strategic risk register which is regularly reviewed and monitored.

The Board has set policies and procedures which include internal controls to cover the following:

- Consideration of the type of risks Paisley Housing Association faces;
- The level of risk which it regards as acceptable;
- The likelihood of the risks concerned materialising;
- The Association's ability to reduce the incidence and impact on it of risks that materialise; and
- Management of the costs of operating particular controls, relative to the benefit obtained.

In order to ensure that these policies are adhered to, management has:

- The responsibility to implement the Board's policies and to identify and evaluate risks for the Board's consideration;
- Communicated that employees have responsibility for internal control as part of their accountability for achieving objectives;
- Embedded the control system in the Association's operations so that it becomes part of the culture of Paisley Housing Association;
- Developed systems to respond quickly to evolving risks arising from factors within the Association and to changes in the external environment; and
- Included procedures for reporting failings to appropriate levels of management together with details of corrective action being taken.

The Board reviews the adequacy of the Association's current internal controls. Assisted by third party internal audit.

Review and monitoring of Risk and Audit has been delegated from the Board to the Audit & Risk Committee, who reported to the full Board annually.

During 21/22 an internal audit review of GDPR, FOI & EIRs and of complaints was undertaken. The resulting Actions Plans are due to be completed during 2022.

During 22/23 an internal audit review of Tenant Safety and Equalities will be undertaken.

Budgetary Process

Each year the Board approves the five-year financial plan linked to the Business Plan, in which key risk areas are identified. In 2022 the Board approved a 2-year Business Plan reflecting this period of significant global change affecting our customers, communities and country. The next financial plan review will take account of this updated plan.

PAISLEY HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2022

Review of Business and Future Developments (Contd.)

Performance is monitored and relevant action taken if needed throughout the year through quarterly reporting to the Board, highlighting variances from annual budget and updated projections for the year where necessary.

Approval procedures are in place in respect of major areas of risk such as major contract tenders expenditure and treasury management.

Treasury Management

Paisley Housing Association has an active treasury management function which operates in accordance with the Financial Regulations, Policies and Procedures approved by the Board.

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, while minimising excess cash and liquid resources held as far as possible.

Paisley Housing Association, as a matter of policy, does not enter into financial transactions of a speculative nature.

At 31 March 2022 the Association has a mix of fixed and variable rate borrowings which it considers appropriate at this time.

In February 21, the Association drew down its borrowing for its 2 newly built developments, that came off site Winter 21. The same lender will provide the borrowing for the new Comprehensive Tenant Improvement Scheme expected in 2023.

Quality and Integrity of Staff

The integrity and competence of staff is ensured through our high standards for recruitment and the subsequent training and development of our staff. High quality personnel are seen as an essential part of the control environment and the ethical standards expected are communicated through the Executive Officers. Our staffs also have opportunities to take part in a range of training activities to enhance and refresh their skills and knowledge. Such opportunities generally took place online this year.

Employee Involvement and Health and Safety

Paisley Housing Association encourages employee involvement in all major operational initiatives and in maintaining Health and Safety standards in all areas.

Disabled Employees

Applications for employment by disabled persons are given full and fair consideration for all vacancies in accordance with their particular aptitudes and abilities. In the event of employees becoming disabled, every effort is made to make modifications to their working environment or retrain them in order that their employment with the Association may continue. It is the policy of Paisley Housing Association that training, career development and promotion opportunities should be available to all employees.

PAISLEY HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2022

Future Prospects

Paisley Housing Association will continue with its policy of improving the quality of housing and housing services within its community, working with its existing and new partners.

The Association continues to work with the Scottish Government, Renfrewshire Council and the remaining owners in the Comprehensive Tenant Improvement of 5 tenement blocks in Paisley, with the aim of purchasing all the flats and then refurbishing them, to provide good quality rental properties.

The Association continues to invest further in automation and more flexible working out with the office and assist in the development of trainees through participation in various the Scottish Government initiatives.

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 that give a true and fair view of the state of affairs of the Association and of the surplus or deficit of the Association for that period. In preparing those financial statements the Board of Management 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;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in business; and
- prepare a statement on internal financial control.

The Board 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 them to: ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019. It is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

PAISLEY HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2022

Going Concern

Based on its budgetary and forecasting processes the Board of Management has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future; therefore, it continues to adopt the going concern basis of accounting in preparing the annual financial statements.

Statement on Internal Financial Control

The Board 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;
- 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 misstatement or loss. Key elements of the Association's systems include ensuring that:

- formal policies and procedures are in place, including the ongoing documentation of key systems and rules relating to the delegation of authority, which allow the monitoring of controls and restrict the unauthorised use of Association's assets;
- experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
- 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 receives reports from management and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed and that a general review of the major risks facing the Association is undertaken;
- formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports.

The Board of Management has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year end 31 March 2022. No weaknesses were found in the internal financial controls which resulted in material losses, contingencies or uncertainties which require disclosure in the financial statements or in the auditor's report on the financial statements.

Donations

During the year the Association made charitable donations of £0 (2021 - £50).

PAISLEY HOUSING ASSOCIATION LIMITED

REPORT OF THE BOARD OF MANAGEMENT FOR THE YEAR ENDED 31 MARCH 2022

Disclosure of Information to the Auditor

The members of the Board of Management at the date of approval of these financial statements have confirmed, as far as they are aware, that there is no relevant information of which the auditors are unaware. They confirm that they have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that it has been communicated to the auditors.

Auditor

A resolution to reappoint the Auditors, Alexander Sloan, Accountants and Business Advisers, will be proposed at the Annual General Meeting.

SANDRA MARSHALL

Secretary

31/8/2022

PAISLEY HOUSING ASSOCIATION LIMITED

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

In addition to our audit of the financial statements, we have reviewed your statement on page 11 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained in the publication "Our Regulatory Framework" and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion

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

Opinion

In our opinion the Statement of Internal Financial Control on page 11 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the financial statements.

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

Alexander Sloan

ALEXANDER SLOAN
Accountants and Business Advisers
Statutory Auditors
GLASGOW

6/9/2022



Alexander Sloan
Accountants and Business Advisers

PAISLEY HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PAISLEY HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2022

Opinion

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

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2022 and of the surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019.

In our opinion the exemption granted by the Financial Conduct Authority from the requirement to prepare Group Accounts is applicable as the amounts involved are not material.

Basis of Opinion

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

Conclusions relating to going concern

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

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

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

Other Information

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

PAISLEY HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PAISLEY HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2022 (continued)

Other Information (Contd.)

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of the Board of Management

As explained more fully in the statement of Board of Management's responsibilities as set out on page 10, the Board of Management is responsible for the preparation of the financial statements and for being satisfied that they give true and fair view, and for such internal control as the Board of Management determines is necessary to enable the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board 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 intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

PAISLEY HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PAISLEY HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2022 (continued)

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

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

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

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

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

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

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in Note 1 were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

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

- agreeing financial statement disclosures to underlying supporting documentation;
- reviewing the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims;
- reviewing the Association's Assurance Statement and associated supporting information; and
- requesting correspondence with the Scottish Housing Regulator, HMRC and the Association's legal advisors.

PAISLEY HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PAISLEY HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2022 (continued)

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

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

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

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

Use of our Report

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

Alexander Sloan

ALEXANDER SLOAN
Accountants and Business Advisers
Statutory Auditors
GLASGOW
6/9/2022



Alexander Sloan
Accountants and Business Advisers

PAISLEY HOUSING ASSOCIATION

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2022

	Notes	2022	2021
		£	£
Revenue	2	7,164,612	6,860,251
Operating costs	2	5,208,812	4,756,313
OPERATING SURPLUS		1,955,800	2,103,938
Interest receivable and other income		1,788	3,833
Interest payable and similar charges	7	(130,878)	(102,507)
Other Finance income/(charges)	10	(17,000)	1,000
		(146,090)	(97,674)
SURPLUS FOR THE YEAR		1,809,710	2,006,264
Other comprehensive income			
Actuarial gains/(losses) on defined benefit	18	644,000	(973,000)
TOTAL COMPREHENSIVE INCOME		2,453,710	1,033,264

The results relate wholly to continuing activities.

The notes on pages 22 to 40 form an integral part of these financial statements.

PAISLEY HOUSING ASSOCIATION

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2022

	Notes	2022	2021
		£	£
NON-CURRENT ASSETS			
Housing properties - depreciated cost	11	53,716,612	49,655,039
Other tangible assets	11	1,674,467	1,760,766
Intangible assets	11	119,705	62,611
Investments	12	2	2
		<u>55,510,786</u>	<u>51,478,418</u>
CURRENT ASSETS			
Receivables	13	406,486	384,212
Cash and cash equivalents	14	7,038,309	8,964,267
		<u>7,444,795</u>	<u>9,348,479</u>
CREDITORS: Amounts falling due	15	<u>(1,639,844)</u>	<u>(1,674,705)</u>
NET CURRENT ASSETS		<u>5,804,951</u>	<u>7,673,774</u>
TOTAL ASSETS LESS CURRENT		<u>61,315,737</u>	<u>59,152,192</u>
CREDITORS: Amounts falling due	16	(6,768,464)	(7,368,299)
PENSIONS AND OTHER			
Scottish housing association pension	18	(38,000)	(845,000)
		<u>(38,000)</u>	<u>(845,000)</u>
DEFERRED INCOME			
Social housing grants	19	(29,952,157)	(28,835,489)
		<u>(29,952,157)</u>	<u>(28,835,489)</u>
NET ASSETS		<u>24,557,116</u>	<u>22,103,404</u>
EQUITY			
Share capital	20	32	30
Revenue reserves		24,595,084	22,948,374
Pension reserves		(38,000)	(845,000)
		<u>24,557,116</u>	<u>22,103,404</u>

The financial statements were approved by the Board of Management and authorised for issue and signed on their behalf on 6/9/2022

Board Member

Board Member

Secretary

The notes on pages 22 to 40 form an integral part of these financial statements.

PAISLEY HOUSING ASSOCIATION

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2022

	Notes	2022		2021	
		£	£	£	£
Surplus for the Year			1,809,710		2,006,264
<i>Adjustments for non-cash items:</i>					
Depreciation of tangible fixed assets	11	2,044,738		1,858,289	
Amortisation of intangible assets	11	49,475		28,161	
Amortisation of capital grants	19	(1,182,883)		(1,042,863)	
Non-cash adjustments to pension provisions		(163,000)		(168,000)	
Share capital written off	20	(4)		(4)	
			748,326		675,583
Interest receivable			(1,788)		(3,833)
Interest payable	7		130,878		102,507
Operating cash flows before movements in working capital			2,687,126		2,780,521
Change in debtors		(22,274)		(67,219)	
Change in creditors		(25,248)		(86,958)	
			(47,522)		(154,177)
Net cash inflow from operating activities			2,639,604		2,626,344
Investing Activities					
Acquisition and construction of properties		(6,008,682)		(3,917,619)	
Purchase of Intangible Fixed Assets		(106,569)		(32,397)	
Purchase of other fixed assets		(23,226)		(215,699)	
Social housing grant received		2,299,551		3,982,785	
Proceeds on disposal of housing properties		11,896		4,376	
Net cash outflow from investing activities			(3,827,030)		(180,873)
Financing Activities					
Loan Advances Received		-		2,807,735	
Interest received on cash and cash equivalents		1,788		3,833	
Interest paid on loans		(130,878)		(102,507)	
Loan principal repayments		(609,448)		(656,980)	
Share capital issued	20	6		-	
Net cash (outflow) / inflow from financing activities			(738,532)		2,052,081
(decrease)/increase in cash	21		(1,925,958)		4,497,552
Opening cash & cash equivalents			8,964,267		4,466,715
Closing cash & cash equivalents			7,038,309		8,964,267
Cash and cash equivalents as at 31 March					
Cash	21		7,038,309		8,964,267
			7,038,309		8,964,267

The notes on pages 22 to 40 form an integral part of these financial statements.

PAISLEY HOUSING ASSOCIATION

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2022

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
Balance as at 1 April 2020	34	(40,000)	21,110,110	21,070,144
Issue of Shares	-	-	-	-
Cancellation of Shares	(4)	-	-	(4)
Other comprehensive income	-	(973,000)	-	(973,000)
Other movements	-	168,000	(168,000)	-
Surplus for the year	-	-	2,006,264	2,006,264
Balance as at 31 March 2021	30	(845,000)	22,948,374	22,103,404
Balance as at 1 April 2021	30	(845,000)	22,948,374	22,103,404
Issue of Shares	6	-	-	6
Cancellation of Shares	(4)	-	-	(4)
Other comprehensive income	-	644,000	-	644,000
Other movements	-	163,000	(163,000)	-
Surplus for the year	-	-	1,809,710	1,809,710
Balance as at 31 March 2022	32	(38,000)	24,595,084	24,557,116

The notes on pages 22 to 40 form an integral part of these financial statements.

PAISLEY HOUSING ASSOCIATION

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

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance and Basis of Accounting

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

Revenue

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

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

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

Retirement Benefits

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

Going Concern

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

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Housing Properties

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

<i>Component</i>	<i>Useful Economic Life</i>
Land	Not depreciated
Structure	Over 50 years
Roofs	Over 50 years
Bathrooms	Over 25 years
Windows	Over 25 years
Electrics	Over 30 years
Entrance Doors	Over 30 years
Close Doors	Over 20 years
Internal Doors	Over 35 years
Door Entry	Over 15 years
Kitchen	Over 15 years
Heating - Boilers	Over 14 years
Heating - Radiators	Over 28 years
Lifts	Over 30 years
Multi (Balconies)	Over 30 years
Smoke Alarm/Heat Detectors	Over 10 years

Depreciation and impairment of Other Tangible Assets

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

<i>Asset Category</i>	<i>Depreciation Rate</i>
Office Premises	4% Straight Line
Furniture, Fittings and Equipment	20% Straight Line

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

Social Housing Grants and Other Capital Grants

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

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

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

Sales Of Housing Properties

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

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

Taxation

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

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Leases

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

Works to Existing Properties

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

Capitalisation Of Development Overheads

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

Borrowing Costs

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

Property Development Cost

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

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

Basis of Consolidation

The Association has obtained exemption from the Financial Conduct Authority from producing Consolidated Financial Statements as provided by Section 14(2A) of the Friendly and Industrial and Provident Societies Act 1968. The financial statements for Paisley Housing Association present information about it as an individual undertaking and not about the group.

Financial Instruments - Basic

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

Cash and Liquid Resources

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

Impairment

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

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

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

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Key Judgements and estimates made in the application of Accounting Policies

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

Key Judgements

a) Categorisation of Housing Properties

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

b) Identification of cash generating units

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

c) Financial instrument break clauses

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

d) Pension Liability

The Association participated in a defined benefit pension scheme arrangement with the Scottish Housing Association Pension Scheme. The fund is administered by the Pensions Trust. The Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The Association has decided that this method is appropriate and provides a reasonable estimate of the pension assets and liabilities of the Association and has therefore adopted this valuation method.

Estimation Uncertainty

a) Rent Arrears - Bad Debt Provision

The Association assesses the recoverability of rent arrears through a detailed assessment process which considers the age of arrears.

b) Life Cycle of Components

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

c) Useful life of properties, plant and equipment

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

d) Defined pension liability

In determining the value of the Association's share of defined benefit pension scheme assets and obligations, the valuation prepared by the Scheme actuary includes estimates of life expectancy, salary growth, inflation and the discount rate on corporate bonds. The contingent liability note contains more information on estimation uncertainty in relation to pension benefits.

e) Covid 19

The pandemic has caused uncertainties in relation to the value of assets and future operations of the Association going forward. The Board of Management has to the best of its ability considered what impact the restrictions, imposed as a result of the pandemic, may have on the Association and have taken action to mitigate the impact wherever possible.

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

		2022			2021		
	Notes	Turnover £	Operating costs £	Operating surplus / (deficit) £	Turnover £	Operating costs £	Operating surplus / (deficit) £
Affordable letting activities	3	7,123,801	5,199,489	1,924,312	6,832,593	4,754,150	2,078,443
Other Activities	4	40,811	9,323	31,488	27,658	2,163	25,495
Total		7,164,612	5,208,812	1,955,800	6,860,251	4,756,313	2,103,938

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

	General Needs Housing £	Shared Ownership £	2022 Total £	2021 Total £
Revenue from Lettings				
Rent receivable net of service charges	5,582,176	7,034	5,589,210	5,481,864
Service charges receivable	231,349	-	231,349	223,514
Gross income from rent and service charges	5,813,525	7,034	5,820,559	5,705,378
Less: Rent losses from voids	53,333	-	53,333	83,568
Income from rents and service charges	5,760,192	7,034	5,767,226	5,621,810
Grants released from deferred income	1,181,699	1,184	1,182,883	1,042,862
Revenue grants from Scottish Ministers	173,692	-	173,692	167,921
Total turnover from affordable letting activities	7,115,583	8,218	7,123,801	6,832,593
Expenditure on affordable letting activities				
Management and maintenance administration costs	1,943,017	-	1,943,017	1,817,147
Service costs	278,659	-	278,659	263,086
Planned and cyclical maintenance, including major repairs	426,063	-	426,063	388,652
Reactive maintenance costs	574,056	-	574,056	500,981
Bad Debts - rents and service charges	30,585	-	30,585	29,651
Depreciation of affordable let properties	1,945,670	1,439	1,947,109	1,754,633
Operating costs of affordable letting activities	5,198,050	1,439	5,199,489	4,754,150
Operating surplus on affordable letting activities	1,917,533	6,779	1,924,312	2,078,443
2021	2,071,664	6,779		

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022
 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Other income	Total Turnover	Other operating costs	Operating surplus / (deficit)	Operating surplus / (deficit)
	£	£	£	2022	2021
	£	£	£	£	£
Uncapitalised development administration costs	-	-	9,323	(9,323)	(2,163)
Other activities	-	-	-	-	10,000
Commercial Leases	35,481	35,481	-	35,481	15,444
Charitable donations	5,330	5,330	-	5,330	2,214
Total From Other Activities	40,811	40,811	9,323	31,488	25,495
2021	27,658	27,658	2,163	25,495	

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

5. OFFICERS' EMOLUMENTS

	2022	2021
	£	£

The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Board of Management, managers and employees of the Association. Emoluments excludes social security costs.

Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	<u>208,282</u>	<u>256,857</u>
Pension contributions made on behalf on Officers with emoluments greater than £60,000	<u>44,795</u>	<u>50,392</u>
Emoluments payable to Chief Executive (excluding pension contributions)	75,262	74,436
Pension contributions paid on behalf of the Chief Executive	<u>12,515</u>	<u>14,640</u>
Total emoluments payable to the Chief Executive	<u>87,777</u>	<u>89,076</u>
Total emoluments paid to key management personnel (excluding pension contributions)	<u>260,804</u>	<u>256,857</u>

The number of Officers, including the highest paid Officer, who received emoluments, including pension contributions, over £60,000 was in the following ranges:-

	Number	Number
£60,001 to £70,000	1	-
£70,001 to £80,000	3	3
£80,001 to £90,000	<u>1</u>	<u>1</u>

6. EMPLOYEE INFORMATION

	2022	2021
	No.	No.
Average monthly number of full time equivalent persons employed during the year	<u>31</u>	<u>31</u>
Average total number of employees employed during the year	<u>31</u>	<u>31</u>
Staff costs were:	£	£
Wages and salaries	1,145,566	1,133,901
National insurance costs	95,195	95,912
Pension costs	167,000	252,000
	<u>1,407,761</u>	<u>1,481,813</u>

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

7. INTEREST PAYABLE AND SIMILAR CHARGES

	2022	2021
	£	£
On bank loans and overdrafts	<u>130,878</u>	<u>102,507</u>
	<u>130,878</u>	<u>102,507</u>

8. SURPLUS FOR THE YEAR

	2022	2021
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	2,044,738	1,858,289
Loss on component disposals	(11,896)	(4,376)
Auditors' remuneration - audit services	9,600	9,976
Operating lease rentals - land & buildings	-	6,216
	<u>-</u>	<u>6,216</u>

9. CORPORATION TAX

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

10. OTHER FINANCE INCOME / (CHARGES)

	2022	2021
	£	£
Net interest on pension obligations	<u>(17,000)</u>	<u>1,000</u>

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

NOTES TO THE FINANCIAL STATEMENTS (continued)

11. NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties Held for Letting £	Housing Properties In course of Construction £	Shared Ownership Completed £	Total £
COST				
At 1 April 2021	74,951,553	4,082,212	78,140	79,111,905
Additions	354,229	5,654,453	-	6,008,682
Disposals	(62,114)	-	-	(62,114)
Transfers	7,886,537	(7,886,537)	-	-
At 31 March 2022	<u>83,130,205</u>	<u>1,850,128</u>	<u>78,140</u>	<u>85,058,473</u>
DEPRECIATION				
At 1 April 2021	29,417,946	-	38,920	29,456,866
Charge for Year	1,933,774	-	1,439	1,935,213
Transfers	-	-	-	-
Disposals	(50,218)	-	-	(50,218)
At 31 March 2022	<u>31,301,502</u>	<u>-</u>	<u>40,359</u>	<u>31,341,861</u>
NET BOOK VALUE				
At 31 March 2022	<u>51,828,703</u>	<u>1,850,128</u>	<u>37,781</u>	<u>53,716,612</u>
At 31 March 2021	<u>45,533,607</u>	<u>4,082,212</u>	<u>39,220</u>	<u>49,655,039</u>

	2022		2021	
	<i>Component replacement</i> £	<i>Improvement</i> £	<i>Component replacement</i> £	<i>Improvement</i> £
Expenditure on Existing Properties				
Amounts capitalised	354,229	-	497,769	-
Maintenance expenditure to existing properties	-	1,000,119	-	889,633

All land and housing properties are heritable.

Additions to housing properties include capitalised development administration costs of £30,813 (2021-£12,209)

The Association's lenders have standard securities over housing property with a carry value of £22,880,320

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

11. NON CURRENT ASSETS (continued)

(b) Other tangible assets	Office Premises £	Furniture & Equipment £	Machinery & Equipment £	Total £
COST				
At 1 April 2021	2,245,335	161,938	13,197	2,420,470
Additions	3,605	19,621	-	23,226
At 31 March 2022	<u>2,248,940</u>	<u>181,559</u>	<u>13,197</u>	<u>2,443,696</u>
DEPRECIATION				
At 1 April 2021	513,161	138,624	7,919	659,704
Charge for year	89,958	16,927	2,640	109,525
At 31 March 2022	<u>603,119</u>	<u>155,551</u>	<u>10,559</u>	<u>769,229</u>
NET BOOK VALUE				
At 31 March 2022	<u>1,645,821</u>	<u>26,008</u>	<u>2,638</u>	<u>1,674,467</u>
At 31 March 2021	<u>1,732,174</u>	<u>23,314</u>	<u>5,278</u>	<u>1,760,766</u>

11. (c) Intangible assets

	Website & Software £	Total £
COST		
At 1 April 2021	159,796	159,796
Additions	106,569	106,569
At 31 March 2022	<u>266,365</u>	<u>266,365</u>
AMORTISATION		
At 1 April 2021	97,185	97,185
Charge for year	49,475	49,475
At 31 March 2022	<u>146,660</u>	<u>146,660</u>
NET BOOK VALUE		
At 31 March 2022	<u>119,705</u>	<u>119,705</u>
At 31 March 2021	<u>62,611</u>	<u>62,611</u>

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

NOTES TO THE FINANCIAL STATEMENTS (continued)

12. FIXED ASSET INVESTMENTS

	2022	2021
	£	£
Subsidiary undertakings	2	2
	<u>2</u>	<u>2</u>

Subsidiary Undertakings

Paisley Housing Association has the following wholly owned subsidiary undertakings. The registered office of the subsidiary is ,2 Lawn Street,Paisley.

	2022		2021	
	<i>Reserves</i>	<i>Profit / (Loss)</i>	<i>Reserves</i>	<i>Profit / (Loss)</i>
	£	£	£	£
Paisley South Property Services Limited	<u>7,437</u>	<u>215</u>	<u>7,437</u>	<u>5,330</u>

During the year, Paisley Housing Association Limited provided management, maintenance, factoring services to Paisley South Property Services Limited for which a charge of £39,326 (2021- £38,508) was made. A donation of the profit for the year of £215 (2021- £5,330) was also received from Paisley South Property Services Limited after the year end. At the year end £65,235 (2021- £92,334) was due to the Association from Paisley South Property Services.

13. RECEIVABLES

	2022	2021
	£	£
Gross arrears of rent and service charges	101,675	169,537
Less: Provision for doubtful debts	(39,712)	(67,556)
<i>Net arrears of rent and service charges</i>	61,963	101,981
Other receivables	279,288	189,897
Amounts due from group undertakings	65,235	92,334
	<u>406,486</u>	<u>384,212</u>

14. CASH AND CASH EQUIVALENTS

	2022	2021
	£	£
Cash at bank and in hand	<u>7,038,309</u>	<u>8,964,267</u>

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

15. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2022	2021
	£	£
Bank loans	524,794	534,407
Trade payables	289,939	386,848
Rent received in advance	339,657	333,218
Other taxation and social security	25,096	28,735
Other payables	245,682	250,564
Accruals and deferred income	214,676	140,933
	<u>1,639,844</u>	<u>1,674,705</u>

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

	2022	2021
	£	£
Bank loans	<u>6,768,464</u>	<u>7,368,299</u>

17. DEBT ANALYSIS - BORROWINGS

	2022	2021
	£	£
Bank Loans		
Amounts due within one year	524,794	534,407
Amounts due in one year or more but less than two years	531,589	525,149
Amounts due in two years or more but less than five years	1,526,824	1,541,886
Amounts due in more than five years	4,710,051	5,301,264
	<u>7,293,258</u>	<u>7,902,706</u>

The Association has a number of bank loans the principal terms of which are as follows:

Lender	Number of Properties Secured	Interest Rate	Maturity (Year)	Variable or Fixed
Bank of Scotland	3	1.5% + BR	2025	Variable
Bank of Scotland	21	0.62% + BR	2026	Variable
Bank of Scotland	25	0.75% + BR	2031	Variable
Bank of Scotland	-	1.6%	2031	Fixed
Bank of Scotland	25	0.75% + BR	2031	Variable
Bank of Scotland	-	1.6%	2031	Fixed
Nationwide Building Society	11	MR	2026	Variable
Clydesdale Bank	20	0.67% + BR	2033	Variable
Clydesdale Bank	27	0.67% + BR	2033	Variable
Clydesdale Bank	24	0.67% + BR	2033	Variable
Clydesdale Bank	33	0.67% + BR	2033	Variable
Clydesdale Bank	17	0.67% + BR	2033	Variable
Coop Bank	47	4.5%	2031	Fixed
Royal Bank of Scotland	11	0.4%+BR	2034	Variable
Royal Bank of Scotland	27	0.425%+BR	2034	Variable
Royal Bank of Scotland	-	0.425%+BR	2038	Variable
Royal Bank of Scotland	23	0.4%+BR	2038	Variable
Royal Bank of Scotland	32	0.4%+BR	2039	Variable
Scottish Government	-	0.0%	2025	Fixed
CAF	104	1.6% + BR	2045	Variable

All the Association's bank borrowings are repayable on a monthly - annual basis with the principal being amortised over the term of the loans.

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022
NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

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

The last valuation of the Scheme was performed as at 30 September 2018 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £877m. The valuation revealed a shortfall of assets compared with the value of liabilities of £121m (equivalent to a past service funding level of 89%). A recovery plan is in place to eliminate the past service deficit which runs to 28 February 2022.

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

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

	2022	2021
	£	£
Fair value of plan assets	8,083,000	7,533,000
Present value of defined benefit obligation	8,121,000	8,378,000
Defined benefit asset / (liability) to be recognised	<u>(38,000)</u>	<u>(845,000)</u>

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022
 NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Reconciliation of opening and closing balances of the defined benefit obligation

	2022	2021
	£	£
Defined benefit obligation at the start of period	8,378,000	6,524,000
Current service cost	161,000	246,000
Expenses	6,000	6,000
Interest expense	184,000	156,000
Contributions by plan participants	6,242	12,000
Actuarial losses (gains) due to scheme experience	187,000	(7,000)
Actuarial losses (gains) due to changes in demographic assumptions	25,000	-
Actuarial losses (gains) due to changes in financial assumptions	(711,000)	1,557,000
Benefits paid and expenses	(115,000)	(116,000)
Defined benefit obligation at the end of period	<u>8,121,242</u>	<u>8,378,000</u>

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

	2022	2021
	£	£
Fair value of plan assets at start of period	7,533,000	6,484,000
Interest income	167,000	157,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	145,000	577,000
Contributions by the employer	347,000	419,000
Contributions by plan participants	6,242	12,000
Benefits paid and expenses	(115,000)	(116,000)
Fair value of plan assets at the end of period	<u>8,083,242</u>	<u>7,533,000</u>

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2022 was £312,000

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022
 NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Defined benefit costs recognised in the statement of comprehensive income

	2022	2021
	£	£
Current service cost	161,000	246,000
Expenses	6,000	6,000
Net interest expense	17,000	(1,000)
	<u>184,000</u>	<u>251,000</u>

Defined benefit costs recognised in the other comprehensive income

	2022	2021
	£	£
Experience on plan assets (excluding amounts included in interest income) - gain /(loss)	145,000	577,000
Experience gains and losses arising on plan liabilities - gain /(loss)	(187,000)	7,000
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain /(loss)	(25,000)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	711,000	(1,557,000)
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain / (loss)	<u>644,000</u>	<u>(973,000)</u>
Total amount recognised in other comprehensive income - gain (loss)	<u>644,000</u>	<u>(973,000)</u>

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022
NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Assets	2022	2021	2020
	£	£	£
Absolute Return	371,000	371,000	398,000
Alternative Risk Premia	334,000	302,000	520,000
Corporate Bond Fund	511,000	568,000	474,000
Credit Relative Value	259,000	217,000	156,000
Distressed Opportunities	290,000	257,000	118,000
Emerging Markets Debt	301,000	304,000	231,000
Currency hedging	(30,000)	-	-
Global Equity	1,598,000	1,165,000	892,000
Index Linked All Stock Gilts	-	-	-
Infrastructure	505,000	421,000	382,000
Insurance-Linked Securities	169,000	157,000	174,000
Liability Driven Investment	1,956,000	1,811,000	1,708,000
Long Lease Property	233,000	175,000	158,000
Net Current Assets	26,000	56,000	49,000
Over 15 Year Gilts	3,000	4,000	82,000
Private Debt	203,000	178,000	128,000
Property	209,000	135,000	121,000
Risk Sharing	264,000	269,000	205,000
Secured Income	432,000	414,000	360,000
Opportunistic Illiquid Credit	268,000	193,000	158,000
Liquid Credit	52,000	130,000	170,000
Opportunistic Credit	28,000	206,000	-
Cash	22,000	3,000	-
	<u>8,083,000</u>	<u>7,533,000</u>	<u>6,484,000</u>

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

Key Assumptions

	2022	2021	2020
Discount Rate	2.8%	2.2%	2.4%
Inflation (RPI)	3.5%	3.3%	2.6%
Inflation (CPI)	3.2%	2.9%	1.6%
Salary Growth	4.2%	3.9%	2.6%
Allowance for commutation of pension for cash at retirement	<u>75% of maximum allowance</u>		

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

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

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

19. DEFERRED INCOME

	Social Housing Grants £	Total £
Capital grants received		
At 1 April 2021	51,988,312	51,988,312
Additions in the year	2,299,551	2,299,551
Eliminated on disposal	(35,281)	(35,281)
At 31 March 2022	<u>54,252,582</u>	<u>54,252,582</u>
Amortisation		
At 1 April 2021	23,152,823	23,152,823
Amortisation in year	1,182,883	1,182,883
Eliminated on disposal	(35,281)	(35,281)
At 31 March 2022	<u>24,300,425</u>	<u>24,300,425</u>
Net book value		
At 31 March 2022	<u>29,952,157</u>	<u>29,952,157</u>
At 31 March 2021	<u>28,835,489</u>	<u>28,835,489</u>

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

	2022 £	2021 £
Amounts due within one year	1,056,447	1,027,613
Amounts due in more than one year	28,895,710	27,807,876
	<u>29,952,157</u>	<u>28,835,489</u>

20. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2022 £	2021 £
At 1 April	30	34
Issued in year	6	-
Cancelled in year	(4)	(4)
At 31 March	<u>32</u>	<u>30</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.

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

NOTES TO THE FINANCIAL STATEMENTS (continued)

21. CASH FLOWS

Reconciliation of net cash flow to movement in net debt

	£	2022 £	£	2021 £
(Decrease) / Increase in cash	(1,925,958)		4,497,552	
Cashflow from change in net debt	609,448		(2,150,755)	
Movement in net debt during the year		(1,316,510)		2,346,797
Net debt at 1 April		1,061,561		(1,285,236)
Net debt at 31 March		(254,949)		1,061,561

	At 01 April 2021 £	Cashflows £	Other Changes £	At 31 March 2022 £
Cash and cash equivalents	8,964,267	(1,925,958)	-	7,038,309
Debt: Due within one year	8,964,267	(1,925,958)	-	7,038,309
Due after more than one year	(534,407)	609,448	(599,835)	(524,794)
Net debt	(7,368,299)	-	599,835	(6,768,464)
	1,061,561	(1,316,510)	-	(254,949)

22. CAPITAL COMMITMENTS

	2022 £	2021 £
Capital Expenditure that has been contracted for but has not been provided for in the financial statements	730,075	351,098

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

23. DETAILS OF ASSOCIATION

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

The Association's principal place of business is 2 Lawn Street, Paisley, PA1 1HA .

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

PAISLEY HOUSING ASSOCIATION

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 NOTES TO THE FINANCIAL STATEMENTS (continued)

24. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2022 No.	2021 No.
General needs	1,298	1,239
Shared ownership	2	2
	<u>1,300</u>	<u>1,241</u>

25. RELATED PARTY TRANSACTIONS

Members of the Board of Management are related parties of the Association as defined by Financial Reporting Standard 102.

Any transactions between the Association and any entity with which a Board of Management member has a connection with is made at arm's length and is under normal commercial terms.

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

	2022 £	2021 £
Rent received from tenants on the Board of Management and their close family members	<u>20,509</u>	<u>24,323</u>

At the year end total rent arrears owed by the tenant members on the Board of Management (and their close family) were £112 (2021 - £0).

Members of the Board of Management who are tenants	4	4
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26 CONTINGENT LIABILITY

The Trustees of The Pension Trust (The Trust) has completed a review of the changes made to the benefit structures of the Scottish Housing Association Defined Benefit Schemes within the Trust. The result of this review is that, in some cases, it is unclear whether changes were made to scheme benefits

The Trustee has been advised to seek direction from the Court on the effect of these changes. This process is ongoing and is unlikely to be resolved until late 2024 at the earliest.

The Pension Trust have not made their legal advice available and the likelihood of success is currently unknown. For multi-employer schemes, the Trustee is unable to provide the estimated potential additional liability at an individual employer level as this is as yet unknown. Furthermore due to the complexities in relation to back payments, transfers, deaths and orphan liabilities, etc., it may not be possible to ascertain an accurate split by individual employers until after the court ruling, when the scope of any rectification work, should this be required, becomes known. As a result, no provision has therefore been included in the financial statements but the Association does have a contingent liability.