



# Report and Financial Statement

## For the year ended 31 March 2023



### River Clyde Homes:

Company Number: SC329031

Charity Number: SC038584

Property Factor Registration Number: PF000152  
Scottish Housing Regulator Registered Number: 362



# River Clyde Homes and Subsidiary Report and Financial Statements For the year ended 31 March 2023



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## **Registration Particulars:**

Register of Companies

Companies Act 2006

Registered Number: SC329031

Registered Number (subsidiary): SC328870

Principal Office and Registered Address:

**Clydeview, 22 Pottery Street, Greenock PA15 2UZ**

# River Clyde Homes and Subsidiary

## Management Committee, Executives and Advisers for the year ended 31 March 2023

### Management Committee

The strategic leadership of River Clyde Homes (“the Company”) is provided by a Board which is supported by a Chief Executive and three Directors (together, The Executive Leadership Team). The full list of Board members during the year ended 31 March 2023 is as follows:

Name	Date of Appointment / Resignation
Jillian Moffat (Chair)	16 September 2014
John Quinn (Vice Chair)	24 September 2020
Stephen Black	20 September 2022
Ellis Barilli (Tenant)	28 September 2021
Graeme Brooks	26 May 2022
Heike Noak (Tenant)	28 September 2021
Elizabeth Taylor	31 March 2023
Cllr Chris McEleny	5 October 2021 / 19 May 2022
Cllr Christopher Curley	6 March 2018
Tom Ferrier	26 September 2017
Gillian McLees	24 September 2020
Christopher Morgan	29 September 2020 / 31 March 2023
Charles Thompson	27 November 2020
Robert Speir	2 February 2021

The composition of the Board reflects the requirements of the Housing Amendment (Scotland) Act 2018.

All tenancies for the above tenant members of the River Clyde Homes’ Board are on Scottish Secure Tenancy Agreements in terms of the Housing (Scotland) Act 2010 and these members cannot use their position on the Board to their advantage. Any transactions with Inverclyde Council are made at arm’s length, on normal commercial terms, and the Board members who are also councillors cannot use their position on the Board to their or the Council’s advantage.

The Company is limited by guarantee and does not have any share capital. The liability of Board members is limited to £1 each. The executive officers of the Company hold no interest in the Company’s share capital and although not having the legal status of “Director” they act as executives within the authority delegated by the Board. It is the responsibility of the Board to approve the vision, business plan and priorities of the Company. They also monitor the operational activities of the Company. The Board is accountable to the wider membership and as at 31 March 2023, River Clyde Homes had 58 members. The Chair of the Board is a paid role.

# River Clyde Homes and Subsidiary

## Management Committee, Executives and Advisers for the year ended 31 March 2023

### Executives

The executive officers of the Company during the year to 31 March 2023 were as follows:

Position	Name
Chief Executive	Richard Turnock
Director, Group Services	John Wright
Director, Customer Services	Stevie McLachlan
Director, Property Services	Kevin Smith
Managing Director, Home Fix Scotland	Derek Ferguson

The executive officers are responsible for achieving the vision, strategic outcomes, priorities and plans of the Board confirmed in its business plan; they also ensure high standards of professionalism, performance and ambition in their work.

The Board of Home Fix Scotland Limited (“HFS”), a wholly owned subsidiary of River Clyde Homes, consists of six members. The full list of Board members during the period to 31 March 2023 is as follows:

Position	Name	Date of Appointment / Resignation
Director/Chair	Liz Taylor	8 December 2020
Director	Jillian Moffat	17 November 2017
Director	Christopher Morgan	17 August 2018 / 31 March 2023
Director	Paul McDevitt	10 March 2019
Director	Lili Peters	24 October 2022
Director	Malcolm MacLeod	24 October 2022
Director	Derek Ferguson	8 December 2020
Director	John Wright	17 February 2021

The River Clyde Homes Board oversees the activities of Home Fix Scotland Limited within the Group Business Plan.

### Advisers

The key advisers of the Company during the year ended 31 March 2023 were as follows:

#### Bankers

Royal Bank of Scotland  
110 Queen Street  
Glasgow G1 3BX

Nationwide Building Society  
Kings Park Road  
Northampton NN3 6NW

#### Solicitors

Brodies LLP  
110 Queen Street  
Glasgow G1 3BX

#### Auditors

Armstrong Watson Audit Ltd  
24 Blythswood Square  
Glasgow G2 4BG

# River Clyde Homes and Subsidiary

## Report of the Management Committee for the year ended 31 March 2023

### *Introduction*

The Board presents its Annual Report together with the audited financial statements for the year ended 31 March 2023. This report incorporates the financial statements of the Company's wholly owned subsidiary, HFS.

### *Principal Activities*

The principal activity of the Company is the provision of social housing throughout Inverclyde. Employing over 250 staff, the business owns and manages 6,140 homes and provides factoring services to a further 2,037 homes. The principal activity of HFS is to carry out certain works and services on behalf of the Company. In addition to utilising the services of certain trade staff seconded from RCH, HFS employ a specialist team of 116 staff (including 72 trade operatives) to deliver works.

### *Vision and Values*

The Company has established a clear value base, identity and purpose to ensure that the wider community, staff and other stakeholders are aware of what the business stands for.

## Our purpose and values: Improving Lives and Places



Every  
**Customer Happy**

Every  
**Home Loved**

Every  
**Opportunity Taken**

Every  
**Penny Counts**

Every  
**Person Positive**

## Financial Highlights

### Statement of Comprehensive Income

Group Turnover of £31.2 million (2022: £29.9 million) relates mainly to the income from the letting of properties which accounts for £30.0 million (2022: £28.7 million) of this total. The balance of income of £1.2 million (2022: £1.2 million) relates to support activities, Homefact and Cycle Scotland fund.

Total Operating Expenditure was £28.3 million (2022: £28.1 million), consisting of:

- Management and maintenance admin costs £12.3 million (2022: £11.9 million)
- Planned and cyclical maintenance £2.4 million (2022: £2.8 million) (major repairs expenditure capitalised is detailed in note 3 on page 41)
- Reactive maintenance costs £3.6 million (2022: £4.4 million)
- Other costs £8.1 million (2022: £7.7 million)

The operating surplus for the year ended 31 March 2023 was £2.8 million (2022: £1.8 million) and the deficit on ordinary activities before actuarial adjustments on pension scheme was £2.9 million (2022: £2.2 million).

### Statement of Financial Position

Total net assets for the group at the year-end amounted to £15.9 million (2022: £18.8 million). The key asset categories include:

- |                        |                                       |
|------------------------|---------------------------------------|
| • Housing property     | £241.2 million (2022: £241.9 million) |
| • Rent debtors (gross) | £2.0 million (2022: £1.9 million)     |
| • Cash deposits        | £2.9 million (2022: £1.6 million)     |

The housing stock was transferred to the Company at nil value. As our major improvement has progressed and our new build programme has concluded, the net book value of the housing properties held for letting or construction has stabilised at £241.2 million (2022: £241.9 million).

Offsetting the rental debtor of £2.0 million (2022: £1.9 million) is a bad debt provision of £1.4 million (2022: £1.3 million). This provision relates to current and former arrears.

### The key liabilities include:

- |                        |                                       |
|------------------------|---------------------------------------|
| • Total deferred grant | £100.4 million (2022: £101.8 million) |
| • Total loans          | £124.6 million (2022: £117.9 million) |

The deferred grant relates to Scottish Government grants in respect of SHQS works, New Build projects and Aids and Adaptations development. £1.6 million (2022: £1.6 million) of the deferred grant is due within one year; the balance of £98.9 million (2022: £100.3 million) is due after more than one year.

## **Statement of Cash Flows**

The net cash inflow from operating activities was £7.5 million (2022: £6.5 million). A further £2.4 million net inflow (2022: £10.8 million) was generated from financing activities. Net cash outflow from investing activities totalled £8.7 million (2022: £18.7 million).

## **Financing and Treasury Management**

The housing properties are financed principally by a combination of housing association grant, bank borrowings and cash generated from trading surpluses. Bank borrowing facilities comprise a mixture of fixed rate and short term floating rate loans.

**The Company, as a matter of policy, does not enter into transactions of a speculative nature.**

To support the delivery of the five-year business plan 'Our Journey to 2027', the Company has successfully restructured its loan facility, increasing the total facility available to £155 million. The funding package comprises £117 million from Royal Bank of Scotland and £38 million from Nationwide Building Society. This fund will be used to raise living standards in the affordable housing market, with a focus on the sustainability and energy efficiency of existing properties, in support of the Scottish journey to net zero and in recognition of the current rising cost of living. The process was aided by ALLIA C&C, who acted as Treasury Advisers.

As at 31st March 2023 the Company had drawn down £123.8 million of loans. This comprised of £55.6 million of borrowing at a fixed interest rate and £68.2 million at a SONIA interest rate.

The Company has a regime in place whereby sufficient cash is held to meet its immediate obligations. During the financial year, this approach minimised the additional borrowing required. The amount of additional borrowing which was drawn down from the agreed facility was utilised to ensure progress on the investment programme.

## **Risk Management**

Management adopts a robust risk management approach which identifies and records the risks facing the Company and the action plan by which risks are managed. The Top Five Strategic Risks facing the Company are shown in the table below. The Board/Committee have approved action plans to mitigate these risks:

Risk Description	Key Mitigation
<p>Failure to effectively manage our assets</p>	<ul style="list-style-type: none"> <li>• New comprehensive Asset Management strategy completed.</li> <li>• New 3-year asset services strategy, drawing on the Asset review, will be finalised and aligned to the 5 Year Corporate Plan and presented to the Board for approval. Comprehensive review of the 10 year capital asset plan underway including tower block estate and stock “at risk”.</li> <li>• Improved governance and oversight of key activities and performance through ELT and Social Landlord Operations Committee.</li> <li>• Improved financial governance and processes.</li> <li>• Stock data migration will go live before the end of the financial year.</li> <li>• Stock condition surveys 2022/23 after recruitment of 2 new posts; these include Energy Assessor requirements to improve this area of the stock and maximise compliance and funding opportunities.</li> <li>• Enhanced fire safety risk assessments and regular drone surveys for all tower blocks.</li> <li>• Energy efficiency database in place with links to available subsidy providers.</li> <li>• Strengthened technical knowledge and skills covering tower blocks and fire safety.</li> <li>• Regular compliance audits and we maintain a watching brief on compliance aspects that impact our assets (e.g. Grenfell requirements).</li> <li>• Ongoing work to deliver/maintain SHQS, EESSH and Net Zero compliance including enhanced systems for storing data and reporting on compliance.</li> <li>• Examination of opportunities arising from achieving Net Zero to enhance letting and reduce ongoing costs</li> <li>• Implementation of IoT systems to monitor investment spend, stock condition and health and wellbeing of customers including the conditions which allow dampness and mould.</li> <li>• Improved Scottish Government, Regulator &amp; Inverclyde Council relationship management.</li> <li>• Supplement development programme capacity, including the effective use of external</li> </ul>
<p>Failure to deliver competitive housing proposition</p>	<ul style="list-style-type: none"> <li>• Business Planning activity will include ongoing assessment of customer need and demand for housing in Inverclyde.</li> <li>• Rent affordability is assessed annually in line with Rent &amp; Service Charge Policy, using SFHA Rent Affordability Tool.</li> <li>• Regularly monitor product offerings for relevance and adequacy while taking account of demographics and competitor propositions</li> <li>• Major Intervention Area action plans in place</li> <li>• Void incentives, other letting initiatives in place and management process streamlined, improving efficiency and reducing days to let.</li> <li>• Demographic changes and changing customer needs are monitored to identify appropriate stock mix (number of bedrooms, accessibility, adaptations, etc.)</li> </ul>



Risk Description	Key Mitigation
<p>Failure to deliver competitive housing proposition (continued)</p>	<ul style="list-style-type: none"> <li>• Attendance and proactive involvement on Inverclyde Council's Depopulation Working Group</li> <li>• Attendance and proactive involvement on Inverclyde Council's Asylum, Ukraine, Refugee Operational Group</li> <li>• Partnership working with Inverclyde Council's HSCP on the modernisation of the homeless service and exploring supported accommodation models</li> <li>• Partnership working with the Scottish Refugee Council and operating a nomination agreement to encourage New Scots to move to Inverclyde</li> <li>• Ongoing customer feedback (e.g. Customer senate, surveys etc.)</li> <li>• Ongoing Service Reviews reshaping services to meet current and future demand i.e. Older Person, Caretaking and Estate Caretaking Services.</li> </ul>
<p>Failure to manage pension risk</p>	<ul style="list-style-type: none"> <li>• In practice, regulatory regime mitigates the risk of other members becoming insolvent.</li> <li>• Employee benefits consultant appointed to provide additional insight on best practice and to explore potential future pension options, with Board/ Audit &amp; Risk Committee kept informed of progress.</li> <li>• Pension changes recently deployed following consultation with affected staff, including refinements to the SHAPS DB and DC offer.</li> <li>• Develop communications and appropriate consultation on any changes for staff and trade unions</li> </ul>
<p>Failure to adequately manage the transition to an effective Group Operating Model (Our Approach)</p>	<ul style="list-style-type: none"> <li>• Board approved as a Key Corporate Initiative</li> <li>• Included in Corporate Plan 2023/24 (Redefine and embed Our Approach)</li> <li>• Regular SLT Review of corporate initiatives.</li> <li>• Board updated on the progress at Strategy Event.</li> </ul>
<p>Ineffective control of subsidiary governance, development and growth</p>	<ul style="list-style-type: none"> <li>• Pace and scale of growth and development governed by RCH Board.</li> <li>• Development of a governance plan for HFS, incorporating appropriate consideration of the development of an appropriate business assurance framework.</li> <li>• Separate HFS Board in place, plan to evolve to standalone HFS governance (distinct financial and operational/service committees as appropriate).</li> <li>• Recruitment of suitably skilled management and staff.</li> </ul>

## *Employees with disabilities*

Applications for employment by people with disabilities 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 retain them in order that their employment with RCH Group may continue. RCH Group policy is that training, career development, promotion opportunities should be available to all employees.

## *Employee Information*

The Company engage with all employees through regular Directorate meetings allowing the Directors and/or CEO to discuss matters of importance and relevance. The Joint Consultation Forum ensures external parties (Trade Unions) are involved in discussions allowing employee interests and concerns to be considered.

## *Investment in our Young People*

The Company were delighted to receive the Platinum Investors in Young People good practice award, becoming one of only eleven organisations in Scotland to hold this coveted title. RCH took part in a rigorous assessment, which saw over 20 young people and their line managers from across the organisation, be interviewed about their pathways and their experiences within RCH. It was observed that RCH had a continuous commitment to attracting, supporting, recruiting, developing, and retaining young people. As a platinum employer, RCH was noted for its strong engagement with education and youth employment providers, leading to measurable improvements learning and employment opportunities for young people.

The Company recruited to 10 apprenticeship opportunities in 2022 with one of the apprentices gaining permanent employment with RCH Group within 4 months. As part of Scottish Apprenticeship Week, RCH Group participated in our first "Open Doors Event" where we launched a further 7 apprenticeship opportunities and opened our doors to the young people of Inverclyde and our partner agencies.



## *Credit Payment Policy*

The Company's policy concerning the payment of its trade creditors complies with the Confederation of British Industry guidelines. The average payment period is 28 days.

## *Business Engagement*

The Directors recognise the need to foster business relationships with suppliers and customer alike to provide benefits to local communities, this is driven by RCH Group's engagement with Inverclyde Council and other strategic parties in Inverclyde.

## *Planning for the future*

The assumptions underpinning all business plans (including the five-year plan, thirty-year business plan and financial plan) are reviewed and validated on an annual basis. All financial plans are subject to appropriate stress testing and sensitivity analysis. The financial projections confirm that there are adequate financial resources available to deliver the objectives of the business plan.

One core assumption includes the spending requirement associated with the Asset Management Strategy.

The funding package approved with our lenders enables the delivery of the following: -

- Investment and capital spend will be £52 million over the next five years, with approximately £100 million spend over the next decade.
- An investment programme that will seek to meet the requirements of the Energy Efficiency Standard for Social Housing (EESH).
- A full component replacement programme to maintain Scottish Housing Quality Standards (SHQS).
- 10% of our stock achieving Net Zero compliance by 2026

# OPERATING REVIEW

## CUSTOMER SERVICES

### *Key achievements in 2022-23*

- Resumed full service to customers following the covid pandemic.
- Customer Services Excellence Accreditation achieved with 15 elements gaining compliance Plus.
- Key partner in supporting Inverclyde Council's Rapid Rehousing Transition Plan (RRTP) for homeless people and the modernisation of the homeless service.
- Over £0.1 million external funding secured for supporting RCH customers during the cost of living crisis.
- £2.5 million financial gain/benefits for RCH tenants via our Financial Well Being Team.

### *Performance highlights*

#### *Key Performance Indicators*

KPIs are formally reviewed quarterly by the Social Landlord and Operations Committee and included in the Annual Return on the Charter (ARC) to the Scottish Housing Regulator (SHR) and Customers.

Selected Performance Measures	2022/23	2021/22
Average length of time taken to re-let properties (days)	201	173
Rent lost due to properties becoming vacant (ARC)	4.8%	4.5%
Rent collected as a proportion of rent due	97.8%	97.5%
Gross rent arrears as a % of rent due	5.5%	5.4%
ASB cases resolved within target	96%	95%
Stage 1 complaints responded to in full	99%	94%
Stage 2 complaints responded to in full	83%	95%

## Voids

There has been an increase in void loss and time taken to relet homes due to issues with accessing materials and the lead in times for certain materials including fire door sets. In addition, there has been issues with retention and attracting resources to work in void properties.

Days to let is impacted by longer term voids being relet and in this financial year, 41 properties were let that were vacant for over 1 year.

## Rent Arrears and Supporting Tenants

The high priority given to rent arrears recovery, welfare benefit advice and the maximisation of income has resulted in achieving our target of gross rent arrears in the context of a cost-of-living crisis.

A channel shift towards texting customers and e-mailing has proved successful. In addition, referrals to our Financial Well Being Team provided customers with advice on maximising their income and budgeting.

## Anti-social behavior (ASB)

Performance in investigating and resolving ASB cases has improved for a consecutive year despite an increase in reported cases. Our strong partnership working with several key agencies including Police Scotland, the Scottish Fire & Rescue Service and Inverclyde Council and the sharing of intelligence has contributed to the year-end performance result.

In addition, RCH provided funding to Inverclyde Council's Community Warden Services to undertake additional patrols in targeted areas.

## Complaints

Improvements in stage 1 response rates as a result of continued focus on improving customer service. In 2022/23, we saw a slight dip in more complex stage 2 complaints response rates.

## PROPERTY SERVICES

### Key achievements in 2022-23

- Completion of final phase of 50 units at St. Stephen’s Port Glasgow new build development. As well as the provision of general needs housing the development also offers retirement, dementia, and wheelchair accessible housing.
- Successfully applied for £1.65 million Social Housing Net Zero Heat Fund from Scottish Government.
- Revised 10-year Asset plan following conclusion of refinancing exercise.

### Performance highlights

#### Key Performance Indicators

KPIs are formally reviewed quarterly by the Social Landlord and Operations Committee and included in the Annual Return on the Charter (ARC) to the Scottish Housing Regulator (SHR) and Customers.

Selected Performance Measures	2022/23	2021/22
Average hours to complete emergency repairs	3.1	4.2
Average length of time to complete non-emergency repairs	10.3	11.7
Percentage reactive repairs completed right first time	86.7	89.8
Percentage of tenants satisfied with repairs	92.2	84.6
Properties with a valid gas safety certificate	100%	100%

### New Build

The current financial year has seen the conclusion of the New Build Programme. 50 new homes have been completed at former St Stephens High School in Port Glasgow, which boasted a total of 224 new homes, marking one of the largest regeneration projects in Scotland. The development comprised affordable housing for rent, as well as specialist housing for residents with additional needs, including 24 dementia friendly flats and 8 wheelchair accessible flats and further retirement housing. The highly energy-efficient properties vary in size, ranging from one to three bedroom homes, reflecting the diverse requirements of the local community.

### Energy Consumption and Efficiency Reporting

RCH consumes electricity, gas and transport equivalents for its own offices use and in the provision of energy to Tenants. Consumption figures have been computed from utility bills provided by providers. Intensity ratios of usage per property provided and usage per square foot of office were deemed appropriate based on the Company’s activities. The effects of transport consumption were deemed negligible and therefore have not been reported.

## The energy consumption in kWh and carbon footprint in kgCO<sub>2</sub>e for the year ending 31 March 2023

Energy	kWh	kgCO <sub>2</sub> e	Per Property	Per Office sq ft
Office (Electricity)	559,513	118,801	-	42
Tenants (Electricity)	1,475,815	313,360	357	-
Total (Electricity)	2,035,328	432,161	-	-
Office (Gas)	459,532	84,168	-	32
Tenants (Gas)	3,089,783	565,925	11,074	-
Total (Gas)	3,549,315	650,093	-	-

## The energy consumption in kWh and carbon footprint in kgCO<sub>2</sub>e for the year ending 31 March 2022

Energy	kWh	kgCO <sub>2</sub> e	Per Property	Per Office sq ft
Office (Electricity)	540,203	189,914	-	42
Tenants (Electricity)	1,704,267	599,152	418	-
Total (Electricity)	2,244,470	789,066	-	-
Office (Gas)	482,539	88,864	-	32
Tenants (Gas)	3,608,294	664,503	12,933	-
Total (Gas)	4,090,883	753,367	-	-

### Carbon Emissions and Energy Consumption

RCH takes its responsibilities to reducing the effects of climate change seriously and we are developing an Energy Strategy which considers sustainability and climate change alongside fuel poverty and a just transition for our customers.

In recognition of our significant standing in this area, not only as an RSL but within the built environment as a whole, we have been invited to join the United Nations Environment Programme's (UNEP) High Performance Buildings initiative as a Centre of Excellence in addition to an invitation to sign up to the UNEP Global Buildings Action Coalition.

Within the sector, a key objective when considering Asset Management Strategies is to achieve the Energy Efficiency Standard for Social Housing (ESSH) targets, though these are now paused until a review is complete of future measures, a process which RCH play an active role in shaping the outcomes needed for the sector by contribution

to both the technical and financial review groups with the Scottish Government.

Our purpose remains to help reduce energy consumption, fuel poverty and the emission of greenhouse gases. It will contribute to reducing the countries' carbon emissions by 80% by 2050, in line with the requirements set out in the Climate Change (Scotland) Act 2009.

For the reporting year, the Company have been able to achieve 82% stock ESSH compliance however we are establishing our own measure to go beyond this basic measure of performance. Our standard goes beyond operational carbon to consider energy more holistically including embodied carbon considerations and these will be measured alongside other key components in Health and Wellbeing such as air quality, and in resource such as circularity, heritage and asset management principles.

This retrofit standard will be used to measure our retrofit projects in the year ahead.

The purpose of much of this work is to ensure that our investment programmes meet the highest standards for our customers and maximise access to grant funding. The works designed for Prospecthill Court which will be delivered in 2023/24 show a reduction in operation carbon from over 300 tonnes to 5 tonne per annum and this equates to reduced energy costs for each property estimated to be below £300 a year. This project is both a significant upgrade on the lifecycle and longevity of the block but also attracted £1.65 million in Scottish Government Grant.

For most of its electrical supply, RCH uses the Scottish Government National Framework Contract for the supply of electricity. This framework has a Risk Management Committee consisting of experts from energy management, finance and procurement functions from across the Scottish public sector. They ensure the organisation's achieve Sustainability, Community and socio-economic benefits.

## HOME FIX SCOTLAND (HFS)

The HFS repairs and maintenance service is focused on improving front line services to our customers, whilst at the same time continuing to improve its performance and efficiency. The development of HFS, which undertakes certain works and services on behalf of RCH has continued throughout the last year.

Supply chain challenges post pandemic are still contributing to the backlog of repairs, whilst new repair volume was higher than normal and skewed to emergency priority. A plan to reduce the aged open backlog is now in place, with more dedicated resource to improve delivery in this area. HFS are working with RCH on re-balancing the proportion of emergency priorities in the coming months.

Our planned works programme was limited over the last year. The environmental team were able to start and progress their summer programme, completing all works in time to plan and execute on the winter programme. Complaints in this area reduced significantly with positive feedback from RCH on performance.

During the year there has been a focus on void property returns, quality and cost, with an improved process in place that aligns to delivering an updated lettable standard within predictable timelines and budgets.

## Going Concern

The Management Committee has reviewed the results for this year and has reviewed the financial projections for the next five years. A number of sensitivities have been performed to test the base assumptions in the five year plan. These show that even in a severe but plausible trading position the Company's cash position remains positive and within the covenants agreed with lenders. On this basis, there is a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. For this reason, the going concern basis has been adopted in these financial statements.



## Statement by the Directors in performance of their statutory duties in accordance with section 172 of the Companies Act 2006

The Directors acknowledge and understand their duties and responsibilities, including that of section 172, of the Companies Act 2006. A Director of a Company must act in the way he or she considers, in good faith, would be most likely to promote the success of the Company for the benefit of its members as a whole, and in doing so have regard (amongst other matters) to:

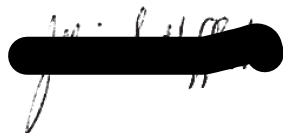
- the likely consequences of any decision in the long term,
- the interest of the Company's employees,
- the need to foster the Company's business relationships with suppliers, customers and others,
- the impact of the Company's operations on the community and the environment,
- the desirability of the Company maintaining a reputation for high standards of business conduct, and
- the need to act fairly as between members of the Company.

The Board recognises that the long term success of the business is dependent on the way we interact with a large number of important stakeholders including our Colleagues, Clients and Members. The Directors have had regard to the interest of our stakeholders while complying with their obligations to promote the ongoing success of the business in line with the section 172 of the Companies Act. This is evidenced throughout our strategic report, through our engagement with our tenants, staff, Scottish Housing Regulator, Inverclyde Council, Scottish Government, Bankers.

Ahead of all Board meetings the Directors are supplied with Board papers that highlight relevant stakeholder considerations along with performance metrics and ongoing forecasts. The Board's decision making considers both risk and reward in the pursuit of delivering long term value to our stakeholders and acknowledging and understanding the current and potential risks to the business, both financial and non-financial, are fundamental to how we manage the business.

The Directors, both individually and collectively as a Board consider the decisions taken during the year ended 31st March 2023 were in conformance to their duty under section 172 of the Companies Act.

*Signed on behalf of the Board:*



**JILLIAN MOFFAT**

on: 22nd August 2023



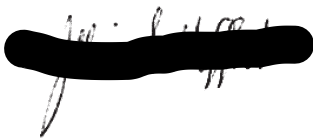
## Information for auditors

As far as the Board members are aware at the date of approval of these financial statements there is no relevant audit information of which the auditors are unaware and the Board members have taken all the steps they ought to have taken to make themselves aware of any relevant audit information and to ensure that the auditors are aware of any such information.

## Auditors

The auditors, Armstrong Watson Audit Limited, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

*Signed on behalf of the Board:*



**JILLIAN MOFFAT**

Date: 22nd August 2023

# River Clyde Homes and Subsidiary

## Statement of Management Committee's Responsibilities

### For the year ended 31 March 2023



Company law requires the Board to prepare financial statements for each financial period, which give a true and fair view of the state of affairs of the Company at the end of the period and of the surplus or deficiency for the period then ended.

In preparing those financial statements, the Board is required to:

- **select suitable accounting policies, as described on pages 32 to 39, and then apply them consistently;**
- **make judgments and estimates that are reasonable and prudent;**
- **prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and**
- **state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.**

The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company and to enable them to ensure that the financial statements comply with the Companies Act 2006 and the Registered Association's Determination of Accounting Requirements 2014 and the Housing (Scotland) Act 2010 and the Housing Statement of Recommended Practice Accounting by registered social housing providers 2014 (SORP).

The Board is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

# River Clyde Homes and Subsidiary

## Management Committee's Statement on Internal Financial Controls For the year ended 31 March 2023



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

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

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

- formal policies and procedures are in place, including the documentation of key systems and rules relating to the delegation of authorities, which allow the monitoring of controls and restrict the unauthorised use of the Company's assets;
- experienced and suitably qualified staff take responsibility for important business function; annual appraisal procedures have been established to maintain standards of performance;
- forecasts and budgets are prepared regularly which allow the Board and staff to monitor the key business risks and financial objectives, and progress towards financial plans set for the period and the medium term; regular management accounts are prepared promptly, providing relevant, reliable and up-to-date financial and other information and significant variances from budgets are investigated as appropriate;
- all significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures from the Board members;
- the Board reviews reports from the Chief Executive and staff and from the external and internal auditors to provide reasonable assurance that control procedures are in place and are being followed, this includes a general review of the major risks facing the Company; and
- formal procedures have been established for instituting appropriate action to correct weaknesses identified from the above reports.

The Board has continued to review the system of internal financial control in the Company during the period ended 31 March 2023. No weaknesses were found in the internal financial controls, which could result in material losses, contingencies, or uncertainties, which require disclosure in the financial statements, or in the auditors' report on the financial statements.

***By order of the Board***

A handwritten signature in black ink, which has been partially obscured by a thick black horizontal bar.

**JILLIAN MOFFAT**

Date:

# River Clyde Homes and Subsidiary

## External Auditors Report on Corporate Governance Matters For the year ended 31 March 2023



### Corporate Governance

In addition to the audit of the financial statements, we have reviewed the Board of Management's statement on page 18 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.

### Basis of Opinion

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

### Opinion

In our opinion the Statement on Internal Financial Control on page 19 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 enquiry of the Board 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 contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes issued by the Scottish Housing Regulator in respect of internal financial controls.

### Armstrong Watson Audit Limited

1st Floor  
24 Blythswood Square  
Glasgow  
G2 4BG

  
Date: 22nd August 2023

# River Clyde Homes and Subsidiary

## Independent Auditors' Report For the year ended 31 March 2023



### Opinion

We have audited the financial statements of River Clyde Homes (the 'parent Company') and its subsidiary (the 'Group') for the year ended 31 March 2023, which comprise the Group and Company Statement of comprehensive income, the Group and Company Balance sheets, the Group and Company Statement of cash flows, the Group and Company 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 Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

### In our opinion the financial statements:

- give a true and fair view of the state of the Group's and of the parent Company's affairs as at 31 March 2023 and of the Group's result 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 Companies Act 2006, Schedule 7 of Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019 issued by the Scottish Housing Regulator.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the Group 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 opinion.

### Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

### Other information

The directors are responsible for the other information. The other information comprises the information included in the Report of the Management Committee, other than the financial statements and our Auditors' 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.

# River Clyde Homes and Subsidiary

## Independent Auditors' Report For the year ended 31 March 2023



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.

### **Opinion on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- **the information given in the Group strategic report and the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and**
- **the Group strategic report and the Directors' report have been prepared in accordance with applicable legal requirements.**

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

In the light of the knowledge and understanding of the Group and the parent Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Group strategic report or the Directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- **adequate accounting records have not been kept by the parent Company, or returns adequate for our audit have not been received from branches not visited by us; or**
- **the parent Company financial statements are not in agreement with the accounting records and returns; or**
- **certain disclosures of directors' remuneration specified by law are not made; or**
- **we have not received all the information and explanations we require for our audit.**

### **Responsibilities of directors**

As explained more fully in the Management Committee's responsibilities statement on page 18, the directors 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 directors 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 directors are responsible for assessing the Group's and the parent Company'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 directors either intend to liquidate the Group or the parent Company or to cease operations, or have no realistic alternative but to do so.

# River Clyde Homes and Subsidiary

## Independent Auditors' Report

### For the year ended 31 March 2023



#### **Auditors' 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 Auditors' 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:

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 knowledge of the Company to identify or recognise non-compliance with applicable laws and regulations. The applicable laws and regulations include compliance with**
- **FRS 102, the Companies Act 2006, UK tax legislation, Statement of Recommended Practice for Registered Social Housing Providers, Housing (Scotland) Act 2010, and the Charity and Trustee Investment Act (Scotland) 2005.**
- **We identified the laws and regulations applicable to the Company through**

discussions with directors and other management, and from our commercial knowledge and experience of the sector;

- **We verified our enquiries through review of Board minutes and other correspondence throughout the year to identify any breaches of laws and regulations.**
- **We reviewed correspondence with Regulators to identify any significant incident reporting and potential penalties due to known breaches identified.**

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

- **Making enquiries of management as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and**
- **We assessed the level of fraud risk and concluded that the area most susceptible to fraud was revenue recognition and management override of internal controls.**

To address the risk of fraud/error with regard to revenue recognition, we:

- **Performed substantive tests of detail over the various revenue streams in the financial statements;**
- **Performed analytical procedures in addition to substantive tests of detail with regards to the material streams of revenue in the financial statements such as rental income;**
- **Performed enhanced procedures with regards to revenue recognised around the year end date.**

# River Clyde Homes and Subsidiary

## Independent Auditors' Report

### For the year ended 31 March 2023



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

- **Tested journal entries recorded on the Company's finance system to identify unusual transactions that may indicate override of controls;**
- **Reviewed key judgements and estimates for any evidence of management bias.**

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; and**
- **Enquiring of management and reviewing Board minutes and other correspondence throughout the year to identify actual and potential litigation and claims.**

Due to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, as with any audit, there remains a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing fraud or non-compliance with laws and regulations and cannot be expected to detect all fraud and non-compliance with laws and regulations.

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 Auditors' report.

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

This report is made solely to the Company's members in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members as a body those matters, we are required to state to them in an Auditors' 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 Company and the Company's members for our audit work, for this report, or for the opinions we have formed.



**Karen Rae FCCA**  
**Armstrong Watson Audit Limited**  
**Chartered Accountants & Statutory Auditors**  
**Floor 1**  
**24 Blythswood Square**  
**Glasgow**  
**G2 4BG**

Date: 22nd August 2023



# River Clyde Homes and Subsidiary

## Group Statement of Comprehensive Income

### For the year ended 31 March 2023



The notes on pages 32-67 form part of these financial statements.

		2023	2022
	Notes	£'000	£'000
Turnover	2	31,211	29,926
Operating expenditure	2	(28,368)	(28,117)
<b>Operating surplus</b>		<b>2,843</b>	<b>1,809</b>
Loss on disposal of fixed assets	4a	(196)	(7)
Interest receivable		8	-
Interest and Financing Costs	19	(5,561)	(3,910)
Other Financing Income/(Expense)	11	10	(116)
<b>Deficit on ordinary activities before taxation</b>		<b>(2,896)</b>	<b>(2,224)</b>
Taxation on surplus on ordinary activities	21	-	(5)
<b>Deficit for the year</b>	13	<b>(2,896)</b>	<b>(2,229)</b>
<b>Other Comprehensive Income</b>			
Actuarial (loss)/gain on pension scheme	11	(10)	6,534
<b>Total comprehensive (loss)/income for the year</b>		<b>(2,906)</b>	<b>4,305</b>

# River Clyde Homes and Subsidiary

## Company Statement of Comprehensive Income

### For the year ended 31 March 2023



The notes on pages 32-67 form part of these financial statements.

		2023	2022
	Notes	£'000	£'000
Turnover	2	31,103	29,762
Operating expenditure	2	(28,294)	(27,990)
Operating surplus		2,809	1,772
Loss on disposal of fixed assets	4a	(196)	(7)
Interest receivable		33	25
Interest and Financing Costs	19	(5,561)	(3,909)
Other Financing Income/(Expense)	11	10	(116)
Deficit on ordinary activities before taxation		(2,905)	(2,235)
Taxation on surplus on ordinary activities	21	-	-
Deficit for the year	13	(2,905)	(2,235)
<b>Other Comprehensive Income</b>			
Actuarial (loss)/gain on pension scheme	11	(10)	6,534
<b>Total comprehensive (loss)/income for the year</b>		<b>(2,915)</b>	<b>4,299</b>

# River Clyde Homes and Subsidiary

## Group Statement of Financial Position as at 31 March 2023



The notes on pages 32-67 form part of these financial statements.

		2023		2022	
	Notes	£'000	£'000	£'000	£'000
<b>Fixed Assets</b>					
Tangible Assets	4a/b		241,214		241,937
Intangible Assets	4c		1,111		357
<b>Current Assets</b>					
Stock	5	245		287	
Trade and other Debtors	6a	2,204		2,291	
Trade and other debtors due after more than one year	6b	254		267	
Cash and cash equivalents		2,874		1,572	
		5,577		4,417	
Creditors: amounts falling due within one year	7	(9,814)		(43,434)	
Net current assets			(4,237)		(39,017)
Total assets less current liabilities			238,088		203,277
Creditors: amounts falling due after more than one year	8		(222,105)		(184,492)
Pension Provision	11		(104)		-
<b>Total Net Assets</b>			15,879		18,785
Reserves					
Restricted Reserve	13	63		231	
Income & Expenditure Reserve	13	15,816		18,554	
			15,879		18,785

These financial statements were approved and authorised for issue by the Board on 22 August 2023 and signed on their behalf by:

CHAIR OF BOARD:

JILLIAN MOFFAT

BOARD MEMBER:

JOHN QUINN

DIRECTOR:

JOHN WRIGHT

# River Clyde Homes and Subsidiary

## Company Statement of Financial Position as at 31 March 2023



The notes on pages 32-67 form part of these financial statements.

		2023		2022	
	Notes	£'000	£'000	£'000	£'000
<b>Fixed Assets</b>					
Tangible Assets	4a/b		241,103		241,885
Intangible Assets	4c		1,059		254
<b>Current Assets</b>					
Stock	5				
Trade and other Debtors	6a	3,805		3,919	
Trade and other debtors due after more than one year	6b	254		267	
Cash and cash equivalents		2,544		1,171	
		6,603		5,357	
<b>Creditors: amounts falling due within one year</b>	7	(10,805)		(44,284)	
<b>Net current assets</b>			(4,202)		(38,927)
<b>Total assets less current liabilities</b>			237,960		203,212
Creditors: amounts falling due after more than one year	8		(222,051)		(184,492)
Pension Provision	11		(104)		-
<b>Total Net Assets</b>			15,805		18,720
<b>Reserves</b>					
Restricted Reserve	13	63		231	
Income & Expenditure Reserve	13	15,742		18,489	
			15,805		18,720

These financial statements were approved and authorised for issue by the Board on 22 August 2023 and signed on their behalf by:

CHAIR OF BOARD:

JILLIAN MOFFAT

BOARD MEMBER:

JOHN QUINN

DIRECTOR:

JOHN WRIGHT

# River Clyde Homes and Subsidiary

## Group Statement of Changes in Reserves as at 31 March 2023



Further details are given in note 13.

	Restricted Reserve £'000	Income & Expenditure Account £'000	Total £'000
At 1 April 2022	231	18,554	18,785
Actuarial loss on pension scheme	-	(10)	(10)
Gift aid in the year	-	-	-
Deficit for the Year	-	(2,896)	(2,896)
Movement in Year	(168)	168	-
At 31 March 2023	63	15,816	15,879

# River Clyde Homes and Subsidiary

## Company Statement of Changes in Reserves as at 31 March 2023



Further details are given in note 13.

	Restricted Reserve £'000	Income & Expenditure Account £'000	Total £'000
At 1 April 2022	231	18,489	18,720
Actuarial loss on pension scheme	-	(10)	(10)
Deficit for the Year	-	(2,905)	(2,905)
Movement in Year	(168)	168	-
At 31 March 2023	63	15,742	15,805

# River Clyde Homes and Subsidiary

## Group Statement of Cash Flows

### for the year ended 31 March 2023



Further details are given in note 14

	2023		2022	
	£'000	£'000	£'000	£'000
Net cash inflow from operating activities (note 14)		7,531		6,456
<b>Cashflow from financing activities</b>				
Interest paid	(5,561)		(3,910)	
Loan advances received	8,000		14,800	
Other finance income/(expense)	10		(116)	
<b>Net cash inflow from financing activities</b>		2,449		10,774
<b>Cashflow from investing activities</b>				
Purchase of Tangible Fixed Assets	(8,648)		(19,282)	
Grants Received	158		628	
Interest Received	8		-	
Disposal of Fixed Assets	(196)		(7)	
<b>Net cash outflow from investing activities</b>		(8,678)		(18,661)
<b>Net Change in Cash and Cash Equivalents</b>		1,302		(1,431)
Cash and cash equivalents at the beginning of the year		1,572		3,003
Cash and cash equivalents at the end of the year		2,874		1,572
<b>Net Change in Cash and Cash Equivalents</b>		1,302		(1,431)

# River Clyde Homes and Subsidiary

## Company Statement of Cash Flows for the year ended 31 March 2023



Further details are given in note 14

	2023		2022	
	£'000	£'000	£'000	£'000
Net cash inflow from operating activities (note 14)		7,463		6,452
<b>Cashflow from financing activities</b>				
Interest paid	(5,561)		(3,909)	
Loan advances received	8,000		14,800	
Other finance income/(expense)	10		(116)	
<b>Net cash inflow from financing activities</b>		2,449		10,775
<b>Cashflow from investing activities</b>				
Purchase of Tangible Fixed Assets	(8,534)		(19,064)	
Grants Received	158		628	
Interest Received	33		25	
Disposal of Fixed Assets	(196)		(7)	
<b>Net cash outflow from investing activities</b>		(8,539)		(18,418)
<b>Net Change in Cash and Cash Equivalents</b>		1,373		(1,191)
Cash and cash equivalents at the beginning of the year		1,171		2,362
Cash and cash equivalents at the end of the year		2,544		1,171
<b>Net Change in Cash and Cash Equivalents</b>		1,373		(1,191)

**1. General Information and Accounting Policies**

The Company is incorporated in the United Kingdom under the Companies Act 2006 and is registered in Scotland as a private Company Limited by guarantee with Companies House. River Clyde Homes is registered with the Scottish Housing Regulator as a Registered Social Landlord under the Housing (Scotland) Act 2010. River Clyde Homes adopted Charitable Rules on 7th December 2007 and its Charity Number is SC329031. The Company is defined as a public benefit entity and thus the Company complies with all disclosure requirements relating to public benefit entities.

The Society's address is listed on page 2. Its principal activities and the nature of its operations are detailed on page 5. The principal accounting policies are set out below.

**a) Basis of Preparation**

These financial statements have been prepared in accordance with UK Generally Accepted Accounting Practice (UK GAAP) including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), the Housing SORP 2018 "Statement of Recommended Practice for Registered Housing Providers" and the Determination of Accounting Requirements 2019 as issued by the Scottish Housing Regulator and under the historical cost convention, modified to include certain financial instruments at fair value.

The financial statements are prepared in Sterling (£) and are rounded to nearest £'000.

**b) Critical Accounting Estimates and Areas of Judgement**

Preparation of the financial statements requires management to make critical judgements and estimates concerning the future. Estimates and judgements are continually evaluated and are based on historical experience, advice from qualified experts and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The resulting accounting estimates and assumptions will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year are included below:

**i. Useful lives of properties**

Management reviews its estimate of the useful lives of depreciable assets at each reporting date based on industry averages and our review of our stock. Uncertainties in these estimates relate to the length of time certain components in our homes will last, with varying levels of use potentially lengthening or shortening the lives of these components.



**ii. Recoverable amount of rent arrears and debtors**

Management considers the reasonable likelihood of rent arrears and debtors being recoverable based on past experience. While every effort is made not to over-estimate the amounts which will be recovered by the Association in the future, the actual amounts which might be received are often out with the Association's control.

**iii. Obligations under defined benefit pension scheme**

Pension obligations within the financial statements rely on actuarial assumptions and calculations completed by professional actuaries. These assumptions and calculations are reviewed by management to ensure the results are reasonable and appropriate.

Where the performance of the scheme in any given period results in a surplus position at the year end, management consider the likelihood that the Group will receive future economic benefits via reduced contributions or rebates from the scheme.

If these benefits can be reliably quantified and receipt is considered highly probable the value of the recognised asset is restricted to only those amounts deemed as recoverable.

Where the economic benefit cannot be reliably quantified or the timing of receipt is uncertain, management have determined that no asset will be recognised. Management consider this policy to be prudent and aligned with the requirements of FRS 102.

**iv. Impairment of Housing Properties**

An assessment is made at each reporting date of whether there are indicators that housing properties may be impaired. Shortfalls between the carrying value of fixed assets and their recoverable amounts, being the higher of fair value less costs to sell and value-in-use of the asset based on its service potential. These impairment losses are recognised in the Statement of Comprehensive Income. See accounting policy k for further details of impairment policy.

**c) Consolidation**

River Clyde Homes owns the entire share capital of Home Fix Scotland Limited (a private Company limited by shares). In accordance with FRS 102 using the purchase method, the financial statements show the consolidated position of River Clyde Homes and its subsidiary Home Fix Scotland Limited relating to the year ended 31 March 2023. All inter-group transactions are eliminated in full on consolidation.

**d) Turnover**

Turnover comprises rental and service charge income receivable in the period, other services provided at the invoice value and revenue grants receivable in the period.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids. Income from first tranche sales and sales of properties built for sale are recognised at the point of legal completion of the transaction.

Revenue grants are receivable when the conditions for receipt of agreed grant funding have been met. Charges for support services funded under Supporting People are recognised as they fall due under the contractual arrangements with Administering Authorities.

#### e) Tangible Fixed Assets

Housing properties are stated at cost, all property was acquired at nil value under the stock transfer agreement. The cost of such properties includes the following:

- (i) Cost of acquiring land and buildings
- (ii) Development expenditure including attributable overheads
- (iii) Interest charged on the loans raised to finance the scheme to date of completion.

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

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

Works to existing properties which fail to meet the above criteria are charged to the Statement of Comprehensive Income. The major components of properties are deemed to be structure, roofs, windows and doors, bathrooms, mechanical systems, lifts, electrics, kitchens and central heating systems. Each component has a substantially different economic life and is depreciated over this individual life. Depreciation rates are shown in note (j).

#### f) Intangible Fixed Assets

Intangible assets purchased are recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Intangible assets are initially recognised at cost and are subsequently measured at cost less accumulated amortisation and accumulated impairment losses. Intangible assets are amortised to profit or loss on a straight-line basis over their useful lives, as follows:-

Purchased computer software	3 years
Website development costs	3 years
Re-Financing Fees	10 years

Amortisation is revised prospectively if there is a significant change in the useful life or residual value.

On disposal, the difference between the net disposal proceeds and the carrying amount of the intangible asset is recognised in profit or loss.

**g) Investments in Subsidiaries**

Investments in subsidiaries are accounted for at cost less impairment in the individual financial statements

**h) Government Grants**

Where developments have been financed wholly or partly by Housing Company Grant or other capital grant, the Grants will be presented as deferred income within liabilities on the Balance Sheet. The grant recognised in income over the useful economic life of the structure of the asset and, where applicable, the individual components of the structure (excluding land) under the accruals model.

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

**i) Other Grants**

Grants received in respect of revenue expenditure are credited to the Statement of Comprehensive Income in the same period as the expenditure to which they relate.

**j) Depreciation****Housing Land and Buildings:**

Housing Properties are stated at cost less accumulated depreciation. Depreciation is charged based on the useful life of each component within its housing properties as follows:-

Structure	100 years
Roofs	70 years
Windows and doors	40 years
Bathrooms	30 years
Mechanical Systems	30 years
Lifts	30 years
Electrics	30 years
Kitchens	15 years
Central heating systems	15 years

Housing under construction is not depreciated and no depreciation is charged on the cost of land.

**Other Fixed Assets:**

A full year's depreciation is charged in the year of acquisition but no charge is made in the year of disposal. Depreciation is charged at rates estimated to write off costs less the estimated residual value over the expected useful life, as follows:

Furniture and Fittings	20% straight line
Computer Equipment	33 1/3% straight line

Assets transferred from Inverclyde Council were revalued in order to establish an initial value. They will be depreciated as per the policy above in future years.

#### k) Impairment

An assessment is made at each reporting date of whether there are indicators that a fixed asset (including housing properties) may be impaired or that an impairment loss previously recognised has fully or partially reversed. If such indications exist, estimates on the recoverable amount of the asset are made. Shortfalls between the carrying value of fixed assets and their recoverable amounts, being the higher of fair value less costs to sell and value-in-use of the asset based on its service potential, are recognised as impairment losses in the Statement of Comprehensive Income.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Reversals of impairment losses are recognised in Statement of Comprehensive Income. On reversal of an impairment loss, the depreciation or amortisation is adjusted to allocate the asset's revised carrying amount (less any residual value) over its remaining useful life.

#### l) Value added tax

The Company is registered for VAT. A large portion of its income, including rental receipts, is exempt for VAT purposes, giving rise to a partial exemption calculation. Expenditure is charged to the Statement of Comprehensive Income inclusive of VAT. Recoverable VAT arising from partial exempt activities is credited to the Statement of Comprehensive Income.

#### m) Pension

The Company participates in two pension schemes as follows:

- i) Strathclyde Pension Fund which is a defined benefit scheme as defined by the Local Government Pension Scheme (Scotland) regulations 1998. Contributions are charged to the Statement of Comprehensive Income so as to spread the cost of pensions over the employees' working lives within the Company. There has been no change in accounting treatment in the year.
- ii) Scottish Housing Association Pension Scheme which is a multi employer defined benefit scheme managed by the Pension Trust. Retirement benefits to employees of the Association are funded by contributions from all participating employers and employees in the Scheme.
  - a. For the SHAPS, the association is able to identify its share of the scheme assets and scheme liabilities from 1 April 2018 and therefore has applied defined benefit accounting from this date onwards. FRS 102 Section 28 requires the difference on transition from defined contribution to defined benefit accounting to be presented separately in other comprehensive income. The group early adopted the amendment made to Section 28 of

FRS 102, as issued in May 2020 by the Financial Reporting Council, and therefore recognised the difference on transition to defined benefit accounting in the year ended 31 March 2020. The scheme assets are measured at fair value. Scheme liabilities are measured on an actuarial basis using the projected unit credit method and are discounted at appropriate high quality corporate bond rates. The net surplus or deficit is presented separately from other net assets on the statement of financial position. This has been recognised within the defined benefit pension liability on the face of the statement of financial position.

The current service cost and costs from settlements and curtailments are charged against operating surplus. Past service costs are recognised in the current reporting period within the Statement of Comprehensive Income. Interest is calculated on the net defined benefit liability. Remeasurements are reported in other comprehensive income.

**n) Allocation of Owner Occupier Income**

Monies charged and received from owner-occupiers for common maintenance are credited into the Statement of Comprehensive Income within the accounting period in which it is invoiced.

**o) Operating Lease Agreements**

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

**p) Sale of housing properties**

Properties are disposed of under the appropriate legislation and guidance. All costs and grants relating to the share of property sold are removed from the financial statements at the date of sale.

**q) Energy Trust and Scottish Government Loan**

The Company has treated the loan value in accordance with section 34 of FRS 102. The loan has a nil rate of interest and therefore under section 34.89 and 90 the Company has taken the decision of accounting for this at cost.

**r) Stock**

Stock is stated at the lower of cost and net realisable value. Net realisable value is calculated as estimated sales proceeds less costs to sell. Cost is calculated using the weighted average costing method.

**s) Borrowing Costs**

General and specific borrowing costs directly attributable to the acquisition and construction of qualifying properties are added to the cost of those properties until such a time as the properties are ready for their intended use or sale. All other borrowing costs are expensed as incurred.

**t) Deposits and Liquid Resources**

Cash comprises cash in hand and deposits repayable on demand less overdrafts repayable on demand. Liquid resources are current asset investments that are disposable without curtailing or disrupting the business and are readily convertible into known amounts of cash at or close to their carrying value.

**u) Employee Benefits**

The costs of short-term employee benefits are recognised as a liability and an expense. Employees are entitled to carry forward up to 5 days of any unused holiday entitlement at the reporting date. The cost of any unused entitlement is recognised in the period in which the employee's services are received.

The best estimate of the expenditure required to settle an obligation for termination benefits is recognised immediately as an expense when the Company is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

FRS102 requires the Company to recognise the cost of all employee benefits to which its employees have become entitled as a result of service rendered during the reporting period.

**v) Taxation**

As a registered charity, River Clyde Homes is exempt from corporation tax on its charitable activities by virtue of Section 505(1) Income & Corporation Taxes Act 1988 and from capital gains tax by virtue of Section 145 Capital Gains Tax Act 1979.

Home Fix Scotland is subject to Corporation Tax on its applicable activities. Any payments due for corporation tax will be recognised.

**w) Going concern**

The Management Committee considers on an annual basis the appropriateness of preparing the Company's Financial Statements on a going concern basis. Matters which are taken into account in this process include:

- The prevailing economic climate, both internationally and locally and its impact, if any, on the Company's viability.
- The financial position of the Company and the impact, if any, of perceived weaknesses on the Company's viability.
- The short, medium and long term financial prospects resulting from the modelling exercise carried out annually in updating the Company's 30 year Business Plan including sensitivity analyses and independent verification of key underlying assumptions.

In the absence of any fundamental shortcomings raised as a result of the above exercise the Management Committee consider the going concern assumption underlying the preparation of the Company's Financial Statements to be appropriate.

**x) Financial Instruments**

Financial instruments which meet the criteria of a basic financial instrument as defined in Section 11 of FRS 102 are accounted for under an amortised cost model. Non-basic financial instruments are recognised at fair value using a valuation technique with any gains or losses being reported in surplus or deficit. At each year end, the instruments are revalued to fair value, with the movements posted to the Statement of Comprehensive Income (unless hedge accounting is applied). The group and association have not adopted hedge accounting for the financial instruments.

**2. GROUP PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS**

	Turnover	Operating Costs	Operating Surplus	Operating Surplus for previous period of account
	£'000	£'000	£'000	£'000
Social lettings (Note 3a)	30,060	27,051	3,009	1,578
Other activities (Note 3b)	1,151	1,317	(166)	231
<b>Total</b>	<b>31,211</b>	<b>28,368</b>	<b>2,843</b>	<b>1,809</b>
2022	29,926	28,117	1,809	

**2. COMPANY PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS**

	Turnover	Operating Costs	Operating Surplus	Operating Surplus for previous period of account
	£'000	£'000	£'000	£'000
Social lettings (Note 3a)	29,986	27,051	2,935	1,648
Other activities (Note 3b)	1,117	1,243	(126)	124
<b>Total</b>	<b>31,103</b>	<b>28,294</b>	<b>2,809</b>	<b>1,772</b>
2022	29,762	27,990	1,772	



<b>3a. GROUP PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM SOCIAL LETTING ACTIVITIES</b>		
	<b>2023</b>	<b>2022</b>
	<b>£'000</b>	<b>£'000</b>
Rent receivable net of Service Charges	29,317	27,746
Service Charges	865	815
Gross income from rents and service charge	30,182	28,561
Less voids	(2,022)	(1,937)
<b>Net income from rents and service charges</b>	<b>28,160</b>	<b>26,624</b>
Grants from the Scottish Ministers	1,571	1,635
Other Income	329	414
<b>Total turnover from social letting activities</b>	<b>30,060</b>	<b>28,673</b>
Management and maintenance administration costs	12,730	11,938
Planned and cyclical maintenance inc major repair costs	2,343	2,805
Reactive maintenance costs	3,567	4,350
Bad Debts - rents and service charge	298	270
Depreciation of social housing	8,113	7,732
<b>Operating costs for social letting activities</b>	<b>27,051</b>	<b>27,095</b>
<b>Operating Surplus for Letting Activities</b>	<b>3,009</b>	<b>1,578</b>
2022	1,578	
<p>The above information relates to General Needs Housing only as RCH do not have any shared ownership or supported housing properties. The total amount of Job Retention Scheme income received was £nil (2022-£29,390). This has been included within "Other Income".</p> <p>The total amount of major repairs expenditure incurred in the year was £6,805,474 (2022-£6,763,973). Major repairs of £6,201,263 (2022-£5,666,489) were capitalised in the year.</p>		

**3a. COMPANY PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM SOCIAL LETTING ACTIVITIES**

	<b>2023</b>	<b>2022</b>
	<b>£'000</b>	<b>£'000</b>
Rent receivable net of Service Charges	29,317	27,746
Service Charges	865	815
Gross income from rents and service charge	30,182	28,561
Less voids	(2,022)	(1,937)
<b>Net income from rents and service charges</b>	<b>28,160</b>	<b>26,624</b>
Grants from the Scottish Ministers	1,571	1,635
Other Income	255	357
<b>Total turnover from social letting activities</b>	<b>29,986</b>	<b>28,616</b>
Management and maintenance administration costs	12,730	11,914
Planned and cyclical maintenance inc major repair costs	2,343	2,702
Reactive maintenance costs	3,567	4,350
Bad Debts - rents and service charge	298	270
Depreciation of social housing	8,113	7,732
<b>Operating costs for social letting activities</b>	<b>27,051</b>	<b>26,968</b>
<b>Operating Surplus for Letting Activities</b>	<b>2,935</b>	<b>1,648</b>
2022	1,648	

The above information relates to General Needs Housing only as RCH do not have any shared ownership or supported housing properties. The total amount of Job Retention Scheme income received was £nil (2022-£9,905). This has been included within "Other Income".

The total amount of major repairs expenditure incurred in the year was £6,805,474 (2022-£6,763,973). Major repairs of £6,201,263 (2022-£5,666,489) were capitalised in the year.

3b. GROUP PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM OTHER ACTIVITIES								
	Grants from Scottish Ministers	Restricted revenue grants	Supporting people income	Other income	Total Turnover	Other operating costs	Year to 2023 Operating Surplus/ (Deficit)	Year to 2022 Operating Surplus/ (Deficit)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Support activities	-	-	190	418	608	649	(41)	95
Homefact	-	-	-	280	280	280	-	-
Social Housing Fuel Support Fund	-	156	-	-	156	156	-	-
Homelessness Prevention	-	92	-	-	92	110	(18)	(5)
Analogue to Digital Telecare Transition	-	-	-	-	-	46	(46)	50
Short Term Grant Funding	-	15	-	-	15	11	4	(3)
Cycle Scotland	-	-	-	-	-	65	(65)	8
Other activities	-	-	-	-	-	-	-	86
<b>Total from other activities</b>	<b>-</b>	<b>263</b>	<b>190</b>	<b>698</b>	<b>1,151</b>	<b>1,317</b>	<b>(166)</b>	<b>231</b>
2022	50	146	181	876	1,253	1,022	231	

Grants awarded have only been spent for the purposes intended.  
During the year there was no other surplus or deficit from other activities other than that noted above.

3b. COMPANY PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT FROM OTHER ACTIVITIES								
	Grants from Scottish Ministers	Restricted revenue grants	Supporting people income	Other income	Total Turnover	Other operating costs	Year to 2023 Operating Surplus/ (Deficit)	Year to 2022 Operating Surplus/ (Deficit)
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Support activities	-	-	190	384	574	575	(1)	(12)
Homefact	-	-	-	280	280	280	-	-
Social Housing Fuel Support Fund	-	156	-	-	156	156	-	-
Homelessness Prevention	-	92	-	-	92	110	(18)	(5)
Analogue to Digital Telecare Transition	-	-	-	-	-	46	(46)	50
Short Term Grant Funding	-	15	-	-	15	11	4	(3)
Cycle Scotland	-	-	-	-	-	65	(65)	8
Other activities	-	-	-	-	-	-	-	86
<b>Total from other activities</b>	<b>-</b>	<b>263</b>	<b>190</b>	<b>664</b>	<b>1,117</b>	<b>1,243</b>	<b>(126)</b>	<b>124</b>
2022	50	146	181	704	1,146	1,022	124	

Grants awarded have only been spent for the purposes intended.

During the year there was no other surplus or deficit from other activities other than that noted above.

**4a. Tangible Fixed Assets - Group and Company - Housing Properties**

All properties were transferred to the Company at nil value as part of the Large Scale Voluntary Stock Transfer from Inverclyde Council. During the year, 101 properties have been scheduled for demolition, resulting in a £196,358 loss (2022: £7,150). All such properties had a £nil value. Security has been granted to lenders in respect of housing properties and net cumulative interest capitalised on housing properties at 31 March 2023 amounted to £nil (2022: £nil).

	Housing Properties Held for Letting	Housing Properties Held for Construction	Totals
	£'000	£'000	£'000
<b>Cost</b>			
At 1 April 2022	284,394	11,748	296,142
Additions during the period	6,537	812	7,349
Transferred during the period	9,656	(9,656)	-
Disposals during the period	(7)	(7)	
At 31 March 2023	300,580	2,904	303,484
<b>Depreciation</b>			
At 1 April 2022	54,279	-	54,279
Provided during the period	8,113	-	8,113
Disposals during the period	(5)	-	(5)
At 31 March 2023	62,387	-	62,387
<b>Net Book Value</b>			
As at 31 March 2023	<b>238,193</b>	<b>2,904</b>	<b>241,097</b>
As at 31 March 2022	230,115	11,748	241,863
Social Housing Grant is repayable under certain circumstances. The amount relating to asset disposal during the year is £3,132 (2022: £289,318).			
The value of land held within Housing Properties Held for Letting is £3,658,652 (2022: £2,310,652).			

## 4a. Tangible Fixed Assets - Group - Other.

	Furniture and Fittings	Plant and Machinery	Computer Equipment	Total
	£'000	£'000	£'000	£'000
<b>Cost</b>				
At 1 April 2022	57	195	3,094	3,346
Additions during the period	-	115	5	120
Disposals during the period	-	(90)	-	(90)
At 31 March 2023	57	220	3,099	3,376
<b>Depreciation</b>				
At 1 April 2022	57	143	3,072	3,272
Provided during the period	-	52	21	73
Disposals during the period	-	(86)	-	(86)
At 31 March 2023	57	109	3,093	3,259
<b>Net Book Value</b>				
As at 31 March 2023	-	111	6	117
As at 31 March 2022	-	52	22	74
Plant and machinery held by the Group, with a carrying value of £93,454 (2022: £5,304) are held under finance leases.				

## 4b. Tangible Fixed Assets - Company - Other.

	Furniture and Fittings	Computer Equipment	Total
	£'000	£'000	£'000
<b>Cost</b>			
At 1 April 2022	57	3,094	3,151
Additions during the period	-	5	5
Disposals during the period	-	-	-
<b>At 31 March 2023</b>	<b>57</b>	<b>3,099</b>	<b>3,376</b>
<b>Depreciation</b>			
At 1 April 2022	57	3,072	3,129
Provided during the period	-	21	21
Disposals during the period	-	-	-
<b>At 31 March 2023</b>	<b>57</b>	<b>3,093</b>	<b>3,150</b>
<b>Net Book Value</b>			
As at 31 March 2023	-	6	6
As at 31 March 2022	-	22	22
None of the Company's properties are held under lease agreements.			

## 4c. Intangible Assets - Group

	Computer Software	Website Development	Arrangement Fee	Total
	£'000	£'000	£'000	£'000
<b>Cost</b>				
At 1 April 2022	1,045	63	828	1,936
Additions during the period	167	-	1,021	1,188
Disposals during the period	-	-	(828)	(828)
At 31 March 2023	1,212	63	1,021	2,296
<b>Depreciation</b>				
At 1 April 2022	854	63	662	1,579
Provided during the period	166	-	268	434
Disposals during the period	-	-	(828)	(828)
At 31 March 2023	1,020	63	102	1,185
<b>Net Book Value</b>				
As at 31 March 2023	192	-	919	1,111
As at 31 March 2022	191	-	166	357



## 4c. Intangible Assets - Company

	Computer Software	Website Development	Arrangement Fee	Total
	£'000	£'000	£'000	£'000
<b>Cost</b>				
At 1 April 2022	892	63	828	1,783
Additions during the period	167	-	1,021	1,188
Disposals during the period	-	-	(828)	(828)
At 31 March 2023	1,212	63	1,021	2,143
<b>Depreciation</b>				
At 1 April 2022	804	63	662	1,529
Provided during the period	115	-	268	383
Disposals during the period	-	-	(828)	(828)
At 31 March 2023	919	63	102	1,085
<b>Net Book Value</b>				
As at 31 March 2023	140	-	919	1,059
As at 31 March 2022	88	-	166	254

## 5. Stock General Stock

Group		Company	
2023	2022	2023	2022
£'000	£'000	£'000	£'000
245	287	-	-

The cost of stock recognised as an expense during the year amounted to £0.7 million (2022: £0.6 million).

## 6a. Debtors due within one year

	Group		Company	
	2023	2022	2023	2022
	£'000	£'000	£'000	£'000
Rent arrears	1,999	1,862	1,999	1,862
Less: bad debt provision	(1,397)	(1,275)	(1,397)	(1,275)
	602	587	602	587
Prepayments	225	260	164	162
Intercompany Loan	-	-	497	497
Intercompany Debtors	-	-	1,166	1,207
Sundry debtors	1,270	1,138	1,269	1,160
Less: bad debt provision	(254)	(259)	(254)	(259)
	1,241	1,139	2,842	2,767
Grant receivable	361	565	361	565
	2,204	2,291	3,805	3,919

In October 2016, RCH entered into an intercompany loan agreement of £0.5 million with its subsidiary Home Fix Scotland. The interest associated with this loan agreement is 5% per annum. The loan is repayable on demand.

## 6b. Debtors due after more than one year

	Group		Company	
	2023	2022	2023	2022
	£'000	£'000	£'000	£'000
Sundry debtors	254	267	254	267
	254	267	254	267

## 7. Creditors due within one year

	Group		Company	
	2023	2022	2023	2022
	£'000	£'000	£'000	£'000
Trade creditors	378	335	378	335
Other taxation and social security	222	218	189	200
Rents in advance	375	267	375	310
Deferred Capital Grant (Note 9)	1,557	1,579	1,557	1,579
Loan	1,426	33,733	1,426	33,733
Intercompany creditors	-	-	1,576	1,627
Accruals and other creditors	5,856	7,302	5,304	6,500
	<b>9,814</b>	<b>43,434</b>	<b>10,805</b>	<b>44,284</b>
No security is attached to creditors of the subsidiary.				

## 8. Creditors due after one year

	Group		Company	
	2023	2022	2023	2022
	£'000	£'000	£'000	£'000
Hire Purchase Lease	54	-	-	-
Deferred Capital Grant (Note 9)	98,884	100,279	98,884	100,279
Loan	123,167	84,213	123,167	84,213
	<b>222,105</b>	<b>184,492</b>	<b>222,051</b>	<b>184,492</b>

Loans				
	2023	2022	2023	2022
	£'000	£'000	£'000	£'000
Loans are repayable in instalment due as follows: -				
In one year or less	1,426	33,733	1,426	33,733
Between one and two years	1,764	2,367	1,764	2,367
Between two and five years	9,590	10,581	9,590	10,581
In five years or more	111,813	71,265	111,813	71,265
	<b>124,593</b>	<b>117,946</b>	<b>124,593</b>	<b>117,946</b>

The Company holds loan facilities of £117 million and £38 million with RBS and Nationwide respectively.

The Company holds three terms loans with RBS and a revolving credit facility. Term loan A accrues interest at a fixed rate of 6.19% per annum and is repayable by March 2035. Term loan B accrues interest at SONIA +1.5% per annum and is repayable by September 2047. Term loan C accrues interest at SONIA +1.2% per annum and is repayable by way of bullet payment in 2032. The revolving facility accrues interest at SONIA +1.4% per annum and is repayable in 2032.

**8. Creditors due after one year (continued)**

The Company holds two term loans with Nationwide and a revolving credit facility. Term loan A accrues interest at 6.19% fixed per annum and is repayable by March 2038. Term loan B accrues interest at SONIA +1.5% per annum and is repayable by March 2032. The revolving facility accrues interest at SONIA +1.45% per annum and is repayable in 2032.

The Company's loan facilities are secured by a standard security over 5,669 of the Company's properties and contains a negative pledge. This security is held by Prudential Trustee Company Limited as Security Trustee for the aforementioned finance parties.

Energy Trust Loans of £0.5 million are repayable over 5 years (£0.1 million within one year) and have no interest charge. Scottish Government Loans of £0.6 million are repayable over 3 years (£0.2 million within one year) and have no interest charge.

**9. Deferred Capital Grant**

	Group		Company	
	2023	2022	2023	2022
	£'000	£'000	£'000	£'000
Opening Balance	101,858	103,040	101,858	103,040
Grant Received in the Year	157	628	157	628
Capital Grant Impaired	(3)	(289)	(3)	(289)
Capital Grant Released	(1,571)	(1,521)	(1,571)	(1,521)
	<b>100,441</b>	101,858	<b>100,441</b>	101,858
Amounts to be Released within One Year	1,557	1,579	1,557	1,579
Amounts to be Released after One Year	98,884	100,279	98,884	100,279
	<b>100,441</b>	101,858	<b>100,441</b>	101,858

**10. Employees - Group**

	2023	2022
	No.	No.
The average full time equivalent number (including key management personnel) of persons employed by the Company during the period were as follows:	263.8	274.3
Group Services	40.6	39.3
Strategic Leadership Team	7.7	9.5
Customer Services	85.7	92.7
Property Services	22.3	20.0
Home Fix Scotland	107.5	112.8

## 10. Employees - Group (continued)

	2023	2022
	No.	No.
The average number of persons employed by the Company during the period	260	276
	£'000	£'000
Wages and salaries	8,595	8,743
Social security costs	915	856
Other pension costs	1,101	2,236
<b>Staff costs during period</b>	<b>10,611</b>	<b>11,835</b>

Key Management Personnel are defined as the members of the Board, the Chief Executive and any other person reporting directly to the Chief Executive or the Board whose total emoluments exceed £60,000 per year.

The total number of staff members whose emoluments exceeded £60,000 per year was 11 (2022: 11).

The number of the Key Management Personnel whose emoluments, excluding pension contributions, were over £60,000 per annum were as follows

	No.	No.
£60,001 to £70,000	1	-
£70,001 to £80,000	-	-
£80,001 to £90,000	-	-
£90,001+	3	3

	2023	2022
	£'000	£'000
Aggregate emoluments for the above Key Management Personnel (excluding pension contributions)	431	497
The emoluments of the Chief Executive (excluding pension contributions)	147	138
Aggregate pension contributions in relation to the above key management personnel	47	57

There were redundancy costs of 369,285 in the year (2022: £369,285). The Chair of the Boards received emoluments of £5,000 (RCH Board) and £4,000 (HFS Board) in the year (2022: £5,000 and £4,075) in respect of their services to the Group.

**11. Pension Obligations**

The Company's employees belong to two Pension funds, the Strathclyde Pension Fund which is part of the Local Government Pension Scheme (LGPS), and the Scottish Housing Associations' Pension Scheme. Pension payments outstanding at the end of the financial year totalled £33,818 (2022: £39,471) and £93,401.68 (2022: £193,151) respectively.

**11. Pension Obligations – The Strathclyde Pension Fund**

(i) The Strathclyde Pension Fund is a defined benefit scheme which provides benefits based on the final pensionable salary, the assets of which are held in a separate trustee administered fund. The pension costs are assessed with the advice of independent qualified actuaries, using the projected unit method.

The assumptions and other data that have the most significant effect on the determination of the contribution levels of this scheme are as follows:

	31/03/2023 % per annum	31/03/2022 % per annum
Retail Price Inflation	3.3	3.85
Increase in salaries	3.7	3.9
Increase in pension and deferred pensions	2.95	3.2
Discount rate	4.75	2.7

The Company's share of assets in the scheme and expected rate of return were:

	31/03/2023 Assets 2023 £'000	31/03/2022 Assets 2022 £'000
Equities	30,379	31,775
Bonds	14,177	13,535
Property	5,063	5,726
Cash	1,012	1,041
Total	50,631	52,057

**11. Pension Obligations – The Strathclyde Pension Fund (continued)**

The mortality assumptions for those aged 65 adopted at 31 March 2023 imply the following life expectancies:

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

**Net Pension Liability**

	31/03/2023	31/03/2022	31/03/2021	31/03/2020	31/03/2019
	£'000	£'000	£'000	£'000	£'000
Estimated Employer Assets	50,631	52,057	48,810	41,008	42,839
Present Value of funded liabilities	(33,549)	(49,731)	(52,446)	(43,279)	(48,839)
Present Value of unfunded liabilities	(1,359)	(1,768)	(1,899)	(1,653)	(1,929)
Net Pension Asset/(Liability)	15,723	558	(5,535)	(3,924)	(7,929)

In line with the stated accounting policy and having given due consideration to the requirements of FRS 102, the Directors have determined that recognition of the net pension asset within the financial statements is not appropriate given the lack of quantifiable economic benefit the Group expects to receive and the undeterminable timing of any inflow should it arise. The Board have consulted with external professionals when making this assessment.

	31/03/2023		31/03/2022	
	%	£'000	%	£'000
Expected return on Assets	142.8	1,396	69.7	970
Interest on pension scheme liability	(98.1)	(1,386)	(69.2)	(1,086)
Net Gain/(Loss) (B)	44.7	10	0.5	(116)
Net Revenue Account Costs (A) - (B)	22.2	371	45.9	921

## 11. Pension Obligations – The Strathclyde Pension Fund (continued)

## Analysis of the amount charged to operating profit

	31/03/2023		31/03/2022		31/03/2021		31/03/2020		31/03/2019	
	%	£'000	%	£'000	%	£'000	%	£'000	%	£'000
Service costs	22.5	777	46.4	1,038	51.7	803	37.3	1,019	46.0	947
Past service costs	0.0	0	0.0	0	0.00	0	2.5	67	0.0	0
Total Operating Charge (A)	22.5	777	46.4	1,038	51.7	803	39.8	1,086	46.0	947

## Analysis of the amount in Statement of Total Recognised Surpluses and Deficits

	2023	2022
	£'000	£'000
Opening Balance Gain/(Losses)	1,088	(5,097)
Actuarial gain	15,499	6,743
Impact of irrecoverable surplus	(15,165)	(558)
Increase/(Decrease) in Irrecoverable Surplus from Membership	-	-
<b>Actuarial gain on assets and liabilities recognised in Comprehensive Income</b>	<b>15,499</b>	<b>6,155</b>
<b>Cumulative Actuarial Gain</b>	<b>1,422</b>	<b>1,088</b>



## 11. Pension Obligations – The Strathclyde Pension Fund (continued)

Movement in pension deficit during the year	2023 £'000	2022 £'000
Deficit at beginning	-	(5,535)
Current Service cost	(777)	(1,038)
Past Service cost	-	-
Expected Return on Employers assets	1,396	970
Interest Costs	(1,386)	(1,086)
Employers Contribution	433	504
Actuarial gain	15,499	6,743
Actuarial loss on asset ceiling	(15,165)	(588)
<b>Pension deficit at end of year</b>	-	-

ii. Scottish Housing Association Pension Scheme is a multi-employer defined benefit scheme managed by the Pension Trust. Contributions are charged to the Statement of Comprehensive Income to spread the cost of pensions over the employees' working lives within the Company.

**PRESENT VALUES OF DEFINED BENEFIT OBLIGATION, FAIR VALUE OF ASSETS AND DEFINED BENEFIT ASSET (LIABILITY)**

	2023 £'000	2022 £'000
Fair value of plan assets	7,460	13,148
Present value of defined benefit obligation	7,564	12,092
Surplus/(Deficit) in plan	(104)	1,056
Unrecognised surplus	-	1,056
Defined benefit asset (liability) to be recognised	(104)	-

**RECONCILIATION OF THE IMPACT OF THE ASSET CEILING**

	2023 £'000
Impact of asset ceiling at start of period	1,056
Effect of the asset ceiling included in net interest cost	33
Actuarial gains on asset ceiling	(1,089)
Impact of asset ceiling at end of period	-

## 11. Pension Obligations (continued)

**RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE DEFINED BENEFIT OBLIGATION**

	<b>2023</b>
	<b>£'000</b>
Defined benefit obligation at start of period.....	12,092
Current service cost .....	731
Expenses.....	6
Interest expense.....	345
Contributions by plan participants .....	362
Actuarial losses (gains) due to scheme experience.....	(697)
Actuarial losses (gains) due to changes in demographic assumptions.....	(127)
Actuarial losses (gains) due to changes in financial assumptions.....	(4,923)
Benefits paid and expenses .....	(225)
Defined benefit obligation at end of period.....	7,564

**RECONCILIATION OF OPENING AND CLOSING BALANCES OF THE FAIR VALUE OF PLAN ASSETS**

	<b>2023</b>
	<b>£'000</b>
Fair value of plan assets at start of period.....	13,148
Interest income.....	378
Experience on plan assets (excluding amounts included in interest income) - gain (loss) (7,180)	
Contributions by the employer .....	977
Contributions by plan participants .....	362
Benefits paid and expenses .....	(225)
Assets acquired in a business combination.....	-
Assets distributed on settlements.....	-
Exchange rate changes .....	-
Fair value of plan assets at end of period .....	,460

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2023 was (£6,802,000).

## 11. Pension Obligations (continued)

**DEFINED BENEFIT COSTS RECOGNISED IN STATEMENT OF COMPREHENSIVE INCOME (SOCl)**

	<b>2023</b> <b>£'000</b>
Current service cost .....	731
Expenses .....	6
Net interest expense .....	-
Losses (gains) on business combinations .....	-
Losses (gains) on settlements.....	-
Losses (gains) on curtailments.....	-
Losses (gains) due to benefit changes.....	-
Defined benefit costs recognised in statement of comprehensive income (SoCl) .....	737

**DEFINED BENEFIT COSTS RECOGNISED IN OTHER COMPREHENSIVE INCOME**

	<b>2023</b> <b>£'000</b>
Experience on plan assets (excluding amounts included in net interest cost) - gain (loss).....	(7,180)
Experience gains and losses arising on the plan liabilities - gain (loss) .....	697
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligation - gain (loss).....	127
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligation - gain (loss).....	4,923
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain (loss) .....	(1,433)
Effects of changes in the amount of surplus that is not recoverable (excluding amounts included in net interest cost) - gain (loss).....	1,089
Total amount recognised in other comprehensive income - gain (loss).....	344

## 11. Pension Obligations (continued)

ASSETS	2023 £'000	2022 £'000
Global Equity	197	2,600
Absolute Return	202	603
Distressed Opportunities	229	471
Credit Relative Value	284	422
Alternative Risk Premia	43	543
Emerging Markets Debt	58	489
Risk Sharing	544	429
Insurance-Linked Securities	208	276
Property	311	341
Infrastructure	804	821
Private Debt	333	331
Opportunistic Illiquid Credit	330	436
High Yield	38	128
Opportunistic Credit	-	46
Cash	31	36
Corporate Bond Fund	10	831
Liquid Credit	-	84
Long Lease Property	250	379
Secured Income	499	702
Over 15 Year Gilts	-	5
Liability Driven Investment	3,158	3,181
Currency Hedging	14	(48)
Net Current Assets	17	42
<b>Total assets</b>	<b>7,460</b>	<b>13,148</b>
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.		

**11. Pension Obligations (continued)****KEY ASSUMPTIONS**

	31/03/2023 % per annum	31/03/2022 % per annum
Allowance for commutation of pension for cash at retirement	75	75
Inflation (RPI)	3.14	3.35
Increase in salaries	3.83	4.09
Increase (CPI)	2.83	3.09
Discount rate	4.81	2.76

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

	Life expectancy at age 65 (YEARS)
Male Retiring in 2021	20.5
Female Retiring in 2021	23
Male Retiring in 2040	21.7
Female Retiring in 2040	24.4

**12. Company limited by guarantee**

The Company is a Company limited by guarantee and does not have a share capital. The liability of the members is limited to £1 each.

13. Reconciliation of movement in reserves – Group

Income & Expenditure Reserve	2023 £'000	2022 £'000
Opening funds	18,554	14,360
Deficit for period	(2,562)	(2,229)
Tfr from/(to) Restricted Reserve	168	(50)
Gift Aid	-	(61)
SHAPS Actuarial (loss)/gain on pension scheme	(344)	349
LGPS Actuarial gain on pension scheme	-	6,185
<b>Revenue reserve at end of year</b>	<b>15,816</b>	<b>18,554</b>

Restricted Reserves	2023 £'000	2022 £'000
Opening funds	231	181
Movement in the Year	(168)	50
<b>Restricted Reserve</b>	<b>63</b>	<b>231</b>

Restricted Reserve Detail	Opening Funds £'000	Movement in Year £'000	Balance £'000
Support & Connect	70	(44)	26
Homelessness Prevention Fund	18	(18)	-
Short Term Grant	11	5	16
Digital Telecare	50	(46)	4
Cycle Scotland	82	(65)	17
<b>Restricted Reserve</b>	<b>231</b>	<b>168</b>	<b>63</b>

13. Reconciliation of movement in reserves – Company

Income & Expenditure Reserve	2023 £'000	2022 £'000
Opening funds	18,489	14,240
Deficit for period	(2,571)	(2,235)
Tfr from/(to) Restricted Reserve	168	(50)
SHAPS Actuarial (loss)/gain on pension scheme	(344)	349
LGPS Actuarial gain on pension scheme	-	6,185
<b>Revenue reserve at end of year</b>	<b>15,742</b>	<b>18,489</b>

## 13. Reconciliation of movement in reserves – Company (continued)

Restricted Reserve Detail	Opening Funds £'000	Movement in Year £'000	Balance £'000
Support & Connect	70	(44)	26
Homelessness Prevention Fund	18	(18)	-
Short Term Grant	11	5	16
Digital Telecare	50	(46)	4
Cycle Scotland	82	(65)	17
<b>Restricted Reserve</b>	<b>231</b>	<b>168</b>	<b>63</b>

## 14. Notes to the Cash Flow Statement – Group

a) Reconciliation of operating surplus to Net cash inflow from operating activities	2023 £'000	2022 £'000
Operating surpluses	2,843	1,809
Depreciation	8,529	8,150
Pension - employee income	94	866
Capital Grant Released	(1,574)	(1,810)
Decrease / (Increase) in debtors	100	(487)
Decrease / (Increase) in stock	42	(3)
Decrease in creditors	(2,503)	(2,069)
<b>Net cash flow from operating activities</b>	<b>7,531</b>	<b>6,456</b>

b) Reconciliation of net cash flow to movement in net debt	2023 £'000	2022 £'000
Increase/(Decrease) in cash for the period	1,302	(1,431)
Loans received	(8,000)	(14,800)
Loan repayments	1,353	2,022
Change in net debt	(5,345)	(14,209)
Opening Net debt	(116,374)	(102,165)
<b>Net debt as at 31 March 2023</b>	<b>(121,719)</b>	<b>(116,374)</b>

14. Notes to the Cash Flow Statement – Group (continued)

c) Analysis of changes in net debt	As at 01/04/22 £'000	Cash Flow £'000	Other Changes £'000	As at 31/03/23 £'000
Cash at bank and in hand	1,1572	1,302	-	2,874
Debt due within one year	-	-	-	-
Debt due after one year	(117,946)	(6,647)	-	(124,593)
	<b>(116,374)</b>	<b>(5,345)</b>	<b>-</b>	<b>(121,719)</b>

14. Notes to the Cash Flow Statement – Company

a) Reconciliation of operating surplus to Net cash inflow from operating activities	2023 £'000	2022 £'000
Operating surpluses	2,809	1,772
Depreciation	8,512	8,058
Pension - employee income	94	866
Capital Grant Released	(1,574)	(1,810)
Decrease / (Increase) in debtors	127	(662)
Decrease in creditors	(2,505)	(1,772)
<b>Net cash flow from operating activities</b>	<b>7,463</b>	<b>6,452</b>

b) Reconciliation of net cash flow to movement in net debt	2023 £'000	2022 £'000
Increase/(Decrease) in cash for the period	1,373	(1,191)
Loans received	(8,000)	(14,800)
Loan repayments	1,353	2,022
Change in net debt	(5,724)	(13,969)
Opening Net debt	(116,775)	(102,806)
<b>Net debt as at 31 March 2023</b>	<b>(122,049)</b>	<b>(116,775)</b>



c) Analysis of changes in net debt	As at 01/04/22 £'000	Cash Flow £'000	Other Changes £'000	As at 31/03/23 £'000
Cash at bank and in hand	1,171	1,373	-	2,544
Debt due within one year	-	-	-	-
Debt due after one year	(117,946)	(6,647)	-	(124,593)
	<b>(116,775)</b>	<b>(5,274)</b>	<b>-</b>	<b>(122,049)</b>

### 15. Unit numbers under management

	2023 No.	2022 No.
Cottage	2,007	2,007
Flat	608	608
Maisonette	74	72
Multi-Storey	837	937
Tenement	2,614	2,564
	<b>6,140</b>	<b>6,088</b>

### 16. Related Parties

Various members of the Board are Tenants of the Company. The transactions with the Company are all done on standard terms, as applicable to all Tenants. During the year £10,402 (2022: £10,402) of rent was receivable from these tenant members. At the year-end there were £nil (2022: £nil) of rent arrears due from these tenant members. There are also Councillors from Inverclyde Council on the Board. Any transactions with Inverclyde Council are made at arm's length, on normal commercial terms and these Board members cannot use their position on the Board to their or the Council's advantage.

### 17. Auditors Remuneration

	Group		Company	
	2023 £'000	2022 £'000	2023 £'000	2022 £'000
Fees payable to the auditor and its associates for the audit of the financial statements (including VAT)	32	21	22	15
Fees payable to the auditor and its associates in relation to taxation services	1	2	-	-

**18. Annual Operating Leases-Group and Company**

	2023 £'000		2022 £'000	
	Land & Buildings	Other Assets	Land & Buildings	Other Assets
Leases < 1 year	283	537	283	519
Lease 1 - 5 years	1,133	396	1,133	342
Leases > 5 years	1,818	-	3,518	-
	<b>3,234</b>	<b>933</b>	<b>3,518</b>	<b>861</b>

All the above leases relate to land, buildings, IT infrastructure and plant and machinery. The cost of operating leases recognised as an expense during the year amounted to £0.8 million (2021: £0.9 million).

**19. Interest Payable and Other Charges**

	Group		Company	
	2023 £'000	2022 £'000	2023 £'000	2022 £'000
Bank and Building Society Loans	5,561	3,910	5,561	3,909

**20. Capital Commitments**

	2023 £'000	2022 £'000
Expenditure authorised by the Board	-	33,467
Less certified	-	(32,866)
	<b>-</b>	<b>601</b>

All above commitments are expected to be funded by grant or private finance

**21. Tax on Profit on Ordinary Activities**

	2023 £'000	2022 £'000
<b>Current Tax:</b> UK corporation tax on profits of current year	-	5
Adjustments in respect of previous periods	-	-
Total current Tax	-	5
<b>Deferred Tax:</b> Origination and reversal of timing differences	-	-
Effect of increased tax rate on opening liability	-	-
Total deferred Tax	-	-
Total profit on ordinary activities	-	5

## 22. Financial Instruments

	Group		Company	
	2023 £'000	2022 £'000	2023 £'000	2022 £'000
<b>Financial Assets</b>				
Cash and Cash Equivalents	2,874	1,572	2,544	1,171
Financial assets that are debt instruments measured at amortised cost	2,750	2,348	3,896	3,999
<b>Financial Liabilities</b>				
Financial liabilities measured at amortised cost	<b>131,495</b>	125,565	132,415	126,918

Financial assets that are debt instruments measured at amortised cost comprise rental arrears, other debtors and amounts owed by fellow group companies.

Financial liabilities measured at amortised cost comprise trade creditors, other creditors, amounts owed to fellow group companies, accruals and bank loans.



**Report and Financial Statement  
For the year ended 31 March 2023**

**REGISTRATION PARTICULARS:**

Principal Office and registered address:

River Clyde Homes

Clyde View

22 Pottery Street Greenock PA15 2UZ

[www.riverclydehomes.org.uk](http://www.riverclydehomes.org.uk)

Company Number: SC329031

Charity Number: SC038584

Property Factor Registration Number: PF000152  
Scottish Housing Regulator Registered Number: 362

Part of the

**RCH** GROUP