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SCOTTISH BORDERS HOUSING ASSOCIATION

Report and Financial Statements For the year ended 31 March 2023



“Created by tenants for tenants, our mission is to deliver the best housing choices, solutions and services that we possibly can. We aim to maximise our ability to invest in homes and communities, partnerships and our people.”

CONTENTS

Board of Management, Executive Officers and Advisers.....	1
Strategic Report of the Board of Management	3
Statement of Board of Management's Responsibilities	14
Board of Management's Statement of Internal Financial Controls.....	15
Independent Auditor's Report to the Members of Scottish Borders Housing Association	18
Report by the Auditors to the Members of Scottish Borders Housing Association on Corporate Governance Matters	22
Statement of Comprehensive Income	23
Statement of Financial Position	24
Statement of Changes in Reserves	25
Statement of Cashflows.....	26
Notes to the Financial Statements.....	27

Board of Management, Executive Officers and Advisers

Board of Management

Chair - Robin Hill

Vice-Chair – Philippa Brosnan

Elected Board Members

Allen Tills Resigned 01.12.22

Gordon Saunders Resigned 08.09.22

Tracey Glover

Michael Grieve Casual Vacancy 23.03.23

Non-Tenant Elected Members

Philippa Brosnan

John Paton-Day

David Cressey

Matt Foreman Co-opted 01.12.22

Appointed Board Members

Robin Hill

Ian McDonald Convenor of Audit & Compliance Sub-Committee

Michael Levack Convenor of Customer Board

Eric Glass

Secretary to the Association

Carly Stewart

Executive Team

Julia Mulloy Chief Executive

Maria Lyle Chief Operating Officer

Carly Stewart Director of Finance

Henry Coyle Director of Customer Services

Caroline Purcell Director of Property Services

Emma Garry Director of Development (appointed 30.08.2022)

Board of Management, Executive Officers and Advisers (continued)

External Auditor

RSM UK Audit LLP
Chartered Accountants
Third Floor
2 Semple Street
Edinburgh
EH3 8BL

Internal Auditor

TIAA Ltd
Artillery House
Fort Fareham
Newgate Lane
Fareham
Hants
PO14 1AH

Solicitors

Harper Macleod
The Ca'd'oro
45 Gordon Street
Glasgow
G1 3PE

Bankers

Lloyds Bank plc
3rd Floor
25 Gresham Street
London
EC2V 7HN

Registered Office:

South Bridge House
Whinfield Road
Selkirk
TD7 5DT

Funders

Royal Bank of Scotland plc
4th Floor
110 Queen Street
Glasgow
G1 3BX

Co-operative and Community Benefit Society Registered Number	SP2573R(s)
Scottish Charity Registered Number	SC030751
The Scottish Housing Regulator Registered Number	313

Strategic Report of the Board of Management

The Board of Management of Scottish Borders Housing Association Ltd (“the Association” or “SBHA”) has pleasure in submitting its report and the audited Financial Statements for the year ended 31 March 2023. This aims to give the reader of these Financial Statements a clear understanding of the business of SBHA, and its current and anticipated performance.

SECTION 1 – SBHA

1.0 PRINCIPAL ACTIVITIES

Scottish Borders Housing Association (SBHA) is a not-for-profit housing Association, registered with the Scottish Housing Regulator, i.e., a “Registered Social Landlord”, and operating in the Scottish Borders area, excluding Berwickshire. The Association is a registered Charity, No. SC030751 and is registered in the UK.

SBHA is the parent entity in a group structure which also incorporates SBHA Plus and Scottish Borders Building Services (SBBS), which is currently dormant. SBHA Plus is intended to be the ‘vehicle’ for progressing projects and activities which are unable to be carried out by SBHA due to its charitable status. SBBS and SBHA Plus are non-charitable Companies. Due to immateriality, the results of SBHA Plus have not been consolidated into these Financial Statements. The subsidiary results are disclosed at Note 12.

In the year ended 31 March 2023, the Association’s principal activities directly reflected the objectives defined in its Constitution, namely the provision of housing and housing-related services for people in need.

2.0 BACKGROUND TO THE ASSOCIATION

SBHA was established to receive the transfer of the housing stock of Scottish Borders Council (SBC) and in March 2003 commenced trading. The Association is a charitable organisation and manages some 5,626 rented and 142 factored homes as well as 1,262 non-housing units.

The housing stock contains a range of construction types, aged between 500+ years old in the historical areas of Jedburgh, to less than one year old. There are no high-rise properties, and the great majority of properties are flats. SBHA have made significant investment since 2003 to improve the quality standards of the homes, including meeting Scottish Housing Quality Standard (SHQS) and working towards achieving the Energy Efficiency Standard for Social Housing.

Key services are delivered locally by Neighbourhood teams who tailor services to those communities, supported by agile working and a clear service offer and suite of Customer Service and Neighbourhood Standards. First point of contact for all services is delivered by the Solutions Team and supported digitally by the MySBHA App and the established Customer Relationship Management (CRM) model, with the telephony system recently upgraded to enhance the customer experience.

3.0 GOVERNANCE

SBHA is governed through the Board of Management, consisting of 12 members. The governance structure is designed to ensure effective strategic impact and assurance. This is delivered through a quarterly meeting cycle, plus 2 additional meetings for Strategic Planning and Business Plan & Budget Setting. There are two main Sub-Committees: Audit & Compliance Sub Committee who provide detailed assurance on compliance and risk; and the Customer Board, who review customer experience, service development and policy. The Chair of the Board and Convenor of the Audit & Compliance Sub-Committee are remunerated roles.

Scottish Borders Housing Association is committed to placing our Tenants and customers at the heart of decision making and service delivery. This is delivered in partnership with Scottish Borders Tenants Organisation (SBTO), the “umbrella” Tenants representative group for SBHA’s Tenants, based in the Head Office in Selkirk. Funded and supported primarily through SBHA, SBTO’s remit is to seek, represent and take forward Tenants’ views in relation to SBHA’s Policies and procedures and to ensure that Tenants get the best possible service. They work in partnership to deliver the commitments in “Voices Together” (SBHA’s Tenant & Community Engagement Strategy) and were a vital partner in developing the revised Strategy in 2021.

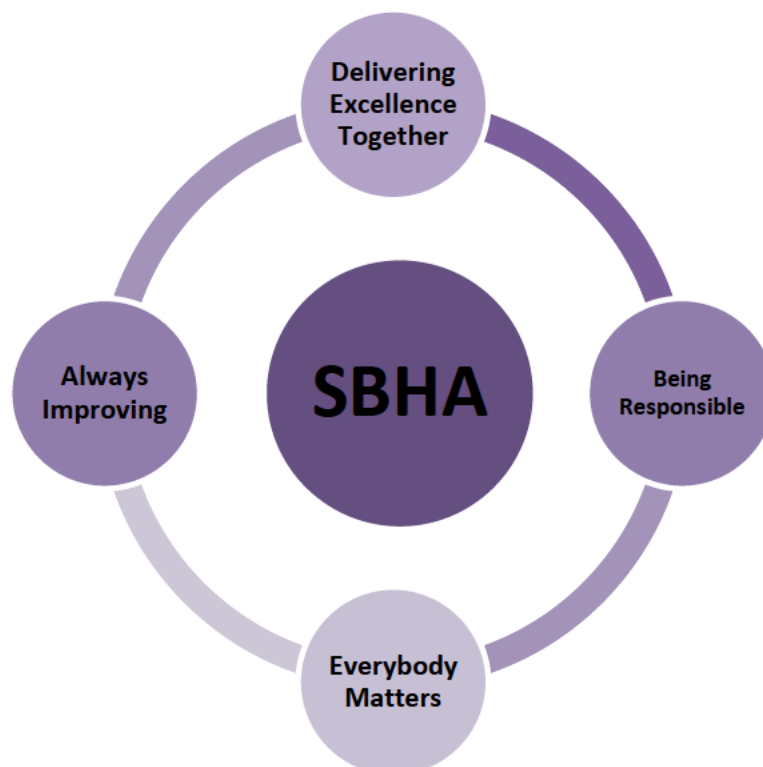
4.0 SBHA 2020-25 STRATEGIC & BUSINESS PLAN

The 2020-25 SBHA Strategic and Business Plan provides an overview of how SBHA’s mission, vision and values will be delivered over the 5-year period. It was developed with the full involvement of the Board of Management & governance members, the SBHA Team and SBTO.

This Strategic Plan is the lead document for SBHA’s main strategies and provides the framework for future decision making and a clear process for achieving commitments made. In developing the strategic direction, account was taken of the Scottish Government’s National Outcomes and the consultation feedback on Homes Fit for 2040; the broader context of the Scottish Borders Community Planning Partnership; building on the vision of the Scottish Borders Community Plan to “working together with our communities and through targeted partnership action, the quality of life will improve for all who live, work or study in the Scottish Borders.”; and reflects the commitment in the Scottish Borders Local Housing Strategy that “every person lives in a home that meets their needs”. SBHA recognises that as the largest social housing provider in the Scottish Borders it plays a significant role supporting the delivery of these objectives.

The Board of Management approved the revised Strategic and Business Plan in February 2023 and the detailed Delivery Plan in March 2022, which focuses on 7 main projects linked to SBHA’s objectives. SBHA’s Delivery Plan for years 3-5 (2022-25) of the Strategic Plan was revised after a series of events to reflect the themes from the emerging regional agendas such as South of Scotland Regional Economic Strategy and lessons learnt from the pandemic on the delivery of services and strategic priorities.

VALUES



5.0 SBHA'S OBJECTIVES

SBHA's 5 Strategic Objectives which reflect our members' vision for the future are:

- Great Customer Experience
- Great Places
- One Team
- Resilient Business
- Smart Investment Choice

MISSION STATEMENT

"Created by Tenants for Tenants, we enhance lives and communities across the Scottish Borders. We shape our homes and services to meet changing needs and expectations."

OBJECTIVES

GREAT CUSTOMER EXPERIENCE

SBHA remains committed to delivering excellent customer service and key strategic actions aimed at achieving this are identified in the revised Strategic Delivery Plan. These include strengthening universal services and improving Tenant satisfaction, specifically the management of the neighbourhood. This re-enforces SBHA's vital role as a community anchor and recognises its social impact.

A key focus over the year has been to reduce inequalities and personalise services to enhance a Tenant's quality of life and increase tenancy sustainment. The introduction of the Wellbeing Framework aims to protect the welfare of the most vulnerable Tenants and enables SBHA teams to be more responsive to the diverse needs of Tenants. Demonstrating SBHA's commitment to deliver excellent customer service, SBHA is working towards achievement of Customer Service Excellence accreditation and is actively working with Tenants to improve the customer journey of the Repairs Service, a key driver of Tenant satisfaction.

Acting on Tenant feedback is crucial to achieving better outcomes for Tenants and SBHA values Tenant Scrutiny of the services it provides. The 2023 Tenant Scrutiny Project focussed on the management of the neighbourhoods and emerging themes included building on the existing programme of Estate Walkabouts, improvements to communal facilities and enhancing shared community spaces. Some examples of improvements made from listening to Tenant feedback include enhanced communications with text messaging in advance of repairs visits; freephone calls introduced in the new telephony system; and improvements in the handling of complaints.

Whilst supporting Tenants experiencing financial hardship during the cost-of-living crisis, SBHA has remained committed to ensuring that rents remain affordable. As a means to ensure this, the SFHA rent affordability tool continued to be used to assess rent levels and potential increases, and extensive consultation with Tenants was undertaken. A below CPI increase of 5.0% was approved for 2023-24, to balance affordability but reflects the need to continue services and invest in homes and communities. This was undertaken against the backdrop of the Scottish Government's cost of living crisis emergency legislation, where an interim rent freeze was imposed and the added uncertainty of the potential for this being extended beyond March 2023.

SBHA continue to support Tenants with its Financial Inclusion Service and the wider Neighbourhood Housing team. This has never been so important given the financial hardship experienced in the pandemic and the deepening cost-of-living crisis described above. At 31st March 2023, 3,299 (2022: 2,868) Tenants were in receipt of Universal Credit, with attributing technical arrears of approximately £427,000 (2022: £940,000), this is due to shorter waiting times for UC claims to be processed. An additional £408,000 (2022: £401,000) of income for Tenants was generated through the provision of dedicated welfare benefits and financial support services, supporting over 869 (2022: 823) SBHA Tenants.

SBHA continues to support Scottish Borders Council in the implementation of its Local Housing Strategy and Rapid Rehousing Transition Plan (RRTP), assisting Ukrainian refugees and supporting the Housing First programme, as well as updating the quality of housing need, supply, and demand data to improve the preventative housing options approach. SBHA's 45% target for lets to homeless households was achieved, whilst increasing tenancy sustainment levels, and maintaining positive empty homes performance, as well as reducing both turnover and the number of low demand properties.

GREAT PLACES

SBHA's Asset Management strategy was approved in 2021 and provides the roadmap to ensure SBHA's homes are fit for the future. This includes a shift in the quality and quantity of accessible and adaptable homes; continuing with strategies to increase proactive cyclical programmes and increase life cycles to ensure value is achieved; and a key priority is the journey to net zero carbon and achieving Energy Efficiency Standard for Social Housing (ESSH 2).

Energy efficiency works have continued to progress, maximising ECO4 funding opportunities to continue the journey on improving affordable warmth in SBHA homes. During the year SBHA was part of a South of Scotland Enterprise (SOSE) funded pilot to survey wet heating systems efficiency, with 91 SBHA homes included in the pilot. The pilot established the average heating efficiency to be 81% with 62% of boilers set too high and highlighted the value of water testing and thermostat setting advice. In early 2022, SBHA introduced water testing and inhibitor top up as part of its servicing specification to improve heating system efficiency by preventing blockages, breakdowns etc and engineers help tenants to reduce boiler temperatures to use less energy.

A further pilot funded by the Scottish Government to install environmental sensors to 14 homes was undertaken and while there were some challenges, the benefits of these sensors is clear and a further pilot in 30 homes using an alternative product is being established. A project to install ultrafast fibre broadband to 2 amenity blocks is being progressed.

During the year, SBHA along with the 6 other South of Scotland based RSLs, worked in collaboration with the Centre for Local Economic Studies (CLES), funded by South of Scotland Enterprise, to produce a Roadmap to Decarbonisation with a focus on the local economic impact, and is being assessed for next steps. It is recognised the collaboration on the journey to Net Zero will increase

the social, environmental and economic impact of investment in existing affordable housing across the South of Scotland. The EESSH2 baseline report provides information to assist in developing future plans to achieve compliance with the 2032 Scottish Government targets and improve affordable warmth for Tenants, and this supported the design of SBHA's Sustainability Strategy.

Year 6 of the original 6 year Planned Maintenance Plan, connecting significant investment in neighbourhoods with the Community Model, saw total major repairs investment of £8.3m (2022: £7.0m), with 256 heating systems, 129 windows & 455 doors, 305 bathrooms and 177 kitchens upgraded, a concentration continuing in homes in Kelso and Burnfoot in Hawick. Challenges in the construction market such as labour and material shortages contributed towards slippage of budgeted cost of £2.5m to be carried over, which predominantly relates to the supply and fit of windows, these challenges also resulted in significant inflationary cost pressures.

Creating safe places is a key priority and keeping Tenants and the SBHA Team safe have remained a primary focus. Compliance programmes and associated works continue as business as usual, with no gas safety checks beyond their anniversary date in the year. Along with the sector, SBHA has focused attention on it's responsibility to ensure that its homes are well-maintained and of a decent standard. To ensure robustness in how cases of damp and mould are identified and resolved, a review has been initiated on cases reported, policies, practices and skills to provide overall assurance on meeting expected standards and adopting best practice.

Increasing proactive cyclical maintenance programmes has commenced with a 6-year Environmental programme of works to improve the quality of neighbourhoods. Despite the construction sector challenges, works have progressed in the year to improve the safety and appeal within blocks including improved secure doors and door entry systems in 9 blocks, new flooring in 14 blocks as well as re-painting 27 communal stairwells, with an overall investment of £300k in the year. A range of external communal soft and hard landscaping projects were also delivered with a total investment of £102k. Investment over the next 5 years is estimated at £3m including a new gutter cleaning cyclical programme and delivering on Tenant priorities to improve SBHA homes, Safety and the Neighbourhoods.

ONE TEAM

The SBHA People Strategy 2022-25 underpins the delivery of SBHA's Strategic and Business Plan 2022-2025. It sets out the objectives and actions for the three years, aligned to the principles of Fair Work - Fulfilment, Effective Voice, Opportunity, Security, and Respect.

SBHA implemented the Strategic Review during 2022-23, re-aligning the organisational structure to meet future business needs and continued to invest in our people to develop their skills and experience. This included health and safety training; equalities, diversity and inclusion awareness; and new emerging technologies. Leadership skills development activities have been provided such as mentoring and coaching and action learning workshops. Equipping our people to achieve enhanced outcomes for customers, opportunities for collaborative learning, skills enhancement and reflective learning workshops on customer service standards have also been delivered.

Supporting our people to maintain good health and wellbeing has continued post-pandemic with wellbeing conversations, flexible working discussions, and the promotion of activities through the Healthy Living Group and Employee Strategy Group.

The Association remains committed to contributing to the regional economy and developing the future workforce and maintained ongoing positive partnerships with Developing the Young Workforce, renewing its commitment to the Young Person's Guarantee Scheme in the year. Like many businesses, recruitment in a highly competitive market has been challenging over the year and, in response, SBHA has enhanced its employment offer highlighting hybrid and flexible working; increased recruitment channels; as well as increasing the awareness of SBHA as an employer via

attendance at job fairs, schools and local community events. The development of new digital, zero carbon and nature positive skills will help us move forward in a changing world.

RESILIENT BUSINESS

SBHA's IT & Digital Strategy 2022-27 which was introduced in March 2022, focused on building IT as a strategic asset that enhances SBHA's resilience and capability to drive growth, providing insight-driven service improvements and innovative solutions over five pillars for delivery. The journey to the Cloud applications continues to be expanded with the implementation completed of the 8x8 Unified Communications and Contact Centre platform, a cloud-based communications hub consolidating all SBHA contact channels into a single system combining Voice, Video Conferencing, Contact Centre, and Social Media channels. Digital resilience action plans have progressed, with new security tools and processes being implemented including new cloud-based off-site disaster recovery, to continuously strengthen security and support the journey towards Cyber Essential Plus.

Value for money continues to be a main aim of SBHA's Procurement Strategy. SBHA's annual report of activities and progress published in 2022 for 2021-22 highlighted £39k net savings, which was reduced on previous years reflecting the current economic environment. The use of frameworks continued in the year and the use of the local SBC framework for sub-contracted reactive works has been widely embedded in the Organisation. Supplier events were held with local contractors to support the local economic recovery and Community Wealth Building principles. This resulted in an increase of local tendering opportunities and awards.

In commissioning SBHA's contract for the supply of kitchens, sustainability measures were included, building in a reduction on carbon emissions relating to deliveries. The manufacturer has partnered with our locally based building materials provider to allow storage of full kitchen packs in their local branches. This reduces their travel, creates and maintains local jobs in the branches and ensures SBHA has stock where and when its needed, also reducing SBHA's own fleet travel. This supplier has a proven circular economy ethos, demonstrated by their product offering of innovative products where lifespan can be extended and materials be recycled back into the manufacturing process, reducing waste. All timber is sourced from sustainable sources being either FSC or PEFC accredited, and their supply chain is also committed to recycling products for other raw materials.

SMART INVESTMENT CHOICES

Building on the previous track record of providing solutions to over 300 long-term empty homes, SBHA's commitment to regeneration and place-making is increasing. Opportunities to continue to address low demand homes in central Galashiels, Newtown St Boswells, and Hawick continue to be explored with partners.

Since 2013, 77 new homes have been built, with 18 homes currently in progress over 2 sites. SBHA is committed to increasing housing supply and being a part of the Scottish Government's target to build 100,000 affordable homes across Scotland by 2032 (70% of which for social rent). In the year, the Board of Management have reviewed and agreed SBHA's future Development programme with a target of delivering 300 homes by 2028 and continued to assess opportunities and risk, especially in the context of volatile construction prices. This has included a programme of 12 homes purchased on the open market for both social and mid-market rent in the year, with provision made in the programme going forward to support much needed affordable housing, including housing earmarked for key-workers.

The acquisition of new sites and other development partnership opportunities supports the plan which currently includes sites in Kelso, Burnfoot in Hawick, Selkirk & Lauder, as well as the innovative Garages to Homes programme that will transform rows of garages into energy efficient bungalows and a Residential Disability Facility for Children and Young People in partnership with Aberlour and SBC in Tweedbank.

The Warm and Well project introduced in 2020, was funded by a £43,000 grant drawn in the year, and delivers support to vulnerable and hard to reach tenants with energy advice including liaison

with energy suppliers. The project aims to upskill colleagues to mainstream and make energy advice business as usual, and was extended in the year to March 2024, with a grant of £84,000 awarded by Scottish Borders Council to expand delivery by SBHA across all Borders Housing Network partners. This was received in the year and deferred for matching to project delivery in 2023-24. This is complemented by The Borders Housing Network securing additional total grant funding of £200,000 from the Scottish Government's Fuel Debt Fund in the year, with £100,000 allocated to SBHA (£118,000 being deferred into 2023-24, which includes £18,000 from a previous award). 621 SBHA Tenants have been supported to address fuel poverty in the year including payments made directly by SBHA to the energy supplier and fuel vouchers.

SBHA continues to jointly fund the 16+ Transitions Project for Care Leavers in the Scottish Borders with SBC. Funding has been agreed for 2 years to continue the delivery of supported accommodation at Albert Place in Galashiels and support services, including housing advice and options and Tenancy support, to promote and encourage Tenancy sustainment and independent living.

6.0 KEY PERFORMANCE INDICATORS 2022-23

SBHA records and monitors, at Board level, 13 key areas of performance covering satisfaction, rent collection, empty homes performance, repairs completed first time and within target timescales, gas & electric safety, and staffing performance. The out-turn performance across these categories is noted in the table below.

PERFORMANCE	ACTUAL 2022-23	ACTUAL 2021-22	TARGET
Overall Tenant Satisfaction	76%	75%	>82%
Rent Collection %	98.11%	98.62%	>98.50%
Gross Arrears as a % of Rent Due	6.30%	6.88%	<6.50%
Lettable Stock Void Loss %	0.86%	0.86%	<1.25%
Average days to let empty homes	36	34	<30
Av Time to Complete Emergency Repairs (hrs)	1.91 hrs	2.12 hrs	<2.0hrs
Average days for non- emergencies	10.7	10.6	<6.5
Right First Time (Repairs)	83.80%	86.65%	>93.00%
EESH Compliance*	90.4%	97.68%	>99%
SHQS Compliance*	84.4%	92.64%	>94.50%
Gas Safety Check by anniversary date	100.00%	100.00%	100%
Properties with an EICR <5 years old	99.68%	99.50%	100%
Staff Attendance	92.10%	95.44%	>96.6%

Overall Tenant Satisfaction: Has marginally increased in the year but remains below the target of 82%. The most common areas of dissatisfaction for Tenants remain consistent from last year: the need to improve communication; speed of response; and a better repairs and maintenance service. SBHA set up a Repairs Working Group in the year comprising of our people across customer facing teams and tenants to improve service delivery and the customer experience - there will be a key focus in 2023 on improving communication and visibility in neighbourhoods, with an emphasis on greater collaboration to improve customer service and meet service standards.

Rent Collection: Rent collection has reduced in the year, 98.11% compared to 98.62% in 2022, reflecting the challenges of collecting rents at a time of high household inflation. The teams focussed on early intervention and prevention, increasing the number of referrals for Financial Inclusion and Affordable Warmth support. Total rent arrears reduced to 6.30% compared to 6.88% last year, and Tenants have been assisted to tackle hardship by accessing the Scottish Government's Tenant Grant, Crisis Intervention and Fuel Poverty funds.

Empty Homes Management: Performance in the management of empty homes has slightly reduced compared to last year, with total rent loss on empty homes increasing from 1.54% to 1.76%, although rent loss on lettable homes remained the same as last year (0.86%), which compares favourably to sector top quartile performance. Satisfaction in this area remained high with 93% of Tenants satisfied with the standard of their home when moving in and turnover of homes available for let reduced to 8.6% in the year, SBHA's lowest levels.

The proportion of lets made to homeless households in 2022-23 was 45%, compared to 41% last year), reflecting SBHA's continued commitment to support Scottish Borders Council in the delivery of its Rapid Rehousing Transition Plan. SBHA has worked closely with SBC to re-home refugees and the current humanitarian response to the Ukraine war will require increased collaboration in the coming year. Overall, the percentage of tenancy offers refused reduced in the year from 43% last year to 35%.

Repairs & Maintenance: Performance in the Repairs Service continues to show some improvement post-Covid, however the construction industry continues to be challenging particularly on recruitment of trade operatives and contractor availability, impacting on service delivery due to vacant posts and longer lead in times before contractors can undertake works. The number of non-emergency repairs has returned to pre-pandemic levels and was also impacted by the deep freeze in the winter, with 51 homes experiencing frozen and burst pipes, and many flooding as a result. This has meant that days for a non-emergency repair and first-time fix have not returned to pre-pandemic outcomes. This is countered with improved times to meet emergency repairs and the number of appointments kept.

EESSH: Performance dropped due to c.500 properties being identified as having failed insulation, which was subsequently removed and a new EPC undertaken. Insulation measures were installed in the year with ECO 4 part-funding and a new EPC has yet to be completed, but is a priority in the new financial year.

SHQS: Compliance has reduced due to the impact of compliance with EESSH explained above. During 2023-24, properties will be targeted where works can be carried out. We will engage with tenants who previously refused upgrades such as kitchen replacements to reduce the level of abeyances across SBHA stock. The commitment remains to look for new ways to engage with owner occupiers in relation to door entry, to attempt to increase the level of blocks meeting the SHQS standard.

Gas and Electrical Safety: Good performance continues with Tenant safety, with no gas safety checks missing their anniversary date and the EICR and LD2 programmes meeting compliance (excluding exemptions and abeyances) and now operating as business as usual.

Employee Attendance: Attendance has been lower than target over the year with a higher than average incidence of long-term absences and Covid-19 absence still at a significant level. The ongoing impacts of the pandemic have been evident in treatment waiting times for those experiencing health issues. A focus on supporting our people to improve attendance through a variety of measures, includes communicating access to well-being services and reviewing SBHA's attendance policy and procedures.

SECTION 2 – FINANCIAL REPORT

1.0 FUNDING

SBHA was debt funded under a stock transfer model from 2003. In the prior year a full refinance with Royal Bank of Scotland plc was completed to fund aspirations for Development growth. This provided the best fit with SBHA's Strategic and Financial Business Plan as set out in a cost benefit analysis. The new facility agreement provides a good fit with SBHA's cashflow profile, including the flexibility of a 10-year revolving credit facility to match the Development plan profile.

The facility with Lloyd's Bank plc was ended in the prior year, with the full outstanding debt of £38,285,300 repaid and breakage costs from fixed rate hedging of £5,257,501 arising in 2021-22 (this is contained as part of interest payable and similar charges in the Statement of Comprehensive Income and detailed in Note 7).

The new Royal Bank of Scotland plc facility is split between a £40m 25-year term facility and £18m Revolving facility based on SONIA ('Sterling Over-Night Index Average) and the total drawn as at 31st March 2023 is £40m.

On 31 March 2023, SBHA complied fully with all its Loan Covenants.

2.0 STATEMENT OF COMPREHENSIVE INCOME (SOI) 2022-23

Annual Turnover increased 3.3% to £26.08m during the year. The principal source of turnover for the Association is rental income and related service charges. Weekly rents including service charges were increased by an average of 3.8% from previous year levels. Gross rents exclude unlettable voids, which in the year increased by 36.3% mainly due to a higher volume and time of empty homes awaiting a major repair and properties being used for decant due to property fires and burst pipes in the winter freeze. Lettable empty homes have remained steady with prior year performance and remain significantly lower than pre-covid levels. Grant released from capital deferred income, is lower as the prior year included the release of grant awarded for properties which were subsequently impaired. The increase in revenue grants is due to an increase in adaptations awarded with a spend of £312k, the fuel hardship grant of £132k and £43k drawn for the Warm and Well project.

Operating Costs (including losses on disposal of property, plant and equipment) of £20.9m were 6.2% higher than the previous year. Management and maintenance administration costs have increased during the year by £166k. Excluding pension service cost (non-cash) reducing by £128k and re-financing professional fees of £133k not re-occurring, other costs have increased by £427k. This includes a £127k increase in grant funded hardship fuel debt payments, £300k staffing, corporate & office running costs.

Planned and Cyclical maintenance costs increased by £0.9m at a similar level to the previous year and in cash terms when adding back those components capitalised, the increase is £1.85m. The increase in spend reflects the Planned Maintenance Programme increasing by £1.35m to £7.35m with slippage of £2.5m (2021-22: £2m) which has been mainly due to the challenges experienced in the availability of labour in the construction sector, especially in delivery of window replacement contracts. This contributes to a significantly higher than budgeted surplus but will be committed and spent in 2023-24. Cyclical spend increased by £318k for increased gas servicing and the painting programme, which included slippage from the previous year and major adaptations delivered an increase of £140k in line with the increase in grant awarded.

Reactive Maintenance costs increased by £245k (8.46%) and reflects the higher number of non-emergency repairs. As well as SBHA's own Property Services team delivering this service, local sub-contracting usage increased, as well as the cost of materials.

Bad Debt expense decreased in the year by £162k (32.6%) with rental arrears (net of technical arrears) in total being of a similar level overall. The lower expense is due to the level of bad debts

being written off in comparison to the prior year and the bad debt provisions for rent and sundry debt only increasing by £8k overall.

Depreciation costs charged to affordable letting activities (note 3) in the year have increased by £188k (4%) and reflects the year-on-year additional investment on existing properties with its subsequent write off, and the charge to impairment halved by £94k, with a reduced cost for new buy backs being bought in unlettable schemes requiring impairment (as per note 11b).

This year the net loss on disposal of fixed assets was £35k less than the previous year, with the loss on components remaining at a similar level. The main change related to the net gain on disposal of two properties sold at market value as part of a solum swap being £51k higher than the prior year disposal of one property.

An actuarial gain in respect of SBHA's membership of the LGPS arose in the year with the main impact due to the forecast long term gilt return increasing which is the basis for a higher discount rate and decreasing assumptions for longer term rates of inflation and salary increases giving rise to an actuarial gain of £13.3m (2022: gain of £3.6m). Actuarial gains are non-cash and are for accounting treatment only.

3.0 STATEMENT OF FINANCIAL POSITION (SOFP) AS AT 31 MARCH 2023

At 31 March 2023, the Association showed a positive Statement of Financial Position where assets exceeded liabilities, including the Local Government Pension Scheme asset. This is a continuing trend from 2010-11 where increasing revenue reserves have maintained a positive Statement of Financial Position. The high revenue reserves are due to the continued full implementation of component accounting, in accordance with which expenditure on properties owned, (as per accounting policy 1 (m) on page 30, where it is deemed to extend the useful life of the property or provides an enhancement of economic benefits or the component is replaced), is capitalised and added to the original cost of that property rather than being treated as an expense.

The Association showed net current assets at 31 March 2023 where those assets, which are generally able to be realised within one year, exceeded liabilities generally payable in the same period. The liquidity ratio for 2023 was 4.48 (2022: 3.48) and decreased mainly due to higher cash balances as detailed below.

Cash in Bank or hand is £24.5m (2022: £16.9m) and is at levels greater than anticipated due to the delayed expenditure in the planned maintenance programme as a result of the impact of supply chain availability and the new build programme, with opportunities being delayed. The drawdown of a £5m loan facility tranche, with an availability period ending in August 2022, also accounts for the increase. Cash in bank is expected to reduce significantly over the next 2 years as committed project spends are progressed.

At 31 March 2023, the Association owned 5,626 properties against 5,614 at 31 March 2022, the movements are explained in note 5. SBHA's current Accounting Policy is to show Properties at original cost-plus capitalised amounts on the Statement of Financial Position.

The net Pension position of the LGPS increased to a £12,791,000 net asset in the year. The report is based on a triennial valuation at 31 March 2020 rolled forward, the main impact was due to the forecast long term gilt return increasing which is the basis for a higher discount rate and decreasing assumptions for longer term rates of inflation and salary increases giving rise to an actuarial gain of £13.3m (2022: gain of £3.6m).

Unrestricted reserves and private financing are in place in order to meet future long term commitments. A positive Statement of Financial Position is still anticipated to continue throughout the Association's 30-year Business Plan (which is itself reviewed annually). It should be noted however that the accumulated 'reserves' are counter-balanced by an increase in the cost of the Association's properties and not in cash or other type of asset.

4.0 TREASURY MANAGEMENT

SBHA's Treasury Management Policy sets out the policy of the Association with regard to treasury matters including borrowing and investing, including minimum levels of counter-party credit scoring required. SBHA has adopted the key recommendations of CIPFA's Treasury Management in the Public Services: Code of Practice (the "Code") as set out in the Scottish Housing Regulator's Standard on Recommended Practice for Treasury Management.

The Treasury Management Policy sets out the Association's policy concerning all of its funding or borrowing from external sources, and lending and investment of surplus funds. Authorisations for banking and transfer of funds are also covered. The use of financial instruments by the Association which are not linked to a loan agreement is currently forbidden, as is any exposure to currencies other than sterling. The overriding principles of the policy have been emphasised around the requirement to ensure that risk is managed, understood by the Board of Management and that a cautious approach of risk over potential returns is taken.

5.0 PENSIONS

The Association participates as a closed member in the Scottish Borders Council Pension Fund (SBCPF), a statutory multi-employer defined benefit scheme. It is administered by the Council in accordance with the Local Government Pension Scheme (Scotland) Regulations 1998, as amended. This scheme moved to a Career Average Revalued Earnings (CARE) calculation method in 2015, which replaced the Final salary valuation method.

The actuarial method used to value the Pension Fund is known as the Projected Unit Method. The last valuation (triennial) was as at 31 March 2020 and, following this valuation, SBHA's employer's contributions have been set at 20.8% of pensionable pay with effect from 1 April 2022, increasing by 0.5% in 2023. The Association recognises a Net Pension asset of £12,791,000 (2022: £nil asset) at 31 March 2023.

A Defined Contribution pension scheme from Scottish Widows has been available to employees who are not members of the SBCPF since June 2013 and is the scheme to which employees were auto-enrolled into from 1 April 2014. It is a joint contributory scheme with total contribution from the Association and employees being up to 12%, depending on length of service.

6.0 GOING CONCERN

The Board of Management has reviewed SBHA's 30-year Business Plan, including annual and 5-year budgets and forecasts, and have stress tested these in light of the current economic climate and affordability for Tenants, with an increased focus due to the Cost-of-Living emergency legislation which put in place a temporary cap on rent increases, but was lifted from April 2023. The Board approved a revised plan in 2023 based on these forecasts taking into account potential risks to rental income, voids and the impact of increasing costs due to inflation, especially on SBHA's stock investment & Development plans. This also focused on the impact on cash flow, ensuring sufficient cash is available to fund a potential significant increase in working capital requirements. This has provided assurance that potential financial risks can be managed. Thus, they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

SECTION 3 – CONTROLS

1.0 BOARD OF MANAGEMENT AND EXECUTIVE OFFICERS

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

Each Board Member holds one fully paid, non-refundable share of £1 in the Association. The Board of Management have no beneficial interest in the Association's share capital. The Chief Executive and the Directors of the Association also have no beneficial interest in the Association's share capital, and they act within the authority delegated by the Board of Management.

Statement of Board of Management's Responsibilities

The Co-operative and Community Benefit Societies Act 2014 and registered social housing legislation require the Board of Management to ensure that financial statements are prepared for each financial year, which give a true and fair view of the state of affairs of the Association's state of affairs and of the surplus or deficit for that period. In preparing these financial statements, the Board of Management is required to:

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

The Board of Management is responsible for keeping proper accounting records which disclose with reasonable accuracy, at any time, the financial position of the Association. The Board of Management must ensure that the financial statements comply with the Co-Operative and Community Benefit Societies Act 2014, The Housing (Scotland) Act 2010 and the Determination of Accounting Requirements February 2019. It is responsible for safeguarding the assets of the Association and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

As far as each of the Board of Management is aware, there is no relevant audit information of which the auditors are unaware, and they have taken all the steps they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of this information.

SBHA's Board has delegated specific elements of its authority to the Association's Chief Executive, and also to three standing Sub-Committees. These are:

- **Audit and Compliance Sub-Committee** - is the specialist Sub-Committee with responsibility for ensuring the Association's financial and business operations are carried out accurately, fairly, legally, and with due regard to the management of risk. This Sub-Committee is also responsible for ensuring that appropriate arrangements are in place to promote economy, efficiency and effectiveness in order to enable the Board of Management to give an annual statement of assurance in respect of financial control systems.
- **Customer Board** – is the Sub-Committee responsible for overseeing the joined-up customer experience delivered by SBHA. This includes actively promote and monitor the delivery of good customer care and tenant satisfaction in all areas of service delivery; monitoring performance relating to voids, rent arrears, repairs, the Planned Maintenance Programme, anti-social behaviour, and overall Tenant satisfaction; review the output of the Customer Audit Team's Scrutiny Projects; Governance of investment and implementation including approving the Development policy; effective oversight of implementation of the Development strategy and annual Programme; scrutinise the financial viability of projects & monitor progress; understanding of housing need & demand; & oversee the customer aspects of the programme and standard.
- **Remuneration & Nominations Sub-Committee** - has a limited remit to oversee Chief Executive pay, Governance nominations and succession planning, and urgent staffing issues.

Board of Management's Statement of Internal Financial Controls

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

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

It is the Board of Management's responsibility to establish and maintain systems of internal financial control. Such systems can only provide reasonable, and not absolute, assurance against material financial misstatement or loss or failure to meet objectives.

In particular, the Audit and Compliance Sub-Committee is responsible for advising the Board as to whether an adequate system of accounting and internal control exists, and for making recommendations for its improvement. In this, it will be advised by External and Internal Auditors and the Executive Team.

Key elements of the Association's systems include ensuring that:

- The Association has a Strategic and Business Plan, which sets out its corporate priorities, the format of which follows Scottish Housing Regulator guidelines. The Plan covers a period of 5 years and is normally reviewed and approved by the Board annually in conjunction with the annual Budget mentioned below and the updated 30-year Business Plan. The Strategic and Business Plan 2020-25 was reviewed and approved in February/March 2022;
- Experienced and suitably qualified staff take responsibility for important business functions and annual appraisal procedures have been established to maintain standards of performance;
- The Association's Financial Regulations were replaced by a suite of Financial Policies which are reviewed and amended as required;
- The Association's Financial Policies set out exactly how the Association's financial controls are to operate;
- A wide range of SBHA Policies deal with, amongst other things, control issues for the Corporate, Finance, Human Resources, Customer Services and Assets & Property Services areas. These are approved at Sub-Committee level and homologated at Board of Management level as and when required;
- The Association's Policy on the procurement of goods and services sets out limits of authority for post holders;
- A detailed Budget is set annually and approved by the Board of Management;
- The overall Budget is divided by service area. Detailed management accounts are prepared monthly, both on an overall basis and by service area. Actual v Budget reports for service areas are discussed with individual Budget Holders, with a view to identifying areas where corrective action is required to prevent avoidable overspends;
- The Association's Executive Officers, comprised of the Chief Executive, a Chief Operating Officer and 4 Directors, receive and monitor the management accounts on a monthly basis;
- The Board of Management is presented with a Financial Monitoring report for the Association on a quarterly basis. This report compares actual financial results against budget and comments on any significant variances and on whether the forecast out-turn for the year is likely to be materially different from budget;
- Regulatory returns are prepared, authorised and submitted promptly to the relevant regulatory bodies;

- All significant new initiatives, major commitments and investment projects are subject to formal authorisation procedures through the governing body;
- The Association uses the services of an independent Internal Auditor who works to an Audit Needs Assessment programme agreed in advance by the Audit and Compliance Sub-Committee;
- The Internal Auditor carries out regular reviews of control activities and reports their findings to the relevant Manager, the Executive Officers and to the Audit and Compliance Sub-Committee; and
- Formal procedures have been established for instituting appropriate action to correct any weaknesses identified through internal or external audit reports; and
- Risk is actively managed through the Association's Risk Management Policy. The Executive team meets on a regular basis to assess Strategic and key Operational Risks and reports findings to the Audit and Compliance Sub-Committee.

These arrangements are considered appropriate to the scale and range of the Association's activities and comply with the requirements contained in the Scottish Housing Regulator's Advice Note (Internal Financial Controls and the Regulatory Standards).

The Association has identified an extensive range of Key Performance Indicators which were reported at Sub-Committee and Board of Management level throughout the year.

The Key Performance Indicators comparing target with actual results reported at the Board of Management cover financial matters such as loan covenants, arrears and voids level, and staff attendance levels. Actual performance is set out at page 9

The effectiveness of the Association's system of internal financial control has been reviewed by the Audit and Compliance Sub-Committee and Board of Management for the year ended 31 March 2023. No weaknesses were found in internal financial controls which resulted in material losses, contingencies, or uncertainties which require disclosure in these financial statements or in the auditor's report on the financial statements.

SBHA's Board of Management has undertaken a Self-Assessment review against the Scottish Housing Regulator Standards and is committed to re-assess two standards per annum on a rolling basis. In the year this was undertaken by Internal Audit with substantial assurance provided on the standards 5, 6 and 7.

2.0 RISK MANAGEMENT

There are currently 9 Strategic Risks, with 33 operational risks/ causes being recognised, monitored and controlled in the current year and re-scored. The principal risks are deemed to pose the most acute threat to the Association in the short term and the actions required to mitigate the effect of such risks. The Top 3 strategic risk areas currently identified are:

STRATEGIC RISK	OPERATIONAL RISK/CAUSE	MITIGATING CONTROLS
<p>FINANCIAL</p> <p><i>Fail to manage our finances effectively</i></p>	<ul style="list-style-type: none"> Unprecedented inflation levels on Costs result in unaffordability for tenants/BP covenant issues Significant reduction in income due to Economic Uncertainty, Welfare Reform & Cost of Living Failure to monitor & control financial commitments results in breach of covenants, particularly impact of supply chain availability Unable to secure affordable funding to meet EESSH2/Net Zero & Development growth SBHA is the victim of fraud Fail to plan for pension scheme strain costs/longer term liabilities 	<ul style="list-style-type: none"> Governance of management accounts, monthly/quarterly; realistic Business Plan assumptions/stress testing Contingency in contracts/sensitivity/BP assumptions differential Bad Debt budget and working capital contingency; engage with DWP; Financial Inclusion Services Treasury advisor; finance requirements review Internal controls; IT security framework; training/awareness of fraud risks Ongoing pension risk management and engagement in triennial valuation
<p>CONFIDENCE & TRUST</p> <p><i>Fail to build and maintain an environment of trust</i></p>	<ul style="list-style-type: none"> Fail to deliver & communicate landlord services & ensure core provision meets customer standards Failure to manage health & safety effectively-damp & mould, fire, electrical, asbestos & gas safety Failure to have robust IT security Controls resulting in cyber-attack Fail to effectively manage a major disaster (i.e., Covid pandemic) Fail to understand & respond to diversity of customers/communities 	<ul style="list-style-type: none"> Communications Strategy/Customer back Repairs workshop Tenant engagement strategy Scrutiny on estate management H&S framework; key roles; competent person/advisor; H&S manuals; damp & mould action plan Suite of policies-conduct/values/ fraud & theft IT controls audit/penetration testing Business Continuity Plan
<p>GROWTH</p> <p><i>Inability to anticipate and/or maximise opportunities to Develop and Grow</i></p>	<ul style="list-style-type: none"> Ineffective asset management results in poor performing assets Failure to attract funding (grant) for business growth/deliver Development plans to BP commitments & ensure SBHA programme committed in SHIP Failure to effectively govern the commissioning & delivery of the Development programme Failure to create effective partnerships & community support Failure to engage appropriate support & advice to develop new homes 	<ul style="list-style-type: none"> Grant bids to national & local forums to support regeneration SBHA Development team recruitment Standing Orders reviewed to increase scrutiny & delegation in Governance Programme fluidity to maximise opportunities and monitor/control commitments. Best practise for New Build development policies and procedures Resources for Land Bank acquisition

3.0 EXTERNAL AUDITORS

RSM UK Audit LLP were re-appointed as auditors following a tendering process in 2023.

By Order of the Board of Management



Robin Hill
SBHA Chair
Date: 24th August 2023

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SCOTTISH BORDERS HOUSING ASSOCIATION

Opinion

We have audited the financial statements of Scottish Borders Housing Association (the 'Association') for the year ended 31 March 2023 which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Reserves, Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Association's affairs as at 31 March 2023 and of its income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Co-operative and Community Benefit Societies Act 2014, Part 6 of the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements – February 2019.

Basis for opinion

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

Conclusions relating to going concern

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

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

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

Other information

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

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives

rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

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

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

Matters on which we are required to report by exception

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

- a satisfactory system of control over transactions has not been maintained; or
- the Association has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account of the Association; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of the Board of Management

As explained more fully in the Board of Management's responsibilities statement set out on page 14, the Board of Management is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board of Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

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

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

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

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

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

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

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

As a result of these procedures, we consider the most significant laws and regulations that have a direct impact on the financial statements are FRS 102, Housing SORP 2018, the Scottish Housing Regulator's Determination of Accounting Requirements – February 2019 and the Housing (Scotland) Act 2010. We performed audit procedures to detect non-compliances which may have a material impact on the financial statements which included reviewing financial statement disclosures against the requirements of the relevant financial reporting standards.

The most significant laws and regulations that have an indirect impact on the financial statements are the Scottish Housing Regulator's Regulatory Framework (published 2019), the Co-operative and Community Benefit Societies Act 2014, the Management of Health and Safety at Work Regulations 1999, Housing (Scotland) Acts 2006 and 2014 and the Data Protection Act 2018. We performed audit procedures to inquire of management and those charged with governance whether the company is in compliance with these laws and regulations, inspected correspondence with regulatory authorities including mandatory submissions to the Regulator, reviewed minutes of meetings of the Board of Management and relevant sub-committees, and reviewed available online information with the Information Commissioner's Office and the Health and Safety Executive.

The audit engagement team identified the risk of management override of controls as the area where the financial statements were most susceptible to material misstatement due to fraud. Audit procedures performed included but were not limited to testing manual journal entries and other adjustments, evaluating the business rationale in relation to significant, unusual transactions and transactions entered into outside the normal course of business, and challenging judgments and key estimates.

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

Use of our report

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



RSM UK Audit LLP,
Statutory Auditor
Chartered Accountants
Third Floor
2 Semple Street
Edinburgh
EH3 8BL

Date 25/08/23

Report by the Auditors to the Members of Scottish Borders Housing Association on Corporate Governance Matters

In addition to our audit of the Financial Statements, we have reviewed your statement on Pages 15 and 16 concerning the Association's compliance with the information required by the Regulatory Standards for systemically important RSLs in respect of internal financial controls contained within the publication "Our Regulatory Framework" and associated Regulatory Advisory Notes which are issued by the Scottish Housing Regulator.

Basis of Opinion

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

Opinion

In our opinion the Statement on Internal Financial Control on pages 15 and 16 has provided the disclosures required by the relevant Regulatory Standards for systemically important RSLs 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.



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RSM UK AUDIT LLP
Statutory Auditor
Chartered Accountants
Third Floor
2 Semple Street
Edinburgh
EH3 8BL

Date: 25/08/23

Statement of Comprehensive Income

	Note	2023 £	2022 £
Turnover	2	26,084,598	25,246,054
Operating Expenditure	2	(20,389,826)	(19,133,636)
(Loss) on disposal of property, plant and equipment	2,9	<u>(478,825)</u>	<u>(513,620)</u>
Operating Surplus	2, 8	5,215,947	5,598,798
Interest receivable	6	88,936	12,143
Interest payable and financing costs	7	<u>(1,244,991)</u>	<u>(6,584,040)</u>
Surplus/(Deficit) for the Year	20	4,059,892	(973,099)
Actuarial gain in respect of Pension Scheme	24	<u>13,276,000</u>	<u>3,562,000</u>
Total Comprehensive Income for the Year		<u>17,335,892</u>	<u>2,588,901</u>

The results relate wholly to continuing activities.

The accompanying notes on pages 27 to 50 form part of these financial statements.

Statement of Financial Position

	Note	2023 £	2022 £
Fixed Assets			
Intangible Assets	11a	265,431	473,914
Housing Properties – Depreciated Cost	11b	79,477,222	76,513,318
Other Fixed Assets	11c	1,694,092	1,728,257
Investment in Subsidiary Company	12	1	1
		<u>81,436,746</u>	<u>78,715,490</u>
Current Assets			
Stock	13	86,491	183,464
Trade and Other Debtors	14	2,721,379	2,352,824
Cash and Cash Equivalents		<u>24,456,647</u>	<u>16,888,773</u>
		<u>27,264,517</u>	<u>19,425,061</u>
Current Liabilities			
Creditors: Amounts falling due within one year	15	<u>(6,082,212)</u>	<u>(5,581,268)</u>
Net Current Assets		<u>21,182,305</u>	<u>13,843,793</u>
Total Assets less Current Liabilities		<u>102,619,051</u>	<u>92,559,283</u>
Creditors: Amounts falling due after more than one year	16	(47,759,555)	(42,244,667)
Pension:			
Defined Benefit Pension Asset	24	<u>12,791,000</u>	<u>-</u>
		<u>(34,968,555)</u>	<u>(42,244,667)</u>
Total Net Assets		<u>67,650,496</u>	<u>50,314,616</u>
Reserves			
Unrestricted Reserve	20a	54,859,350	50,314,458
Pension Reserve	20b	12,791,000	-
Share Capital	20	146	158
Total Reserves		<u>67,650,496</u>	<u>50,314,616</u>

The Board of Management approved the Financial Statements on pages 23 to 50 and authorised them for issue on 24th August 2023 and they were signed on their behalf by:

Robin Hill Chair 

Ian McDonald Board Member 

Carly Stewart Secretary 

Statement of Changes in Reserves

	Note	Unrestricted Reserve £	Pension Reserve £	Total £
Balance as at 31 March 2021		50,972,557	(3,247,000)	47,725,557
Deficit for the Year	20	(973,099)	-	(973,099)
Transfer from Unrestricted to Pension Reserve		315,000	(315,000)	-
Pension Actuarial Gain	24	-	3,562,000	3,562,000
Balance at 31 March 2022		50,314,458	-	50,314,458
Surplus for the Year	20	4,059,892	-	4,059,892
Transfer from Unrestricted to Pension Reserve		485,000	(485,000)	-
Pension Actuarial Gain	24	-	13,276,000	13,276,000
Balance at 31 March 2023		54,859,350	12,791,000	67,650,350

Statement of Cashflows

	Note	2023 £	2022 £
Net Cash generated from Operating Activities	21	<u>11,816,667</u>	<u>12,998,457</u>
Cashflow from Investing Activities			
Purchase of Tangible Fixed Assets		(8,494,615)	(6,687,667)
Purchase of Intangible Fixed Assets		28,493	(390,273)
Proceeds from Sale of Tangible Fixed Assets		74,820	6,617
Grants Received		652,580	517,908
Interest Received		<u>82,936</u>	<u>12,143</u>
Net Cash (Used in) Investing Activities		<u>(7,655,786)</u>	<u>(6,541,272)</u>
Cashflow from Financing Activities			
Interest Paid		(1,210,995)	(6,487,354)
Contributions to Defined Benefit Liability		(382,000)	(755,000)
Facility Arrangement Fee		-	(580,000)
Debt Repaid		-	(38,285,300)
Debt Drawn		5,000,000	35,000,000
Shares Issued		2	12
Shares (Cancelled)		<u>(14)</u>	<u>(12)</u>
Net Cash from/(Used In) Financing Activities		<u>3,406,993</u>	<u>(11,107,654)</u>
Net Increase/(decrease) in Cash and Cash Equivalents		<u>7,567,874</u>	<u>(4,650,469)</u>
Cash and Cash Equivalents at Beginning of Year		<u>16,888,773</u>	<u>21,539,242</u>
Cash and Cash Equivalents at End of Year		<u>24,456,647</u>	<u>16,888,773</u>

Notes to the Financial Statements

1. STATEMENT OF ACCOUNTING POLICIES

a) Legal Status

The Association is incorporated under the Co-operative and Community Benefit Societies Act 2014 and is registered by The Financial Conduct Authority, registered in Scotland with the registered Head Office in Selkirk, as detailed on page 2. Scottish Borders Housing Association is a public benefit entity.

b) Basis of Accounting

The 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 they comply with the Determination of Accounting Requirements 2019, and are prepared under the historical cost convention. The financial statements are prepared in Sterling (£).

c) 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 a material adjustment to the carrying amounts of assets and liabilities within the next financial year are included below:

- Valuation of housing property – see m) Fixed Assets – Housing Land & Buildings
- Useful lives of housing property – see n) Depreciation – Housing Properties
- Components of housing properties – see m) Fixed Assets and n) Depreciation
- The measurement of the recoverable amount of assets for impairment reviews – see q) Impairment of Fixed Assets
- Recoverable amount of rent arrears and other debtors – see d) Financial Instruments
- Pension liability – see bb) Pension Schemes

d) Financial Instruments

The Association has elected to apply the provisions of Section 11 ‘Basic Financial Instruments’ and Section 12 ‘Other Financial Instruments Issues’ of FRS 102, in full, to all of its financial instruments.

Financial assets and financial liabilities are recognised when the Association becomes a party to the contractual provisions of the instrument, and are offset only when the Association currently has a legally enforceable right to set off the recognised amounts and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial Assets

Debtors

Debtors which are receivable within one year and which do not constitute a financing transaction are initially measured at the transaction price. Trade debtors are subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses.

Where the arrangement with a trade debtor constitutes a financing transaction, the debtor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar debt instrument.

A provision for impairment of debtors is established when there is objective evidence that the amounts due will not be collected according to the original terms of the contract. Impairment losses are recognised in profit or loss for the excess of the carrying value of the trade debtor over the present value of the future cash flows discounted using the original effective interest rate. Subsequent reversals of an impairment loss that objectively relate to an event occurring after the impairment loss was recognised, are recognised immediately in income and expenditure.

Financial Liabilities

Trade Creditors

Trade creditors payable within one year that do not constitute a financing transaction are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

Where the arrangement with a trade creditor constitutes a financing transaction, the creditor is initially and subsequently measured at the present value of future payments discounted at a market rate of interest for a similar instrument.

Borrowings

Borrowings are initially recognised at the transaction price, including transaction costs, and subsequently measured at amortised cost using the effective interest method. Interest expense is recognised on the basis of the effective interest method and is included in interest payable and other similar charges.

Commitments to receive a loan are measured at cost less impairment.

Derecognition of financial assets and liabilities

A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party.

A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

e) Going Concern

The Board of Management consider on an annual basis the appropriateness of preparing the Association'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 Association's viability.
- The financial position of the Association and the impact, if any, of perceived weaknesses on the Association's viability.

- The short, medium and long term financial prospects resulting from the modelling exercise carried out annually in updating the Association's 30 year Business Plan including sensitivity analysis and independent verification of key underlying assumptions.
- Cash balance at the year end was £24.5m and post year end is sufficient and within the parameters of the revised 30-year Business Plan based on sensitivities due to the current economic climate.
- A refinance was completed in the prior year and an £18m revolving loan facility remains available and undrawn at 31st March 2023. All covenants continue to be compliant, and the current Business Plan fully funded. This undertaking was to fund future Development aspirations and provide flexibility for future growth.

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

f) Turnover

Turnover represents:

- Rental and Service Charge income (net of voids);
- Grant income; and
- Fees and other types of income as shown in Notes 4.

Rental income is recognised from the point when properties under development reach practical completion or otherwise become available for letting, net of any voids.

Grant income relating to revenue are recognised on a systematic basis over the periods in which the entity recognises the related costs for which the grant is intended to compensate.

Grants that are received in respect of expenses or losses already incurred by the entity are recognised in profit and loss in the period when the grant becomes receivable.

Other income is recognised in the period when it is earned.

g) Other Income

Interest Income is accrued on a time-apportioned basis, by reference to the principal outstanding at the effective interest rate.

h) Consolidation

The Association has two wholly owned subsidiaries, as follows:

- Scottish Borders Building Services Limited ("SBBS"); and
- SBHA Plus Limited.

Consolidated Financial Statements are not prepared on the grounds of materiality and the fact that the Association has exemptions granted by the Financial Conduct Authority from the preparation of Group accounts required to be prepared under Section 13 of the Co-operative and Community Benefit Societies Act 2014. The grounds on which exemptions have been granted are: -

- For SBBS, consolidation would be impractical and of no real value to the Members of the Association, as SBBS is currently a dormant company.
- For SBHA Plus Limited, consolidation is not necessary in view of the immaterial amounts involved and would not be beneficial to the users of the Financial Statements.

i) Finance

The Financial Statements have been prepared on the basis that the capital expenditure will be grant aided, funded by loans, met out of reserves, or met from proceeds of sales.

j) Investments

Long term investments are classified as fixed assets. Subsidiary undertakings are stated at cost in the Statement of Financial Position.

k) Government grants

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

Government grants received for housing properties are recognised in income over the useful economic life of the structure of the asset 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.

l) Revenue grants

Where revenue grants have been received in respect of revenue expenditure, they are credited to the Income and Expenditure Account in the same period as the expenditure to which they relate.

m) Fixed Assets – Housing Land and Buildings

Housing properties are properties for the provision of social housing or to otherwise provide social benefit and are principally properties available for let. Completed housing properties are stated at cost less accumulated depreciation and impairment losses. The cost of such properties includes where applicable the following:

- Cost of Acquiring Land and Buildings;
- Improvement/Development Expenditure;
- Premium paid over valuation at date of purchase;

For expenditure on works to existing Housing Properties, SBHA capitalises expenditure under the following circumstances:

- 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
- Where the subsequent expenditure provides an enhancement of the economic benefits of the tangible fixed assets in excess of the previously assessed standard of performance. Such enhancement can occur if the improvements result in an increase in rental income, a material reduction in future maintenance costs or a significant extension of the life of the property.

Work to existing properties which fail to meet the above criteria is charged to the Income and Expenditure account in the year in which it is incurred.

Disposals of components and properties that take place in the normal course of the Association's business are included within operating profit in accordance with the RSL SORP.

Prior to the adoption of component accounting in 2012 the major components of the Association's housing properties were deemed to be land and buildings, central heating, windows and doors. The major components are now deemed to also include kitchens, bathrooms and rewiring. Useful economic lives of all components have also been reviewed in line with the Association's asset management strategy. Each component has a substantially different economic life and is depreciated over this individual life as set out in the table below.

n) Depreciation – Housing Properties

Depreciation is charged on a straight-line basis over the expected economic lives of each major component that makes up the housing property as follows:

Component	Useful Economic Life (Yrs)
Structure (including roofs)	50
Wiring	40
Central Heating	15
Kitchens	20
Bathrooms	25
Windows and Doors	30
Smoke Detector System	10

A full year's depreciation is charged on these components in the year of purchase, but no charge is made in the year of disposal. Land is not depreciated. A review of expected of economic lives in the year increased bathrooms from 20 to 25 years. This has been accounted for prospectively from the year to March 2023.

o) Depreciation – Other Fixed Assets

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

Asset Type	Useful Economic Life (Yrs)
Head Office	50
Solar Panels	20
Area Offices	10
Tenant Improvements	Over the initial term of the lease
Furniture and Fittings	5
Office Equipment and Info Systems	4
Plant	4 (vehicle fixtures over 3-year lease)
Motor Vehicles	4
Land is not depreciated	

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

p) Amortisation – Intangible Assets

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

Asset Type	Useful Economic Life (Yrs)
IT Software	4

A full year's amortisation is charged on these assets in the year of becoming operational, but no charge is made in the year of disposal. Amortisation is charged to operating costs in the Statement of Comprehensive Income.

q) Impairment of Fixed Assets

An assessment is made at each reporting date of whether there are indications that a fixed asset (including housing properties) may be impaired or that an impairment loss previously recognised has fully or partially reversed. If such indications exist, SBHA estimates the recoverable amount of the asset. Indications of impairment can include environmental factors, contamination etc.

Impairment is calculated as the difference between the carrying value of income generating units and the estimated value in use at the date an impairment loss is recognised. Value in use represents the net present value of expected future cash flows from these units. The Association recognises its full stock as an income generating unit with hard to let properties reviewed separately.

Impairment of assets is recognised in the Income and Expenditure Account in operating costs.

r) Cyclical Repairs and Maintenance

Due to the number of properties held, the Association has a regular programme of repairs and maintenance and charges actual costs incurred to the Income and Expenditure account.

s) Major Repairs

The Association does not make provision for future Major Repairs but completes such works in line with an agreed Programme within a 30-year plan. These are valued at the cost incurred, and where it meets the requirements to recognise as capital the cost is capitalised into fixed assets (see policy (m)). Otherwise the cost is expensed to the income and expenditure account.

t) Lease Obligations

Rentals paid under operating leases are charged to the Income and Expenditure account on a straight-line basis. An operating lease is one which does not transfer the substantial risks and rewards of ownership of an asset.

u) Value Added Tax

The Association is VAT registered, however, a large proportion of its income, namely rents, is exempt for VAT purposes and therefore gives rise to a partial exemption calculation. Expenditure, as a result, is shown inclusive of VAT.

v) Service Charge Equalisation

Service Charge equalisation accounts are not used. Any surplus or deficit made in charging for the provision of services to Tenants and factored properties is written off to the Income and Expenditure account in line with the practice previously adopted by Scottish Borders Council.

w) Stock of Materials

Stocks are stated at the lower of cost and net realisable value. Net realisable value is based on estimated selling price less further costs to completion and disposal.

x) Sales of Properties

Sales of properties are reflected at historic cost net of accumulated depreciation and selling costs. Any grants received which cannot be repaid from the proceeds of sale, are abated and the grants removed from the Financial Statements, subject to approval by the Scottish Ministers.

y) Taxation

The Association is a registered charity and is generally not subject to Corporation Tax, either on its income or on any capital gains.

z) Employee Benefits

The costs of short-term employee benefits are recognised as a liability and an expense. Employees are entitled to carry forward 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.

aa) Pension Schemes

Defined Benefit Scheme

The Association contributes to a Defined Benefit Pension Scheme and retirement benefits to employees of the Association are funded by contributions from all participating employers and employees in the Scheme. Payments are made in accordance with periodic calculations by consulting actuaries and are based on pension costs applicable across the Association taken as a whole.

The net defined benefit liability in the year represents the present value of the defined benefit obligation minus the fair value of plan assets out of which obligations are to be settled. Any asset resulting from this calculation is limited to the present value of available refunds or reductions in future contributions to the plan.

The rate used to discount the benefit obligations to their present value is based on market yields for high quality corporate bonds with terms and currencies consistent with those of the benefit obligations. Gains or losses recognised in other comprehensive income:

- Actuarial gains and losses.
- The difference between the interest income on the plan assets and the actual return on the plan assets.

Defined benefit plan assets are recognised only to the extent that the surplus is able to be recovered through reduced contributions or a refund from the plan. In line with the Local Government Pension Schemes (Scotland) Regulations 2018 the entity has a right to an exit credit should one exist; and therefore an asset is recognised in these financial statements accordingly.

Defined Contribution Scheme

For defined contribution schemes the amount charged to income and expenditure is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments.

bb) Provisions

Provisions are recognised when the Association has an obligation, at the reporting date, as a result of a past event which it is probable will result in the transfer of economic benefits and that obligation can be estimated reliably. Provisions are measured at the best estimate of the amounts required to settle the obligation. Where the time value of money is material, the provision is based on the present value of those amounts, discounted at the pre-tax discount rate that reflects the risks specific to the liability.

cc) Reserves

The Association establishes restricted funds for specific purposes where their use is subject to restrictions imposed by third parties.

2. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS

	Note	Turnover £	Operating Costs £	Loss on Disposal £	Operating Surplus £	2022 £
Affordable Lettings Activities	3	25,576,947	(20,046,122)	-	5,530,825	5,960,681
Other Activities	4	507,651	(343,704)	-	163,947	151,737
Loss on disposal of PPE	9	-	-	(478,825)	(478,825)	(513,620)
Total for 2023		26,084,598	(20,389,826)	(478,825)	5,215,947	5,598,798
Total for 2022		25,246,054	(19,133,636)	(513,620)	5,598,798	

3(a) PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS FROM AFFORDABLE LETTING ACTIVITIES

	Note	2023 £	2022 £
Rent receivable net of service charges		25,018,291	24,209,868
Service charges		223,318	195,505
Gross income from rents and service charges		25,241,609	24,405,373
Less voids		(320,829)	(310,082)
Net Income from rents and service charges		24,920,780	24,095,291
Grants Released from Deferred Income	17	168,309	296,469
Grants from Scottish Ministers		487,858	231,500
Total turnover from social letting activities		25,576,947	24,623,260
Management and maintenance administration costs		6,477,637	6,311,989
Service costs		360,119	224,723
Planned and cyclical maintenance including major repairs cost		4,493,190	3,579,130
Reactive Maintenance costs		3,140,242	2,895,319
Grounds Maintenance		349,766	357,659
Bad debts rents and service charges		335,387	497,441
Depreciation of Affordable Let Properties		4,797,539	4,609,716
Impairment of Affordable Let Properties		92,242	186,602
Operating Costs for Affordable Letting Activities		20,046,122	18,662,579
Operating surplus for Affordable Letting Activities		5,530,825	5,960,681

SBHA owns no other accommodation except for General Needs Housing Accommodation and 8 homes for Mid-Market rent leased to SBHA Plus Limited (disclosed in note 5).

3(b) AVERAGE RENTS

	2023 £	2022 £
The average weekly rent (48-week basis) per property available to let at the period end was:	93.24	89.79

4. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS FROM OTHER ACTIVITIES

	Total Turnover £	Other Operating Costs £	Operating (Deficit)/ Surplus £	Operating (Deficit)/ Surplus 2022 £
Other Agency / Management Services	5,545	(-)	5,545	(18,946)
Factoring	17,109	(27,590)	(10,481)	(2,310)
Development Revenue	-	(55,590)	(55,590)	(94,541)
Other Activities	484,997	(260,524)	224,473	267,534
Total from other activities 2023	507,651	(343,704)	163,947	151,737
Total from other activities 2022	622,794	(471,057)	151,737	

Other Activities include commercial lets of £354,817 (2022: £315,235) less related costs of £253,821 (2022: £119,710). In line with paragraph 12.2 of the Determination of Accounting Requirements – February 2019, there was no income falling under Grants from Scottish Ministers and Other Revenue Grants in relation to Other Activities for 2022-23 which require disclosure, with nil in the previous accounting period of 2021-22.

5. ACCOMMODATION IN MANAGEMENT

The number of units of accommodation in management at the period end was:

	2023 No.	2022 No.
General Needs Housing	5,546	5,543
Homeless Lets	72	68
Mid-Market Lets – leased to SBHA Plus	8	3
Factored Properties	142	145
	5,768	5,759

Stock movements during the year: A solum swap arrangement with another Housing Association for the sale of 2 properties in exchange for the purchase of 2 properties; 12 properties were purchased under the open market, with 7 being ear-marked for social general lettings and 5 for mid-market rent (the 5 purchased for mid-market rent will be leased to SBHA Plus early in 2023-24). 4 additional properties previously let as general needs housing, were leased to SBC for temporary homelessness lets.

6. INTEREST RECEIVABLE

	2023 £	2022 £
Interest Receivable	82,936	12,143
Pension scheme net interest income	6,000	-
	88,936	12,143

7. INTEREST PAYABLE AND FINANCE COSTS

	2023 £	2022 £
Loan Interest	1,099,089	1,154,137
Breakage Costs	-	5,257,501
Pension scheme net interest cost	-	69,000
Non-utilisation Fees	111,906	75,716
Arrangement Fees	33,996	27,686
	<u>1,244,991</u>	<u>6,584,040</u>

Breakage costs arose in the prior year due to a refinancing exercise, as a result of the early prepayment of 4 fixed rate loans.

8. OPERATING SURPLUS

Operating surplus is stated after charging:

	Note	2023 £	2022 £
Amortisation of Intangible Assets	11a	179,990	147,036
Depreciation of Housing Properties	11b	4,865,522	4,656,434
Impairment of Housing Properties	11b	92,242	186,602
Depreciation of Other Tangible Assets	11c	53,467	102,749
Operating Lease Rental	23	255,355	278,592
Cost of Stock recognised as expense		1,532,262	861,079

Fees payable to RSM UK Audit LLP and its associates in respect of both audit and non-audit services included in operating expenditure are as follows:

External auditors remuneration:

Audit Service	35,010	28,828
Non-Audit Services for entities related to Auditor	1,410	2,100
	<u>36,420</u>	<u>30,928</u>
Internal Auditors Remuneration	<u>18,660</u>	<u>8,778</u>

9. DEFICIT ON SALE/DISPOSAL OF FIXED ASSETS

	2023 £	2022 £
Disposal Proceeds	75,000	10,539
Carrying Value/Cost of Disposal	(553,825)	(524,159)
Net loss	<u>(478,825)</u>	<u>(513,620)</u>

Disposal proceeds are those retained by SBHA of proceeds from the solum swap of 2 properties (2022: 1 property) at the current market value. Typically, 5% of proceeds net of costs are retained by SBHA and the balance used in replacement of future Housing Grant (see deferred grant note 17). Where projects are not identified, the proceeds are held in grant repayable (Note 16). In the current year, however, the net solum swap proceed of £10,000 has been agreed to replace future Grant. The carrying value of the assets includes the cost on disposal of housing property component assets being replaced £536,774 (2022: £519,775) and the cost of disposal of properties sold is £17,051 (2022: £4,383).

10. EMPLOYEES

Staff costs (including Directors) and numbers during the year were as follows:

	2023	2022
	£	£
Wages and Salaries	4,995,904	4,793,139
Social Security Costs	511,355	480,103
Pension costs	531,974	538,572
Agency/Secondment Costs	199,246	182,276
	<u>6,238,479</u>	<u>5,994,090</u>
Average number employed during the year of full-time equivalents (including key personnel) was:	No.	No.
Directorate and Senior Management	12	13
Supervisory and Administrative	78	83
Trades	50	46
	<u>140</u>	<u>142</u>

Key Management Personnel are defined as the members of the Board of Management, the Chief Executive and the Executive Directors and are named at page 1.

The number of Key Management Personnel who received emoluments (excluding employer's pension contributions) in excess of £60,000 during the reporting period fell within the following bands:

	2023	2022
	No.	No.
£ 70,001 - £ 80,000	-	1
£ 80,001 - £ 90,000	3	2
£ 90,001 - £100,000	-	1
£100,001- £110,000	1	-
£110,001 - £120,000	-	1
£120,000 - £130,000	1	-

During the year, 2 Directors (2022: 2 Directors) participated in the Association's defined benefit pension scheme. The Chief Executive Officer is an ordinary member of the Association's pension scheme. No enhancements or special terms apply to membership, and they had no other pension arrangements to which the Association contributes.

Key Board Personnel who received emoluments (excluding employer's pension contributions) during the reporting period fell within the following bands:

	2023	2022
	No.	No.
£5,001 - £10,000	2	2

Key Board personnel who received emoluments in the year are the Chair of the Board and the Convenor of the Audit and Compliance Sub-Committee.

10. EMPLOYEES CONTD

	2023 £	2022 £
Aggregate emoluments for the above key management personnel (excluding pension contributions)	492,063	451,026
The emoluments of the Chief Executive (excluding pension contributions)	125,829	111,152
Employer Pension Contributions of the Chief Executive	26,172	22,564
Total emoluments of the Chief Executive payable	152,001	133,716
Aggregate Pension Contributions in relation to the above key management personnel	63,346	56,886
Aggregate emoluments for the above key board personnel (excluding pension contributions)	15,750	15,750

11(a) INTANGIBLE ASSETS

Cost	£
At 1 April 2022	1,076,705
Additions	(28,493)
At 31 March 2023	1,048,212
Amortisation	
At 1 April 2022	(602,791)
Charge for Year	(179,990)
At 31 March 2023	(782,781)
Net Book Value at 31 March 2023	265,431
Net Book Value at 31 March 2022	473,914

The intangible assets relate to IT Software, including the Customer Relationship Management system, new finance system Financials Live, Service Connect a job costing system & People Management. Additions in the year of £7,387 relate to enhancements of the HR People Management System however this is offset by adjustments in the year which arose through a review of the intangible asset register.

11(b) TANGIBLE FIXED ASSETS: HOUSING PROPERTY

	Housing for Let	Under Construction Housing Properties	Total
Cost	£	£	£
At 1 April 2022	111,750,363	3,744,122	115,494,485
Additions	1,421,970	849,340	2,271,310
Works to Existing Properties	6,250,089	-	6,250,089
Transfer to Housing for Let	-	-	-
Disposals	(1,536,353)	(46,086)	(1,582,439)
At 31 March 2023	<u>117,886,069</u>	<u>4,547,376</u>	<u>122,433,445</u>
Depreciation and Impairment			
At 1 April 2022	(38,981,167)	-	(38,981,167)
Charge for Year	(4,865,522)	-	(4,865,522)
Impairment	(92,242)	-	(92,242)
Disposals	982,707	-	982,707
At 31 March 2023	<u>(42,956,223)</u>	<u>-</u>	<u>(42,956,223)</u>
Net Book Value			
At 31 March 2022	<u>72,769,196</u>	<u>3,744,122</u>	<u>76,513,318</u>
At 31 March 2023	<u>74,929,846</u>	<u>4,547,376</u>	<u>79,477,222</u>

EXPENDITURE ON WORKS TO EXISTING PROPERTIES

	2023 £	2022 £
Replacement component spend capitalised	6,250,089	5,313,820
Amounts charged to income and expenditure	<u>2,067,610</u>	<u>1,649,108</u>
Total Major Repairs Spend	<u>8,317,699</u>	<u>6,962,928</u>

The Association's Housing property was independently valued as at August 2021 at £121.2m by Jones Lang LaSalle on the Existing Use Value for Social Housing Units (EUV-SH) and £183m using Market Value Subject to Tenancy (MVT) valuation methods. Jones Lang LaSalle are a financial and professional services firm which specialise in commercial real estate services and investment management, providing surveying and valuation services around the world and are independent from SBHA. Neither valuation has been recognised in these Financial Statements. The value reported has been made in accordance with the Royal Institute of Chartered Surveyors Appraisal and Valuation Standards. It should be noted that future growth in both capital and rental values may not occur, and values can fall as well as rise. The valuation of the portfolio secured, provides a loan collateral cover of 160% compared to the 110% required by the lender on EUV-SH basis and 241% compared to 125% on MVT.

Included in the Housing Properties is £3,167,751 (2022: £3,167,751) in respect of land which is not depreciated. On review of SBHA's unlettable empty homes during the year, an impairment charge of £92,242 was recognised for 5 units which had a net book value of £94,448 prior to the impairment included in the above as they are likely to be reconfigured, demolished or require substantial costs to bring to a lettable standard.

11(c) TANGIBLE FIXED ASSETS: OTHER

	<u>Office Premises</u>	<u>Furniture & Fittings</u>	<u>Office Equipment & Information Systems</u>	<u>Plant</u>	<u>Total</u>
	£	£	£	£	£
Cost					
At 1 April 2022	2,800,447	60,767	855,884	148,698	3,865,796
Additions	-	(795)	20,097	-	19,302
At 31 March 2023	<u>2,800,447</u>	<u>59,972</u>	<u>875,981</u>	<u>148,698</u>	<u>3,885,098</u>
Depreciation and Impairment					
At 1 April 2022	(1,104,467)	(59,963)	(836,657)	(136,452)	(2,137,539)
Charge for the year	(50,416)	-	8,621	(11,672)	(53,467)
At 31 March 2023	<u>(1,154,883)</u>	<u>(59,963)</u>	<u>(828,036)</u>	<u>(148,124)</u>	<u>(2,191,006)</u>
Net Book Value					
At 31 March 2023	<u>1,645,564</u>	<u>9</u>	<u>47,945</u>	<u>574</u>	<u>1,694,092</u>
At 31 March 2022	<u>1,695,980</u>	<u>804</u>	<u>19,227</u>	<u>12,246</u>	<u>1,728,257</u>

Additions in furniture & fittings and depreciation for Office Equipment & Information systems include an adjustment which arose due to a review of the other assets register.

12. SUBSIDIARY UNDERTAKINGS

Name of Undertaking	Class of Shareholding	Nominal value	Proportion of nominal value held directly	Nature of Business
SBHA Plus Limited	Ordinary	£1	100% (2022: 100%)	General commercial company with an emphasis on housing related activities
Scottish Borders Building Services Ltd	Ordinary	-	100% (2022: 100%)	Dormant

The income of SBHA Plus in 2023 was £23,348 (2022: £20,551) with costs of £20,902 (2022: £15,058), and interest receivable was nil (2022: nil) resulting in a surplus for the year before tax of £2,447 (2022: £5,493). The net assets of the company as at 31 March 2023 were £34,582 (2022: £32,135).

13. STOCK

A stock of materials in relation to responsive repairs is held to the value as at March 2023 of £86,491 (2022: £183,464).

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023 £	2022 £
Gross Arrears of Rent and Service Charges	1,737,688	1,736,814
Less: Provision for Bad & Doubtful Debts	(905,471)	(859,927)
	832,217	876,887
Other Debtors	36,150	206,298
Prepayments and Accrued Income	1,851,651	1,269,639
Due from Subsidiary	1,361	-
	<u>2,721,379</u>	<u>2,352,824</u>

15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Note	2023 £	2022 £
Accruals and Deferred Income		1,825,960	1,550,014
Rent and Service Charges in Advance		1,589,469	1,624,937
Deferred Capital Grants	17	194,351	190,972
Trade Creditors		1,801,955	1,646,028
Other Creditors		538,806	428,569
Amount due to Subsidiary Company		-	9,217
Other Taxes and Social Security		14,710	14,570
SHG Repayable		116,961	116,961
Debt	18	-	-
		<u>6,082,212</u>	<u>5,581,268</u>

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

	Note	2023 £	2022 £
Deferred Capital Grant	17	8,282,895	7,802,004
Debt	18	40,000,000	35,000,000
Deferred Finance Cost		(523,340)	(557,337)
		<u>47,759,555</u>	<u>42,244,667</u>
Included in creditors are:			
Amounts repayable other than by instalments		<u>40,000,000</u>	<u>35,000,000</u>

SBHA's loan agreement with RBS provides a total facility of £58m of which £35m was drawn at refinancing in August 2021. The facility is tranching, with the 25-year term loan on an interest only basis for 10 years followed by 15 years on a straight-line repayment and a 2nd and last tranche of £5,000,000 was drawn in 2022-23 with the same interest only and repayment profile. The loans are secured by way of standard securities on the Association's housing land and buildings. As at 31 March 2023, £40,000,000 (100%) of total loans drawn were at fixed rates for a period of one year or more. The average rate of interest on all borrowings for the year ended 31 March 2023 was 2.96% (2022: 3.17%).

17. DEFERRED CAPITAL GRANT

	Note	2023 £	2022 £
As at 1 April		7,992,976	7,771,537
Grants Received in the Year		652,579	517,908
Capital Grants Released		(168,309)	(296,469)
As at 31 March		<u>8,477,246</u>	<u>7,992,976</u>
Amounts to be released within one year	15	<u>194,351</u>	<u>190,972</u>
Amounts to be released after more than one year	16	<u>8,282,895</u>	<u>7,802,004</u>

17. DEFERRED CAPITAL GRANT - CONT'D

Grant from the disposal proceeds of properties sold, in lieu of repaying the proceeds to the Scottish Government total £345,646 (2022: £335,646).

18. DEBT ANALYSIS - BORROWINGS

	Note	2023 £	2022 £
Creditors: Amounts falling due within one year:			
Bank Loans	15	-	-
		-	-
Creditors: Amounts falling due after more than one year:			
Bank Loans	16	40,000,000	35,000,000
		40,000,000	35,000,000
Total		<u>40,000,000</u>	<u>35,000,000</u>

Borrowings are denominated and repaid in pounds sterling, have contractual interest rates that are either fixed rates or variable rates linked to SONIA that are not leveraged, and do not contain conditional returns or repayment provisions other than to protect the lender against credit deterioration or changes in relevant legislation or taxation.

Bank borrowings of £40,000,000 (2022: £35,000,000) are secured against the Association's housing properties.

Based on the lender's earliest repayment date, borrowings are repayable as follows:

	Note	2023 £	2022 £
Due within one year	15	-	-
Due in one year and more but less than two years	16	-	-
Due between two and five years	16	-	-
Due in more than five years	16	40,000,000	35,000,000
		<u>40,000,000</u>	<u>35,000,000</u>

19. CONTINGENT LIABILITY

In 2012-13, the Board of Management investigated options in relation to the Scottish Borders Council Pension Fund and in that process obtained an estimate of the potential liability at that time if the pension scheme was closed to all employees. The value at 31 March 2018 was around £12.7 million, and this will continue to vary with time. A decision was taken to close the scheme to new entrants from 1 April 2013 so that the potential liability could be capped and future increases in pension contribution for new liabilities be reduced. The above liability will not crystallise unless there were no members still in the scheme (53 active members at 31st March 2023) and by that time it is anticipated the assumptions and value will have changed considerably. The Board continue to review plans to ensure funds are available over the next 10-20 years to meet any liability that crystallises on cessation of the scheme. The position is likely to have changed given the economic impacts of the last few years, but this is unable to be quantified reasonably.

20. SHARE CAPITAL AND RESERVES

The Association is limited by guarantee and consequently has no share capital. Each of the Association's Members agrees to contribute £1 in event of the Association winding up and these contributions are treated as share capital for the purposes of the financial statements. When a Shareholder ceases to be a Member, that person's share is cancelled, and the amount paid thereon becomes the property of the Association. Each Member has a right to vote at a Members' meeting.

	2023 No.	2022 No.
Shares of £1 issued and fully paid:		
Active Shares at 1 April 2022	158	158
Relinquished during the period	(14)	(12)
Issued during the period	2	12
Active Shares at 31 March 2023	<u>146</u>	<u>158</u>
	2023	2022
	£	£
a) Unrestricted Reserve		
At 1 April 2022	50,314,458	50,972,557
Surplus/(Deficit) for the Year	4,059,892	(973,099)
Transfer from Pension Reserve	485,000	315,000
At 31 March 2023	<u>54,859,350</u>	<u>50,314,458</u>

The total surplus for the year amounts to £17,335,892 (2022: surplus £2,588,901) of which £13,276,000 relates to a gain on the pension reserve (2022: gain £3,562,000), is disclosed in Note 20b.

	Note 24	2023 £	2022 £
b) Pension Reserve			
At 1 April 2022		-	(3,247,000)
Transfer (to) Unrestricted Reserves		(485,000)	(315,000)
Actuarial Gain/(Loss) in the Year		13,276,000	3,562,000
At 31 March 2023		<u>12,791,000</u>	<u>-</u>

The Pension Reserve represents the Association's share of the deficit that exists within the pension scheme of which it is a member, in accordance with FRS 102 calculations. Assets are now valued on a bid value rather than mid-market value basis.

21. CASH FLOW

(i) RECONCILIATION OF SURPLUS TO NET CASH GENERATED FROM OPERATIONS

	2023	2022
	£	£
Surplus for the year	4,059,892	(973,099)
<i>Adjustment for non-cash items:</i>		
Depreciation of Tangible Fixed Assets	5,191,221	5,092,821
Defined Benefit Pension Schemes	873,000	1,001,000
Increase in Provisions	(24,403)	135,206
Loss on Disposal of Tangible Fixed Assets	478,825	513,620
Release of Deferred capital grant	(168,309)	(296,469)
Interest Receivable	(88,936)	(12,143)
Interest Payable	1,244,991	6,584,040
Operating cash flows before movements in working capital	<u>11,566,281</u>	<u>12,044,976</u>
Decrease in Stock	96,973	42,541
(Increase) in Debtors	(344,155)	(524,310)
Increase in Creditors	497,568	1,435,250
Cash Generated from operations	<u>11,816,667</u>	<u>12,998,457</u>
Cash and cash equivalents represent:		
Cash at bank	<u>24,456,647</u>	<u>16,888,773</u>

(ii) ANALYSIS OF CHANGES IN NET DEBT

	2022	Cash Flows	Other Non-Cash Movement	2023
	£	£	£	£
Cash and Cash Equivalents	16,888,773	7,567,874	-	24,456,647
Debt due within one year	-	-	-	-
Debt due after one year	(35,000,000)	(5,000,000)	-	(40,000,000)
Total	<u>(18,111,227)</u>	<u>2,567,874</u>	<u>-</u>	<u>(15,543,353)</u>

22. CAPITAL COMMITMENTS AND OTHER CONTRACTUAL OBLIGATIONS

	Note	2023	2022
		£	£
Capital Expenditure contracted for but not provided in the Financial Statements		<u>2,680,800</u>	<u>4,478,165</u>
Expenditure authorised by the board, but not contracted		<u>73,851,501</u>	<u>5,318,395</u>

The above commitments will be funded through the Associations' current loan facility with Royal Bank of Scotland plc and Housing Association Grant from the Scottish Government and includes SBHA's 5 year Development Programme and 1 year Planned Maintenance Programme

23. OPERATING LEASE COMMITMENTS

At 31 March 2023, the Association had total future minimum lease commitments and had made payments under non-cancellable operating leases as set out below:

	2023	2022
	£	£
Plant & Equipment		
Within 1 year	255,355	285,525
Between 1-5 years	1,399,198	348,791
Over 5 years	-	-
Total commitment at 31 March	<u>1,654,553</u>	<u>634,316</u>
Payments in current year	<u>255,355</u>	<u>285,525</u>

24. PENSION COMMITMENT

Based on eligibility, SBHA staff are entitled to be members of one of two different pension schemes:

- Scottish Widows
- Scottish Borders Council Local Government Pension Scheme (LGPS)

Scottish Widows

The scheme is a defined contribution scheme for all qualifying employees in the United Kingdom. The assets of the scheme are held separately from those of the Company in an independently administered fund. The contributions payable by the Association charged to income and expenditure amounted to £150,552 (2022: £142,622).

Scottish Borders Council Local Government Pension Fund

The Association is an admitted body of this statutory multi-employer defined benefit scheme administered by Scottish Borders Council in accordance with the Local Government Pension Scheme (Scotland) Regulations 1998, as amended. The Pension Fund is a defined benefit scheme into which employees' and employers' contributions, and interest and dividends from investments are paid and from which pensions, lump sums and superannuation benefits are paid out.

The total pension cost charge for the year amounted to £381,422 (2022: £396,853) plus voluntary payments of £nil (2022: £358,000). At 31 March 2023, the Association had no pension contributions outstanding (2022: £nil).

Employees' contributions are fixed by statute for SBHA employees according to the following scale for the year ended 31 March 2023:

Pensionable Salary	% Payable
£0 - £23,000	5.50
£23,001 - £28,100	7.25
£28,101 - £38,600	8.50
£38,601 - £51,400	9.50
Above £51,401	12.00

In the year to 31 March 2023 employer's contributions stood at 20.8% based on the pensionable salary of the previous year; this contribution will increase to 21.3% from 1 April 2023. Employer's basic contributions are assessed every three years by an actuary and are fixed to ensure the fund remains solvent and in a position to meet its future liabilities. The actuarial method used is known as the Projected Unit Method.

In accordance with Financial Reporting Standard 102 Section 28, on retirement benefits, the Fund's actuaries undertook a pension Asset/(Liability) calculation as at 31 March 2023 including an allowance for the McCloud judgement. This calculation was based on rolling forward valuation data as of 31 March 2020 on the basis of a number of financial assumptions that comply with FRS102. The projected unit method of valuation was used to calculate the service cost. The main financial assumptions used included:

Assumptions as at 31 March	2023	2022
CPI increases	2.95%	3.25%
Salary increases	3.45%	3.75%
Discount rate	4.90%	2.75%

The expected return on assets is based on the long-term future expected investment for each asset class as at 31 March 2023.

Assumed life expectancies from age 65 are:	2023	2022
	Years	Years
Retiring today:		
Males	20.3	20.7
Females	23.0	23.3
Retiring in 20 years:		
Males	21.1	21.6
Females	24.9	25.4

Assets (Employer) as at 31 March	2023	2022
Equities	33%	48%
Bonds	38%	23%
Property	28%	25%
Cash	1%	4%
Total	100%	100%

Net Pension (Liability)/Asset as at 31 March	2023 £'000	2022 £'000	2021 £'000	2020 £'000	2019 £'000
Fair value of scheme assets	40,374	43,002	40,596	34,786	35,193
Present value of funded obligation	(27,583)	(42,560)	(43,843)	(35,292)	(36,864)
Restriction on asset valuation	-	(442)	-	-	-
Net pension asset/(liability)	12,791	-	(506)	(1,671)	(286)

Amount recognised in Income & Expenditure Account as at 31 March	2023 £'000	2022 £'000
Service cost	873	1,001
Net interest on the defined liability	(6)	69
Administration expenses	-	-
Total	867	1,070

Reconciliation of opening and closing balances of the present value of the defined benefit obligation as at 31 March	2023 £'000	2022 £'000
Opening defined benefit obligation	42,560	43,843
Service cost	873	1,001
Interest cost	1,168	901
Change in financial assumptions	(17,830)	(2,278)
Change in demographic assumptions	(277)	(231)
Experience loss/(gain) on defined benefit obligation	2,058	92
Estimated benefits paid (net of transfers in)	(1,094)	(895)
Contributions by scheme participants	125	127
Closing defined benefit obligation	<u>27,583</u>	<u>42,560</u>
Reconciliation of opening and closing balances of the fair value of Scheme assets as at 31 March	2023 £'000	2022 £'000
Opening fair value of scheme assets	43,002	40,596
Interest on assets	1,174	832
Return on assets less interest	(3,215)	1,587
Other actuarial gains/(losses)	-	-
Administration expenses	-	-
Contributions by employer (including unfunded)	382	755
Contributions by scheme participants	125	127
Estimated benefits paid (net of transfers in and including unfunded)	(1,094)	(895)
Fair value of scheme assets at end of period	<u>40,374</u>	<u>43,002</u>
Net Actuarial movement in the year	2023 £'000	2022 £'000
Defined Obligation – Change in financial assumptions	17,830	2,278
Defined Obligation – Change in Demographic assumptions	277	231
Experience gain on DB obligation	(2,058)	(92)
Scheme Assets – return on assets less interest	(3,215)	1,587
Reversal of net asset restriction	442	-
Net Actuarial Gain/(Loss)	<u>13,276</u>	<u>4,004</u>
Projected pension expense for year to 31 March 2024		2024 £'000
Service cost		426
Net interest on the defined liability		(626)
Total		<u>(200)</u>
Employer contributions		<u>391</u>

Note that these figures exclude the capitalised cost of any early retirements or augmentations which may occur after 31 March 2023.

These projections are based on the assumptions as at 31 March 2023, as described earlier.

25. RELATED PARTIES

Current Board Member John Paton-Day has been a Councillor during the year and Current Board Member Philippa Brosnan is Head of Secretariat of the Scottish Government's Fuel Poverty Advisory Panel. Any transactions with Scottish Borders Council and the Scottish Government are at arm's length, on normal commercial terms and those Board members cannot use their position to an advantage.

Current Board Members Tracey Glover and Michael Grieve and former Board Members Allen Tills and Gordon Saunders are also Tenants of the Association. Current Board Member Tracey Glover's sister and Former Board Member Gordon Saunder's daughter are also Tenants of the Association. During the year £25,783 (2022: £22,382) of rent was receivable from these members. At the year-end there was £nil (2022: £nil) of non-technical rent arrears and £274 (2022: £620) credit due to these tenants. Amounts outstanding are unsecured, non-interest bearing and will be settled in cash. No guarantees have been given or received. No expense has been recognised in the year (2022: £Nil) in respect of bad debts from related parties. The tenancies are subject to normal commercial terms and conditions and do not allow the Board Members concerned to use their position to any advantage.

As detailed in note 10, SBHA's Chair and the Convenor of the Audit and Compliance Sub-Committee received emoluments in the year.

SBHA Plus Ltd, a company incorporated in Scotland in July 2009, is a related party by virtue of being a wholly owned subsidiary of SBHA. SBHA Plus Ltd is controlled by a Board of Directors which is appointed by the Board of Management of SBHA, and which contains three members of the Board of SBHA being Robin Hill, Michael Levack and John Paton Day.

Carly Stewart, the Director of Finance of SBHA and current Secretary of SBHA, is also the secretary of SBHA Plus Ltd.

A Service Level Agreement between SBHA and SBHA Plus Ltd took effect on 1 April 2010 and remains in place until a fundamental change occurs within the business of SBHA Plus which will trigger a review of this agreement.

During the year ended 31 March 2023 SBHA recharged SBHA Plus Ltd the sum of £19,183 (2021-22: £13,276) representing costs incurred in connection with Mid-Market rental and Post Office activities. The amount due by SBHA Plus to SBHA at 31 March 2023 was £1,361 (2021-22: due to SBHA Plus from SBHA £9,217).

Scottish Borders Building Services Limited (SBBS Ltd), a company incorporated in Scotland, is a related party by virtue of being a wholly owned subsidiary of SBHA. SBBS Ltd is controlled by its own Board of Directors which is appointed by the Board of Management of SBHA. SBBS Ltd was dormant during the year to 31 March 2023.

Carly Stewart, the Director of Finance of SBHA and current Secretary of SBHA, is Secretary of SBBS Ltd.

Robin Hill, the Chair of the Board of Management of SBHA is also a Director of SBBS Ltd but holds no shares in the company.

There was no trading between SBHA and SBBS Ltd during the years ended 31 March 2023 or 2022.

SBHA promotes and supports the active participation of its Tenants and their local communities in the Association's activities, and in influencing decision-making. This is achieved by means of a grant to the Scottish Borders Tenants Organisation (SBTO) which in 2022-23 amounted to £98,727 (2021-22: £85,025), as well as SBHA's direct employment of a Tenant & Community Engagement Facilitator and a dedicated budget for SBHA-led Tenant Participation projects. In 2022-23, the Association's total expenditure on Tenant Participation was £96,637 (2022: £81,014).