

**Pineview Housing Association Limited**  
**Report and Financial Statements**  
**For the year ended 31st March 2024**



**Registered Housing Association No. HAC231**  
**FCA Reference No. 2375R(S)**  
**Scottish Charity No. SC038237**

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**Members of the Committee of Management, Executives and Advisers for the Year Ended 31 March 2024**

**Committee of Management**

Daniel Martyn	Chairperson
David Syme	Vice-Chairperson
Linda Devlin	
Josephine McGinty	
Richard Bolton	
Anna Welsh	
Jamie Graham	
John Brechany	
Laura Nahar	
Morven Baigent	Co-optee 21 September 2023
Aarti Passi	Co-optee 21 September 2023
Frazer Lord	Casual Vacancy 21 September 2023
Lyndsey Robinson	Casual Vacancy 21 September 2023
Myra Frater	Resigned 20 July 2023
Teresa Brannan	Resigned 11 August 2023
Kenny McGinty	Resigned 23 August 2023

**Executive Officers and Key Management Personnel**

Joyce Orr	Director and Secretary
Karen Byrne	Housing Services Manager

**Registered Office**

5 Rozelle Avenue  
Drumchapel  
Glasgow  
G15 7QR

**External Auditors**

Chiene + Tait LLP  
(trading as CT)  
Chartered Accountants &  
Statutory Auditor  
61 Dublin Street  
Edinburgh  
EH3 6NL

**Internal Auditors**

Wbg  
168 Bath Street  
Glasgow  
G2 4TP

**Finance Agents**

FMD Financial Services Ltd  
31 Churchill Drive  
Bishopton  
PA7 5HF

**Bankers**

Bank of Scotland  
19 Roman Road  
Bearsden  
Glasgow  
G61 2SP

**Solicitors**

TC Young  
7 West George Street  
Glasgow  
G2 1BA

## Report of the Committee of Management for the Year Ended 31 March 2024

The Committee of Management presents its report and the Financial Statements for the year ended 31 March 2024.

### Legal Status

The Association is a registered non-profit making organisation under the Co-operative and Community Benefit Societies Act 2014 No.2357R(S). The Association is governed under its Rule Book. The Association is a registered Scottish Charity with the charity number SC038237.

### Principal Activities

The objects of the Association are:

1. to provide for the relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage through the provision, construction, improvement and management of land and accommodation and the provision of care; and
2. any other purpose or object permitted under Section 24 of the Housing (Scotland) Act 2010 which is charitable both for the purposes of Section 7 of the Charities and Trustee Investment (Scotland) Act 2005 and also in relation to the application of the Taxes Acts.

The permitted activities and powers of the Association will include anything which is necessary or expedient to help the Association achieve these objects.

## Review of Business and Future Developments

### Context

Pineview Housing Association Ltd is a community-based housing association in the Drumchapel area of Glasgow. As at 31 March 2024 the Association owns 853 properties (including 1 HMO), part owns 21 shared ownership properties and provides factoring services for 30 properties. At 31 March 2024, the Association has a Committee of Management made up of 13 members. Of the 13 members there are 2 tenants, 1 service user and 10 others with an interest in the Association. The Committee of Management is made up of members with wide ranging skills, knowledge and experience including business; housing and property maintenance; legal profession; teaching; community development and planning; and engineering.

Details of our Committee and our staff team are kept updated on our public website:

<https://www.pineview.org.uk/management-committee/>

<https://www.pineview.org.uk/staff-structure/>

The agendas and minutes of our Committee of Management meetings are publicly available on our website: <https://www.pineview.org.uk/management-committee-meetings-agendas-and-minutes/>

As a community based housing association our priority is customer service and performance management. We continually review our working circumstances to ensure quality service delivery for customers and good performance outcomes whilst allowing flexibility for staff team members. Our office is open to the public and staffed Mon – Friday (excluding public holidays and any additional specific days related to operations). Our staff team, other than our estate caretakers due to the nature of their work, work flexibly from both the office and home. Everyone has the ability to work from our office 100% or mix their week with 60% working from the office and 40% working from home, with everyone required to work from the office most Wednesdays. Our arrangements are kept under review and updated as circumstances change.

## Report of the Committee of Management for the Year Ended 31 March 2024 (Continued)

The Association has a “live” business plan, that is, our business plan is used and reported against on an ongoing basis rather than being a developed document that sits on a shelf. Our business plan is publicly available on our website: <https://www.pineview.org.uk/business-plan-budgets-and-management-accounts/>

### Treasury Management

The Committee of Management follows a prudent approach to the financial affairs of the Association and retains close control of these. Investments are regularly reviewed to ensure that the Association achieves a good return on cash balances, whilst spreading the risk of investments across institutions. The Committee of Management also keeps the Association’s loan portfolio under review and monitors the impact of financial decisions on the loan covenant conditions that the Association is required to meet. The Association cleared one loan during 2023/24 and has six remaining loans between two lenders and 1 remaining loan with the Scottish Government. The Association has not taken on any new debt during the year and has no plans for further borrowing at this time.

The Association, as a matter of policy, does not enter into transactions of a speculative nature. Surplus funds are managed carefully using long-established banks or building societies. The Treasury Management position of the Association is reviewed by the Committee of Management every quarter and the Treasury Management Policy is reviewed by the Committee of Management every year.

### Risk Management

The Association has an active risk management process, including policy, matrix register and business continuity planning (disaster recovery). All major risks are considered in order that mitigating action can be planned. Risks are reviewed by staff on an ongoing basis and formally reviewed by the Committee of Management every quarter or sooner if required. The Association’s external financial auditor and the independent internal auditor also review the risk register every 6 months. Risk management is a planned area for internal audit work during 2024/25 (May 2024 visit).

Risks are mitigated with robust policies, procedures, and a range of internal and external audits. The Committee of Management further ensure mitigation by reviewing external information and advice, maintaining active membership of representative and good practice bodies, and through seeking specialist external advice where it is required such as advice on IT security and data protection/freedom of information.

Our risk register is updated quarterly and is publicly available on our website – [Business Plan Section 9 Risk Management](#).

Our top 6 risk areas, post mitigation measures, are as detailed in the table below:

<i>Risk No.</i>	<i>Risk Area Identified</i>	<i>Mitigation Measures</i>
28	Inflation rate uncertainties and fluctuations, with divergence of income and costs as rent rising at lower rate than costs.	Treasury management strategy, financial forecasting and rent affordability and charges reviews.
45	Economic and trade difficulties.	Quarterly review of financial position. Budget scenario planning. Utilising partnerships.

**Report of the Committee of Management for the Year Ended 31 March 2024** (Continued)

<i>Risk No.</i>	<i>Risk Area Identified</i>	<i>Mitigation Measures</i>
70	Energy efficiency, EESSH2 and net carbon requirements.	Keep under review. Green office strategy. Awaiting Scottish Government conclusion of Scottish Housing Net Zero Standard (SHNZS) and publication of requirements, to then begin to investigate options and develop plans.
73	Disruption to supply chains, for example, war conflicts.	Utilising partnerships. Green office strategy. Money and energy advice for customers. Financial forecasting and scenario planning.
74	Energy costs.	Green office strategy. Reviewing business energy costs. Money and energy advice for customers. Managing associated consequences for stock condition. Financial forecasting and scenario planning.
50	Failure to collect rent and / or other income owed to the Association.	Debt management strategy. Staff learning. Internal audit review. Provision of welfare benefit advice for customers.

The last few years have been amongst the most challenging for our tenants, for the Association and for all the wider stakeholders and suppliers that we work with. The coming years look likely to remain unpredictable, volatile and difficult. Many of our tenants and customers are likely to face continuing financial hardship, and the Association will continue to be impacted by cost inflation, higher and/or uncertain interest rates and a tightening of public finances and support. All of this at a time when the Association, and the wider housing sector, will have additional requirements to assist with the acute problems in homelessness, the ambitions to decarbonise homes and ease fuel poverty, to maintain tenant and resident safety and continue delivering good services alongside keeping rents affordable.

**Financial Review**

The Association needs to have reserves to ensure that the organisation can function into the future and meet its future liabilities, including the repair, maintenance, and replacement investment needs of its properties. There has been a lasting impact due to the COVID-19 pandemic and international tensions such as wars. Worldwide shortages of materials and labour have resulted in increased demand and costs for both. As such, a lesser volume of work is possible within original timeframes and is now costing a great deal more. We have revisited our long-term financial projections to take account of increased costs. To date no planned works have been postponed beyond a few months due to labour shortages, but costs continue to rise. Matters are kept under review and works to our properties continues, subject to the availability and affordability of the labour and materials to complete. Any annual surplus that the Association makes is set aside within reserves for future business and works.

The Association reports an operating margin of 22.7% (2023: 23.4%). The main drivers of the difference from the previous year are the increase in staff and overhead costs, however staff costs remain under budget while overhead costs are very close to budget.

## **Report of the Committee of Management for the Year Ended 31 March 2024 (Continued)**

As at 31 March 2024, the Association has cash to the value of £5.4m and has loan debt at a value of £2.1m having paid £298k of its loan debt during the year. The bank base rate has remained high over the year, however the Association has a mix of variable and fixed rate loans which has assisted with mitigating the financial impact of this.

As at 31 March 2024, the Association has a net asset value position of £16.6m (this is the assumed net worth of the Association and is not a cash item).

### **Value for Money**

Along with ensuring effective management of the Association's finances, the Committee of Management are committed to ensuring that value for money remains a top priority for the Association. We look to achieve this as an independent Registered Social Landlord (RSL) and with our local partners. Where it can add value, we work with other local RSLs to procure, purchase and provide. We work closely with the other local RSLs, especially in terms of staff and Committee training, welfare benefits advice services and some maintenance procurement. We also work with other RSLs across Glasgow on common projects, such as the Scottish Housing Connections website consortium.

Ensuring the collection of rental income, and supporting tenants to make rent payments, remains a priority for the Association. While working to keep rents affordable we need to ensure that we maximise our collection of rental charges due. Only by ensuring the ongoing receipt of rent payments can we ensure the future of the Association and the availability of funds to continue to provide services. This has been a challenge over recent years with the UK Government Welfare Reforms and with the increases in the cost of living with high inflationary increases in everyday living, especially food and household essentials and the increases in the cost of energy bills. All of this can make rent payment even more difficult for some which is why it is important that the Association continue to support customers in this priority area.

In terms of rental arrears, the transfer from Kendoon Housing Association in February 2021 continues to affect our ongoing performance. Kendoon had historically high rent arrears that we inherited as part of the transfer. Our staff team have been working closely with tenants to assist them to address longstanding arrears. Eviction is always a last resort but needs to be pursued when all other measures fail to resolve matters.

Tenant involvement is crucial to the success of the Association and we are very grateful to our active Resident and Customer Forum for all the work they do with us. The forum meetings have returned to in person meetings but retain the option for hybrid meetings so members have a choice to attend in person or online. Online meeting can be more suitable for some members and we plan to keep this facility on a permanent basis to maximise opportunities for our members to get involved.

It is core to our business that our customers are satisfied with the services we provide and the Association is committed to continually aiming to improve on these. Our triennial tenant satisfaction survey took place during 2022-23 with very positive results – published on our public website <https://www.pineview.org.uk/tenant-satisfaction-surveys/>. Alongside this we have feedback software to allow us to develop a system for real time ongoing feedback. Both of these help us continue to review our service in light of our customers priorities.

### **Donations and Wider Action**

During the year the Association made charitable donations of £2,000, contributed wider action funding of £57,197 and spent £10,580 on tenant participation including newsletters, competitions and resident/member vouchers.

## **Report of the Committee of Management for the Year Ended 31 March 2024 (Continued)**

The Association also accessed external funds to assist tenants with cost of living matters. We secured £95,359 from the Social Housing Fuel Support Fund to provide fuel vouchers and also energy advice services in partnership with the Wise Group.

We also had a budget for wider action and worked with partners such as Growchapel, G15 Youth Group, Enable Fortune Works and Glasgow City Council to spend this budget. This included spending £9,403 on youth, environmental and social / community activities.

### **Governance**

The Committee of Management continued their annual committee member reviews to ensure that as a committee, and as individual committee members, they meet regulatory and good practice requirements. The committee remains open to new members joining and bringing fresh ideas, skills, and approaches.

The Committee of Management developed and submitted their Annual Assurance Statement (AAS) to the Scottish Housing Regulator by the due deadline. This Committee of Management submitted a positive AAS advising of their assurance of the Associations compliance with regulatory requirements.

During 2023-24, the Association also continued its ongoing programme of internal audit and this covered various areas of our work, including ARC reporting to the Scottish Housing Regulator; payroll; rent setting and affordability; allocations and voids; duty of care; and follow up from 2022/23 on tenant participation and engagement; complaints handling; and debt management. Internal audit is a vital tool to let the Association know where it is performing well and where improvements could be made, and to provide the Committee of Management with the assurance they need.

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

The Association is controlled by a Committee of Management. The members of the Committee of Management and the Executive Officers are listed on page 3.

Each elected and casual vacancy member of the Committee 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 Committee of Management.

The members of the Committee of Management are also Trustees of the Charity. Members of the Committee of Management are appointed by the members at the Association's Annual General Meeting or apply to fill casual vacancies in the year or take up co-optee places. The Committee of Management can be no fewer than 7 members and no more than 15, with no more than one third being co-optees.

Details of our Committee are kept updated on our public website:

<https://www.pineview.org.uk/management-committee/>

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

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

- select suitable accounting policies and then apply them consistently;



## **Report of the Committee of Management for the Year Ended 31 March 2024 (Continued)**

- 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 the going concern basis unless it is inappropriate to presume that the Association will continue in business;
- prepare a statement on Internal Financial Control.

The Committee 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 2014 and the SHR Determination of Accounting Requirements – Statutory Guidance Feb 2024. They are 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 Committee of Management must, in determining how amounts are presented within items in the Statement of Comprehensive Income (income and expenditure account) and Statement of Financial Position (balance sheet), have regard to the substance of the reported transaction or arrangement, in accordance with generally accepted accounting practices.

### **Disclosure of Information to the Auditor**

In so far as the Committee of Management are aware, at the time this report is approved:

- 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 Committee 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.

### **Statement on Internal Financial Control**

The Committee 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 Committee 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;

**Report of the Committee of Management for the Year Ended 31 March 2024 (Continued)**

- forecasts and budgets are prepared which allow the management team and the Committee 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 Committee of Management;
- the Committee 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 Committee of Management has reviewed the effectiveness of the system of internal financial control in existence in the Association for the year ended 31 March 2024. 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.

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**Auditors**

CT LLP were appointed in 2019 with the intention of undertaking audits for years ending 31 March 2020, 2021, 2022, 2023, 2024. Following tender work undertaken during 2023 with advertisement for expressions of interest, negotiations were undertaken with CT LLP for a further contract period of 3 plus 2 years. As such, subject to satisfactory audit work, a resolution to re-appoint the auditors CT LLP will be proposed at the Annual General Meeting.

**By order of the Committee of Management**



Joyce Orr

Secretary

Date: 19 June 2024

**Report by the Auditors to the Members of Pineview Housing Association Limited  
on Corporate Governance Matters for the Year Ended 31 March 2024**

**CT:**

In addition to our audit of the Financial Statements, we have reviewed your statement on pages 9 and 10 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 on 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 on Internal Financial Controls on pages 9 and 10 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.

Through our enquiry of certain members of the Committee of Management and Officers of the Association and examination of relevant documents, we have satisfied ourselves that the Committee of Management's Statement on Internal Financial Controls 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 Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

CT

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

**Date:** 20 June 2024

**Independent Auditor's Report to the Members of Pineview Housing Association Limited for the Year Ended 31 March 2024**



**Opinion**

We have audited the financial statements of Pineview Housing Association Limited (the 'Association') for the year ended 31 March 2024, which comprise the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Cashflows, the Statement of Changes in Equity, and the 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 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 2024 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements – 2024.

**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 accounts, we have concluded that the Committee 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 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 Committee of Management with respect to going concern are described in the relevant sections of this report.

**Other information**

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

**Independent Auditor's Report to the Members of Pineview Housing Association Limited for the Year Ended 31 March 2024 (Continued)**

**CT:**

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

We have nothing to report in this regard.

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

We have nothing to report in respect of the following matters where the Co-operative and Community Benefit Societies Act 2014 requires 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; or
- a satisfactory system of control over transactions has not been maintained by the Association in accordance with the requirements of the legislation; 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 Committee of Management**

As explained more fully in the Committee of Management's responsibilities statement, the Committee of Management are 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 Committee of Management determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Committee of Management are 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 Committee 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.

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

Irregularities are instances of non-compliance with laws and regulations. The objectives of our audit are to obtain sufficient appropriate audit evidence regarding compliance with laws and regulations that have a direct effect on the determination of material amounts and disclosures in the financial statements, to perform audit procedures to help identify instances of non-compliance with other laws and regulations that may have a material effect on the financial statements, and to respond appropriately to identified or suspected non-compliance with laws and regulations identified during the audit.

In relation to fraud, the objectives of our audit are to identify and assess the risk of material misstatement of the financial statements due to fraud, to obtain sufficient appropriate audit evidence regarding the assessed risks of material misstatement due to fraud through designing and implementing appropriate responses and to respond appropriately to fraud or suspected fraud identified during the audit.

However, it is the primary responsibility of management, with oversight of those charged with governance, to ensure that the entity's operations are conducted in accordance with the provisions of laws and regulations and for the prevention and detection of fraud.

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud, the audit engagement team:

- obtained an understanding of the nature of the sector, including the legal and regulatory frameworks that the Association operates in and how the Association is complying with the legal and regulatory frameworks;
- inquired of management and those charged with governance, about their own identification and assessment of the risks of irregularities, including any known actual, suspected or alleged instances of fraud, and
- discussed matters about non-compliance with laws and regulations and how fraud might occur including assessment of how and where the financial statements may be susceptible to fraud.

As a result of these procedures, we consider that the most significant laws and regulations that have a direct impact on the financial statements were, but not limited to, FRS 102, Housing SORP 2018, the Scottish Housing Regulator's Determination of Accounting Requirements 2024, the Co-operative and Community Benefit Societies Act 2014 and the Housing (Scotland Act) 2010. We performed audit procedures to detect non-compliances which may have a material impact on the financial statements which included reviewing financial statement disclosures against the requirements of the relevant financial reporting standards.

We also performed audit procedures to inquire of management, and those charged with governance whether the Association is in compliance with these laws and regulations, inspected correspondence with regulatory authorities including mandatory submissions to the Regulator, reviewed minutes of meetings of the Committee of Management and relevant sub-committees, and reviewed available online information.

**Independent Auditor's Report to the Members of Pineview Housing Association Limited for the Year Ended 31 March 2024 (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. 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**  
**Date:** 20 June 2024

## Statement of Comprehensive Income for the Year Ended 31 March 2024

	Notes	2024	2023
		£	£
<b>REVENUE</b>	2	4,951,172	4,783,072
Operating Costs	2	<u>(3,844,719)</u>	<u>(3,665,786)</u>
<b>OPERATING SURPLUS</b>		1,106,452	1,117,286
Interest Receivable and Other Income		160,947	36,780
Interest Payable and Similar Charges	7	(61,671)	(35,264)
Gain / (Loss) on Disposal of Property, Plant and Equipment	26	16,781	-
Other Finance Income / (Charges)	10	18,000	14,914
		<u>134,057</u>	<u>16,430</u>
<b>SURPLUS FOR THE YEAR</b>	8	<b>1,240,509</b>	<b>1,133,716</b>
<b>Other comprehensive income</b>			
Actuarial (Losses)/gains on defined benefit Pension Plan	25	(268,000)	(227,000)
<b>TOTAL COMPREHENSIVE INCOME</b>		<b><u>972,509</u></b>	<b><u>906,716</u></b>

The Financial Statements were approved by the Committee of Management, authorised for issue and signed on its behalf on 19 June 2024 by:

Name:

Signature:

Committee Member

Committee Member

Secretary

The notes on pages 20 to 37 form part of these Financial Statements.



## Statement of Financial Position as at 31 March 2024

	Notes	2024		2023	
		£	£	£	£
<b>NON-CURRENT ASSETS</b>					
Housing Properties - Depreciated Cost	11 (a)		37,655,324		38,622,602
Other Non-current Assets	11 (b)		<u>35,487</u>		<u>43,278</u>
			37,690,811		38,665,881
<b>CURRENT ASSETS</b>					
Receivables	14	293,177		184,827	
Cash at bank and in hand		<u>5,417,301</u>		<u>4,672,420</u>	
		5,710,478		4,857,248	
<b>CREDITORS: Amounts falling due within one year</b>	15	<u>(806,399)</u>		<u>(851,518)</u>	
<b>NET CURRENT ASSETS</b>			<u>4,904,078</u>		<u>4,005,730</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			42,594,889		42,671,611
<b>CREDITORS: Amounts falling due after more than one year</b>	16		(1,771,299)		(2,065,191)
<b>PENSIONS AND OTHER PROVISIONS FOR LIABILITIES AND CHARGES</b>					
Scottish Housing Association Pension Scheme	25	<u>(418,000)</u>		<u>(168,000)</u>	
			(418,000)		(168,000)
<b>DEFERRED INCOME</b>					
Social Housing Grants	18	<u>(23,798,436)</u>		<u>(24,803,764)</u>	
			<u>(23,798,436)</u>		<u>(24,803,764)</u>
<b>NET ASSETS</b>			<u>16,607,154</u>		<u>15,634,655</u>
<b>EQUITY</b>					
Share Capital	19		222		232
Revenue Reserves			<u>16,606,932</u>		<u>15,634,423</u>
			<u>16,607,154</u>		<u>15,634,655</u>

The Financial Statements were approved by the Committee of Management, authorised for issue and signed on its behalf on 19 June 2024 by:

Name:

Signature:

Committee Member

Committee Member

Secretary

The notes on pages 20 to 37 form part of these Financial Statements.

## Statement of Cashflows for the Year Ended 31 March 2024

	Notes	2024	2023
		£	£
<b>Net cash inflow from operating activities</b>	17	1,585,838	1,550,900
<b>Investing Activities</b>			
Interest Received on Cash and Cash Equivalents		160,947	36,780
Improvements to Housing Properties		(686,968)	(816,773)
Purchase of Other Fixed Assets		-	(1,704)
Proceeds on Disposal of Property, Plant and Equipment		<u>26,962</u>	<u>-</u>
<b>Net cash outflow from investing activities</b>		(499,059)	(781,697)
<b>Financing Activities</b>			
Interest Payable and Similar Charges		(43,671)	(20,350)
Loan Principal Repayments		(298,239)	(346,978)
Share Capital Issued		<u>11</u>	<u>7</u>
<b>Net cash outflow from financing activities</b>		(341,898)	(367,321)
<b>Increase in cash</b>		744,881	401,883
<b>Opening Cash &amp; Cash Equivalents</b>		<u>4,672,420</u>	<u>4,270,538</u>
<b>Closing Cash &amp; Cash Equivalents</b>		<u>5,417,301</u>	<u>4,672,420</u>
<b>Cash and Cash equivalents as at 31 March</b>			
Cash		<u>5,417,301</u>	<u>4,672,420</u>
		<u>5,417,301</u>	<u>4,672,420</u>

The notes on pages 20 to 37 form part of these Financial Statements.

## Statement of Changes in Equity for the Year Ended 31 March 2024

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
<b>Balance as at 1 April 2022</b>	238	(25,000)	14,752,707	14,727,945
Issue of Shares	7	-	-	7
Cancellation of Shares	(13)	-	-	(13)
Surplus for the year	-	-	906,716	906,716
Other comprehensive income	-	-	-	-
Transfer of Pension Reserve to Revenue Reserve	-	25,000	(25,000)	-
<b>Balance as at 31 March 2023</b>	<b>232</b>	<b>-</b>	<b>15,634,423</b>	<b>15,634,655</b>
<b>Balance as at 1 April 2023</b>	232	-	15,634,423	15,634,655
Issue of Shares	11	-	-	11
Cancellation of Shares	(21)	-	-	(21)
Surplus for the year	-	-	1,240,509	1,240,509
Other comprehensive income	-	-	(268,000)	(268,000)
<b>Balance as at 31 March 2024</b>	<b>222</b>	<b>-</b>	<b>16,606,932</b>	<b>16,607,154</b>

The notes on pages 20 to 37 form part of these Financial Statements.

## Notes to the Financial Statements for the Year Ended 31 March 2024

### 1. PRINCIPAL ACCOUNTING POLICIES

#### Statement of Compliance

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 2015.

#### Going Concern

The Committee of Management are continually developing and implementing mitigating actions and processes to ensure that the Association continues to function and manage future operations and those of its workforce and stakeholders. The Committee of Management is satisfied of the Association's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### Revenue

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 it relates.

#### Retirement Benefits

The Association participates in the Scottish Housing Associations Defined Benefit Pension Scheme where retirement benefits to employees of the Association are funded by the contributions from all participating employers and employees in the Scheme. Payments are made in accordance with periodic calculations by consulting Actuaries and are based on pension costs applicable across the various participating organisations taken as a whole. The Association accounts for this scheme as a defined benefit pension scheme in accordance with FRS 102. The Association also participates in the Scottish Housing Associations Defined Contribution scheme as the defined benefit scheme is closed to new members. Contributions to defined contribution plans are recognised as employee benefit expense when they are due.

#### Valuation Of Housing Properties

Housing Properties are stated at cost less accumulated depreciation. Housing under construction and land are not depreciated. The Association depreciates housing properties by major component on a straight line basis over the estimated useful economic lives of each identified component. All components are categorised as Housing Properties within note 11(a). Impairment reviews are carried out if events or circumstances indicate that the carrying value of the components listed below is higher than the recoverable amount.

Component	Useful Economic Life
Kitchens	15 Years
Bathrooms	30 Years
Boilers	15 Years
Radiators	30 Years
Windows	30 Years
External Doors	30 Years
Internal Doors	40 Years
Rewiring	40 Years
Structures	50 Years

## Notes to the Financial Statements for the Year Ended 31 March 2024 (Continued)

### 1. PRINCIPAL ACCOUNTING POLICIES (Continued)

#### Depreciation and Impairment of Other Non-Current Assets

Non-current 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:

Asset Category	Depreciation Rate
Office Premises	2%
Furniture and Equipment	33%
Motor Vehicles	33%

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

#### Social Housing Grant and Other Grants in Advance/Arrears

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 it relates.

Social Housing Grant attributed to individual components is written off to the Statement of Comprehensive Income when these components are replaced.

Social Housing Grant received in respect of revenue expenditure is credited to the Statement of Comprehensive Income in the same period as the expenditure to which it relates.

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.

#### 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.

#### 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.

## Notes to the Financial Statements for the Year Ended 31 March 2024 (Continued)

### 1. PRINCIPAL ACCOUNTING POLICIES (Continued)

#### Key Judgements made in the application of Accounting Policies

##### a) *The Categorisation of Housing Properties*

In the judgement of the Committee 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) *Pension Liability*

The Association participates in a defined benefit pension scheme arrangement with the Scottish Housing Association Pension Scheme. The fund is administered by the Pensions Trust. This year the Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The Association has adopted this valuation method in line with FRS102.

#### 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.

#### Estimation Uncertainty

The preparation of financial statements requires the use of certain accounting judgements and accounting estimates. It also requires the Committee of Management to exercise judgement in applying the Association'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.

##### a) *Rent Arrears - Bad Debt Provision*

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

##### b) *Life Cycle of Components*

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

##### c) *Useful life of properties, plant, and equipment*

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

##### d) *Defined pension liability*

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.

##### e) *Allocation of share of assets and liabilities for multi-employer schemes*

Judgements in respect of the assets and liabilities to be recognised are based upon source information provided by administrators of the multi-employer pension schemes and estimations performed by the Pensions Trust.

Notes to the Financial Statements for the Year Ended 31 March 2024 (Continued)

**2. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM AFFORDABLE LETTING AND OTHER ACTIVITIES**

	Notes	2024			2023		
		Turnover £	Operating Costs £	Operating Surplus / (Deficit) £	Turnover £	Operating Costs £	Operating Surplus / (Deficit) £
Affordable letting activities	3	4,847,399	3,707,109	1,140,290	4,750,033	3,581,495	1,168,538
Other Activities	4	103,773	137,610	(33,837)	33,039	84,291	(51,252)
<b>Total</b>		<b>4,951,172</b>	<b>3,844,719</b>	<b>1,106,452</b>	<b>4,783,072</b>	<b>3,665,786</b>	<b>1,117,286</b>

**3. PARTICULARS OF INCOME & EXPENDITURE FROM AFFORDABLE LETTING ACTIVITIES**

	General Needs Housing £	Supported Housing £	Shared Ownership £	2024 Total £	2023 Total £
<b>Revenue from Lettings</b>					
Rent receivable net of service charges	3,731,859	22,961	41,720	3,796,540	3,686,380
Service charges receivable	331	12,003	14,117	26,450	27,027
<b>Gross income from rent and service charges</b>	<b>3,732,190</b>	<b>34,964</b>	<b>55,837</b>	<b>3,822,990</b>	<b>3,713,407</b>
Less: Rent losses from voids	(6,394)	-	(61)	(6,455)	9,729
<b>Net Rents Receivable</b>	<b>3,725,796</b>	<b>34,964</b>	<b>55,776</b>	<b>3,816,535</b>	<b>3,608,870</b>
Grants released from deferred income	955,305	1,246	20,104	976,655	981,419
Other revenue grants	54,208	-	-	54,208	64,937
<b>Total turnover from affordable letting activities</b>	<b>4,735,309</b>	<b>36,210</b>	<b>75,880</b>	<b>4,847,399</b>	<b>4,750,033</b>
<b>Expenditure on affordable letting activities</b>					
Management and maintenance administration costs	1,009,607	9,941	14,021	1,033,570	967,618
Service Costs	78,164	5,882	-	84,047	73,586
Planned and cyclical maintenance, including major repairs	313,204	-	-	313,204	403,240
Reactive maintenance costs	635,636	4,049	417	640,102	570,617
Bad Debts - rents and service charges	20,796	-	-	20,796	(36,361)
Depreciation of affordable let properties	1,590,233	1,876	23,282	1,615,391	1,602,795
<b>Operating costs of affordable letting activities</b>	<b>3,647,640</b>	<b>21,748</b>	<b>37,721</b>	<b>3,707,109</b>	<b>3,581,495</b>
<b>Operating surplus on affordable letting activities</b>	<b>1,087,669</b>	<b>14,461</b>	<b>38,159</b>	<b>1,140,290</b>	<b>1,168,538</b>
<b>2023</b>	<b>1,083,753</b>	<b>32,473</b>	<b>52,313</b>		

Notes to the Financial Statements for the Year Ended 31 March 2024 (Continued)

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

	Other Revenue Grants	Other Income	Total Turnover	Operating Costs Other	Operating Surplus / Deficit) 2024	Operating Surplus / Deficit) 2023
	£	£	£	£	£	£
Factoring	-	8,414	8,414	15,714	(7,300)	(7,901)
Wider role activities	95,359	-	95,359	121,896	(26,537)	(43,352)
<b>Total From Other Activities</b>	<b>95,359</b>	<b>8,414</b>	<b>103,773</b>	<b>137,610</b>	<b>(33,837)</b>	<b>(51,252)</b>
<b>2023</b>	<b>24,462</b>	<b>8,577</b>	<b>33,039</b>	<b>84,291</b>	<b>(51,252)</b>	



Notes to the Financial Statements for the Year Ended 31 March 2024 (Continued)

**5. OFFICERS' EMOLUMENTS**

The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Committee of Management, managers, and employees of the Association.

**Aggregate Emoluments payable to Officers with Emoluments greater than £60,000 (excluding Pension Contributions)**

	2024	2023
	£	£
Gross Pay	130,012	124,427
Employer's National Insurance	<u>15,431</u>	<u>15,428</u>
Total	<u>145,443</u>	<u>139,855</u>

Pension contributions made on behalf of Officers with emoluments greater than £60,000

<u>21,582</u>	<u>20,505</u>
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**Emoluments payable to Director (excluding pension contributions)**

Gross Pay	72,610	69,438
Employer's National Insurance	<u>8,765</u>	<u>8,764</u>
Total	<u>81,375</u>	<u>78,202</u>

**Total Emoluments paid to key management personnel**

Gross Pay	130,012	124,427
Employer's National Insurance	15,431	15,428
Employer Pension Contributions	<u>21,582</u>	<u>20,505</u>
Total	<u>167,025</u>	<u>160,361</u>

The full time equivalent number of staff who received remuneration (including employer pension contributions) greater than £60,000 (including the executive team):

	Number	Number
£70,001 to £80,000	1	1
£80,000 to £90,000	-	1
£90,000 to £100,000	1	-

**6. EMPLOYEE INFORMATION**

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

2024	2023
No.	No.
<u>21</u>	<u>20</u>

The average total number of Employees employed during the year was:

<u>21</u>	<u>21</u>
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Notes to the Financial Statements for the Year Ended 31 March 2024 (Continued)

**6. EMPLOYEE INFORMATION (continued)**

Staff Costs were:	£	£
Wages and Salaries	707,260	662,948
Social Security Costs	66,644	64,206
Other Pension Costs	80,119	72,426
Temporary, Agency and Seconded Staff	<u>58,381</u>	<u>59,489</u>
	<u>912,404</u>	<u>859,069</u>

**7. INTEREST PAYABLE & SIMILAR CHARGES**

	2024	2023
	£	£
On Bank Loans & Overdrafts	<u>(61,671)</u>	<u>(35,264)</u>
	<u>(61,671)</u>	<u>(35,264)</u>

**8. SURPLUS FOR THE YEAR**

	2024	2023
	£	£
Surplus For The Year of £829,769 is stated after charging/(crediting):		
Depreciation - Tangible Owned Fixed Assets	1,623,183	1,612,799
Auditors' Remuneration - Audit Services	10,080	10,740
Operating Lease Rentals - Other	1,332	2,743

**9. TAX ON SURPLUS ON ORDINARY ACTIVITIES**

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**

	2024	2023
	£	£
Defined Benefit Pension (costs)/income Recognised in SOCI	<u>18,000</u>	<u>14,914</u>

## Notes to the Financial Statements for the Year Ended 31 March 2024 (Continued)

**11. NON-CURRENT ASSETS**

(a) Housing Properties	Housing Properties Held for Letting £	Shared Ownership Completed £	Total £
<b>COST</b>			
As at 1 April 2023	66,869,371	1,295,796	68,165,167
Additions	686,968	-	686,968
Disposals	<u>(320,539)</u>	<u>(65,332)</u>	<u>(385,870)</u>
As at 31 March 2024	67,235,800	1,230,464	68,466,264
<b>DEPRECIATION</b>			
As at 1 April 2023	28,993,003	549,561	29,542,564
Charge for Year	1,557,310	23,282	1,580,592
Disposals	<u>(285,739)</u>	<u>(26,477)</u>	<u>(312,216)</u>
As at 31 March 2024	30,264,574	546,367	30,810,940
<b>NET BOOK VALUE</b>			
As at 31 March 2024	<u>36,971,227</u>	<u>684,098</u>	<u>37,655,324</u>
As at 31 March 2023	<u>37,876,368</u>	<u>746,235</u>	<u>38,622,602</u>

Additions to housing properties include capitalised major repair costs to existing properties of £686,968 (2023: £816,773).

All land and housing properties are heritable.

Total expenditure on existing properties in the year amounted to £1,527,324 (2023: £1,715,499). This includes the amount capitalised for component additions of £686,968 (2023: £816,773).

The Association's Lenders have standard securities over Housing Property with a carrying value of £16,375,792 (2023: £17,030,438).

Notes to the Financial Statements for the Year Ended 31 March 2024 (Continued)

**11. NON CURRENT ASSETS (Continued)**

(b) Other Tangible Assets	Office Premises £	Furniture and Equipment £	Motor Vehicles £	Total £
<b>COST</b>				
As at 1 April 2023	171,590	259,620	30,546	461,756
Additions	-	-	-	-
Disposals	-	-	-	-
As at 31 March 2024	171,590	259,620	30,546	461,756
<b>AGGREGATE DEPRECIATION</b>				
As at 1 April 2023	133,273	254,659	30,546	418,478
Charge for year	3,432	4,359	-	7,791
Disposals	-	-	-	-
As at 31 March 2024	136,705	259,018	30,546	426,269
<b>NET BOOK VALUE</b>				
As at 31 March 2024	<u>34,885</u>	<u>602</u>	-	<u>35,487</u>
As at 31 March 2023	<u>38,317</u>	<u>4,961</u>	-	<u>43,278</u>

**12. CAPITAL COMMITMENTS**

	2024 £	2023 £
Capital Expenditure that has been contracted for but has not been provided for in the Financial Statements	-	<u>633,338</u>

The above commitments will be financed by the Association's own resources.

**13. COMMITMENTS UNDER OPERATING LEASES**

	2024 £	2023 £
At the year end, the total future minimum lease payments under non-cancellable operating leases were as follows:		
<b>Other</b>		
Not later than one year	639	1,141
Later than one year and not later than five	1,224	-

**14. RECEIVABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2024 £	2023 £
Arrears of Rent & Service Charges	297,414	322,779
Less: Provision for Doubtful Debts	<u>(178,769)</u>	<u>(190,840)</u>
	118,645	131,939
Other Receivables	<u>174,532</u>	<u>52,888</u>
	<u>293,177</u>	<u>184,827</u>

Notes to the Financial Statements for the Year Ended 31 March 2024 (Continued)

**15. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2024	2023
	£	£
Housing Loans	295,439	299,786
Trade Payables	90,221	176,012
Rent Received in Advance	217,625	226,338
Accruals and Deferred Income	104,089	96,978
Other Payables	<u>99,025</u>	<u>52,404</u>
	<u>806,399</u>	<u>851,518</u>

At 31st March 2024, there were pension contributions outstanding of £nil (2023: £11,211).

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

	2024	2023
	£	£
Housing Loans	2,066,739	2,364,977
<b>Housing Loans</b>		
Amounts due within one year	295,439	299,786
Amounts due in one year or more but less than two years	263,919	294,348
Amounts due in two years or more but less than five years	748,167	758,582
Amounts due in more than five years	<u>759,213</u>	<u>1,012,261</u>
	2,066,739	2,364,977
Less: Amount shown in Current Liabilities	<u>295,439</u>	<u>299,786</u>
	<u>1,771,299</u>	<u>2,065,191</u>

The Association has a number of long-term housing loans, the terms and conditions of which are as follows:

Lender	Number of Properties Secured	Effective Interest Rate	Maturity (Year)	Variable / Fixed
Nationwide	Standard security over 36 properties	1.38%	2033	Fixed
Nationwide	Standard security over 87 properties	1.38%	2033	Fixed
Nationwide	Standard security over 51 properties	1.31%	2031	Fixed
Scottish Government	No security held	0%	2025	Interest-free
Virgin Money	Standard security over 31 properties	Base + 1.2%	2023	Variable
Virgin Money	Standard security over 22 properties	3.08%	2025	Fixed
Virgin Money	Standard security over 56 properties	Base + 1.13%	2029	Variable
Virgin Money	Standard security over 38 properties	Base + 1.13%	2031	Variable

All of the Association's bank borrowings are repayable on a monthly basis with the principal being amortised over the term of the loans, except for the Scottish Government loan where an annual repayment is made.

Notes to the Financial Statements for the Year Ended 31 March 2024 (Continued)

**17. STATEMENT OF CASHFLOWS**

*Reconciliation of surplus for the year to net cash inflow from operating activities*

	2024 £	2023 £
Operating Surplus for the year	1,106,452	1,117,286
Amortisation of Capital Grants	(976,655)	(981,419)
Depreciation	1,623,183	1,612,799
Change in debtors	(108,349)	(96,665)
Change in creditors	(58,772)	(32,001)
SHAPS Past Service Deficit Contribution Paid	-	(69,086)
Share Capital Written Off	(21)	(13)
Net cash inflow from operating activities	<u>1,585,838</u>	<u>1,550,900</u>

**Analysis of Changes in Net Debt**

	2023 £	Cashflows £	<u>Non-cash Changes</u>		2024 £
			Finance leases	Other changes	
Long-term borrowings	(2,065,191)	298,239	-	(4,347)	(1,771,299)
Short-term borrowings	(299,786)	-	-	4,347	(295,439)
Total liabilities	(2,364,977)	298,239	-	-	(2,066,739)
Cash and cash equivalents	4,672,420	744,881	-	-	5,417,301
Total net debt	<u>2,307,443</u>	<u>1,043,119</u>	-	-	<u>3,350,563</u>

Notes to the Financial Statements for the Year Ended 31 March 2024 (Continued)

18. DEFERRED INCOME	Housing Properties Held for Letting £	Shared Ownership Completed £	Total £
<b>Social Housing Grants</b>			
As at 1 April 2023	46,186,988	1,059,374	47,246,362
Eliminated on disposal of components and property	<u>(172,195)</u>	<u>(54,163)</u>	<u>(226,358)</u>
As at 31 March 2024	46,014,793	1,005,211	47,020,003
<b>Amortisation</b>			
As at 1 April 2023	21,960,467	482,130	22,442,597
Amortisation in year	955,043	20,104	975,148
Eliminated on disposal	<u>(170,687)</u>	<u>(25,490)</u>	<u>(196,177)</u>
As at 31 March 2024	22,744,823	476,745	23,221,568
<b>Net book value</b>			
As at 31 March 2024	<u>23,269,970</u>	<u>528,466</u>	<u>23,798,436</u>
As at 31 March 2023	<u>24,226,521</u>	<u>577,244</u>	<u>24,803,764</u>

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

	2024 £	2023 £
Amounts due within one year	975,148	980,937
Amounts due in one year or more	<u>22,823,288</u>	<u>23,822,827</u>
	<u>23,798,436</u>	<u>24,803,764</u>

19. SHARE CAPITAL	2024 £	2023 £
<b>Shares of £1 each Issued and Fully Paid</b>		
As at 1 April 2023	232	238
Issued in year	11	7
Cancelled in year	<u>(21)</u>	<u>(13)</u>
As at 31 March 2024	<u>222</u>	<u>232</u>

Notes to the Financial Statements for the Year Ended 31 March 2024 (Continued)

**20. HOUSING STOCK**

The number of units of accommodation in management at the year-end was:	<b>2024</b>	<b>2023</b>
	<b>No.</b>	<b>No.</b>
General Needs	852	852
Shared Ownership	21	22
Supported Housing	<u>1</u>	<u>1</u>
	<u>874</u>	<u>875</u>

**21. RELATED PARTY TRANSACTIONS**

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

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

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Rent received from tenants on the Committee of Management and their close family members	15,817	20,158
At the year-end total rent arrears owed by the tenant members on the Committee of Management (and their close family) were £347 (2023: £295).		
Members of the Committee of Management who are tenants	2	4

**22. 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 5 Rozelle Avenue, Drumchapel, Glasgow.

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

**23. COMMITTEE OF MANAGEMENT MEMBER EMOLUMENTS**

Committee of Management members received £nil (2023: £nil) in the year by way of reimbursement of expenses. No remuneration is paid to Committee of Management members in respect of their duties to the Association.



Notes to the Financial Statements for the Year Ended 31 March 2024 (Continued)

**24. SHAPS PENSION PROVISION**

	2024	2023
	£	£
As at 1 April 2023	(168,000)	(25,000)
Decrease/(increase) in Provision	(250,000)	(143,000)
Balance as at 31 March 2024	(418,000)	(168,000)

The pension provision is equal to the deficit in the plan, arrived at by deducting the present value of defined benefit obligation from the fair value of plan assets – as detailed at note 25.

In the year to 31 March 2024, the deficit in the plan has increased due to the impact of actuarial losses on the defined benefit obligation.

**25. RETIREMENT BENEFIT OBLIGATIONS**

**Scottish Housing Associations' Pension Scheme**

Pineview Housing Association Limited participates in the Scottish Housing Associations' Pension Scheme ('the Scheme'), the assets of which are held in a separate trustee administered fund. The Association has employees in the defined contribution scheme and employees in the defined benefit scheme.

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 re-appointed amongst the remaining employers. Therefore, in certain circumstances the Association may become liable for the obligations of a third party.

The last triennial valuation of the scheme for funding purposes was carried out as at 30 September 2021. This valuation revealed a deficit of £27m. A recovery plan was put in place to eliminate the deficit which ran to 30 September 2022.

For accounting purposes, a valuation of the scheme is carried out with an effective date of 30 September each year. The liability figures from this valuation are rolled forward for accounting year-ends from 31 March to 28 February inclusive. The latest accounting valuation was carried out with an effective date of 30 September 2023. The liability figures from this valuation were rolled forward for accounting year-ends from the following 31 March 2024 to 28 February 2025 inclusive.

**Fair value of plan assets, present value of defined benefit obligation, and defined benefit asset (liability)**

	2024	2023
	£000	£000
Fair value of plan assets	2,992	3,210
Present value of defined benefit obligation	3,410	3,378
Surplus (deficit) in plan	(418)	(168)
Unrecognised surplus	-	-
Defined benefit asset (liability) to be recognised	(418)	(168)
Deferred tax	-	-
Net defined benefit asset (liability) to be recognised	(418)	(168)

**25. RETIREMENT BENEFIT OBLIGATIONS (Continued)****Reconciliation of Opening and Closing Balances of the Defined Benefit Obligation**

	2024	2023
	£000	£000
Defined benefit obligation at start of period	3,378	4,791
Current service cost	9	26
Expenses	5	4
Interest expense	163	133
Member contributions	33	29
Actuarial losses (gains) due to scheme experience	(39)	(39)
Actuarial losses (gains) due to changes in demographic assumptions	(21)	(79)
Actuarial losses (gains) due to changes in financial assumptions	(11)	(1,384)
Benefits paid and expenses	(107)	(103)
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	<u>3,410</u>	<u>3,378</u>

**Reconciliation of Opening and Closing Balances of the Fair Value of Plan Assets**

	2024	2023
	£000	£000
Fair value of plan assets at start of period	3,210	4,766
Interest income	156	133
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(339)	(1,729)
Employer contributions	39	114
Member contributions	33	29
Benefits paid and expenses	(107)	(103)
Assets acquired in a business combination	-	-
Assets distributed on settlements	-	-
Exchange rate changes	-	-
Fair value of plan assets at end of period	<u>-</u>	<u>-</u>
Fair value of plan assets at start of period	<u>2,992</u>	<u>3,210</u>

The actual return on plan assets (including any changes in share of assets) over the period from 31 March 2023 to 31 March 2024 was (£183,000).

**25. RETIREMENT BENEFIT OBLIGATIONS (Continued)****Defined Benefit Costs Recognised in Statement of Comprehensive Income (SOI)**

	2024	2023
	£	£
Current Service Cost	9	26
Expenses	5	4
Net Interest Expense	7	-
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 (SOI)	<u>21</u>	<u>30</u>

**Defined benefit costs recognised in Other Comprehensive Income (OCI)**

	2024	2023
	£	£
Experience on plan assets (excluding amounts included in net interest cost) - gain (loss)	(339)	(1,729)
Experience gains and losses arising on the plan liabilities - gain (loss)	39	39
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss)	21	79
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss)	11	1,384
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss)	(268)	(227)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) - gain (loss)	-	-
Total amount recognised in Other Comprehensive Income - gain (loss)	<u>(268)</u>	<u>(227)</u>

Actuarial gain/(loss) is a non-cash item that occurs due to changes in actuarial assumptions used by The Pensions Trust (TPT) for the Scottish Housing Associations' Pension Scheme (SHAPS). This figure can be subject to significant change year on year.

**25. RETIREMENT BENEFIT OBLIGATIONS (Continued)****Fair Value of Scheme Assets**

	<b>2024</b>	<b>2023</b>
	<b>£000</b>	<b>£000</b>
Global Equity	344	85
Absolute Return	134	44
Distressed Opportunities	110	99
Credit Relative Value	105	122
Alternative Risk Premia	108	19
Emerging Markets Debt	52	25
Risk Sharing	180	234
Insurance-Linked Securities	19	89
Property	127	134
Infrastructure	287	346
Private Debt	2	143
Opportunistic Illiquid Credit	120	142
High Yield	119	16
Opportunistic Credit	-	-
Cash	-	13
Corporate Bond Fund	78	4
Liquid Credit	-	-
Long Lease Property	-	108
Secured Income	22	215
Over 15 Year Gilts	100	-
Liability Driven Investment	1,082	1,359
Currency Hedging	(1)	6
Net Current Assets	<u>4</u>	<u>7</u>
Total Assets	<u>2,992</u>	<u>3,210</u>

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

**Key Assumptions**

	<b>2024</b>	<b>2023</b>
	<b>% p.a.</b>	<b>% p.a.</b>
Discount Rate	4.90%	4.87%
Inflation (RPI)	3.15%	3.19%
Inflation (CPI)	2.78%	2.75%
Salary Growth	3.78%	3.75%
Allowance for commutation of pension for cash at retirement (% of maximum allowance)	75%	75%

**25. RETIREMENT BENEFIT OBLIGATIONS (Continued)**

The mortality assumptions adopted at 31 March 2024 imply the following life expectancies at age 65:

	2024	2023
	Years	Years
Male retiring in-year	20.2	20.5
Female retiring in-year	22.7	23.0
Male retiring in 30 years	21.4	21.7
Female retiring in 30 years	24.1	24.4

During 2022/23 The Association was advised that following the triennial valuation no further deficit contribution would be required at this time and as from October 2022, we have stopped paying additional amounts. The next triennial valuation will be undertaken September 2024, following which the actuary will project the liabilities and funding position for the pension fund. Until this is complete it is uncertain what the requirement will be in terms of funding any further deficit position. The position regarding any future deficit payment requirements, if required, is unlikely to be known before September 2025 with any payments, if due, commencing April 2026. Based on the current market movements it is anticipated that there is a likelihood that further contributions from employers will be required, however it is not possible to calculate the impact of this issue with any accuracy beyond the provision for £418,000 which has been made based on the accounting requirements.

In May 2021 the Scheme Trustee (TPT Retirement Solutions) notified employers of a review of historic scheme benefit changes, and this review has raised legal questions regarding whether and when some historic benefit changes should take effect, the outcome of which could give rise to an increase in liabilities for some employers. The Scheme Trustee has determined that it is prudent to seek clarification from the Court on these items, and a date for this has now been set for 2025.

On 4 May 2022, the Scheme Trustee issued an update to employers which included an estimate of the potential additional liabilities at the full scheme level, on a Technical Provisions basis. However, until Court directions are received, it is not possible to calculate the impact on an individual employer basis with any accuracy. As a result of this, no provision will be made for the potential additional liabilities within the financial statements or the related accounting disclosures included in this note.

**26. GAIN ON SALE OF HOUSING STOCK**

	2024	2023
	£	£
Sales Proceeds	90,000	-
Cost of Sales	<u>(73,219)</u>	<u>-</u>
Gain on Sale of Housing Stock	<u>16,781</u>	<u>-</u>