



Alexander Sloan
Accountants and Business Advisers

Cernach Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2022

Registered Social Landlord No. HAC230

FCA Reference No. 2374R(S)

Scottish Charity No. SC036607

CERNACH HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

Contents	Page
Members of the Management Committee, Executive and Advisers	1
Report of the Management Committee	2 – 5
Report by the Auditors on corporate governance matters	6
Report of the Auditors	7 -10
Statement of comprehensive income	11
Statement of financial position	12
Statement of cash flows	13
Statement of changes in equity	14
Notes to the financial statements	15 - 32

CERNACH HOUSING ASSOCIATION LIMITED

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

MANAGEMENT COMMITTEE

John Brannan	Chairperson
Andy Biddell	Vice Chairperson
Michael Mellon	
Susan McDonald MBE	Secretary
Rosemary McGill	
Tracy Bowie	
Karen McGinley	
Frank John	
Cheryl Ann Love	From August 2021
Muriel Wylie	Resigned August 2021
Jean McFarlane	
Diane MacMillan	
Marie Dabek	From August 2021
Sarah Brannan	
Aziza El kadi	
Zainab Hassan	From August 2021

EXECUTIVE OFFICER

Caroline Jardine	Chief Executive
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REGISTERED OFFICE

79 Airgold Drive
Drumchapel
Glasgow
G15 7AJ

EXTERNAL AUDITORS

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

INTERNAL AUDITORS

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

FINANCE AGENTS

FMD Financial Services
KCEDG Commercial Centre
Ladyloan Place
Drumchapel
Glasgow

BANKERS

Bank of Scotland
Sylvannia Way
Clyde Shopping Centre (42-44)
Clydebank
G81 2TL

SOLICITOR

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

CERNACH HOUSING ASSOCIATION LIMITED

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

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

Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No. 2374R(S)), the Scottish Housing Regulator as a registered social landlord (No. HAC231) under the Housing (Scotland) Act 2010 and as is a registered Scottish Charity with the charity number SC036607.

Principal Activities

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

Review of Business and Future Developments

This review of business concerns our activities in the year ended 31 March 2022. Undoubtedly the main challenge we have faced is returning to business as usual as we move out of being restricted by the pandemic and, linked to this, ascertain the medium-term impact on the business.

As with many businesses, both nationally and globally, staff, Committee and our customers have faced significant additional challenges. As an organisation, we have responded exceptionally well and this can be seen across the whole range of financial and non-financial indicators.

Whilst the financial impact on our operating costs will not be known for some time, early indications are that costs are rising; in some cases, significantly so. Not only are we faced with increased cost of living costs such as utilities, but there is also pressure on labour and supply costs and this means that the cost of managing and maintaining our properties has risen. The impact of the UK leaving the European Union is also impacting costs as a result of shortages in labour and materials.

The pandemic has also affected our customers – they have seen pre-existing (physical and mental) illnesses/ conditions worsen and new illnesses take hold; they have had their working hours reduced or lost their jobs; they have been coping with reduced support from external agencies such as social work; and the local foodbank has seen demand soar. Ours is a community organisation and the well-being of our customers is at the heart of all we do – many are going to take some time to recover (both financially and otherwise) from the pandemic and this may have an adverse impact on the Association in the years to come. We do not believe that this will threaten the Association's viability, but it may be something that will impact our income stream as more people struggle to pay their rent.

Despite all of the challenges, members of the Management Committee are satisfied with the Association's financial performance in the year. The surplus for the year was £1.010m (2021 – £1.167m). Net assets now stand at £13.626m (2021 - £12.433m).

Six years ago, the Management Committee decided to limit rent increases to inflation only throughout the period of the 30-year plan. We will continue to do this but, in recognition of the impact of the pandemic, the Committee effected a rent freeze for 2021/22, returning to CPI for 2022/23. We have revised our key assumptions taking account of the potential impact of the pandemic and this shows that we remain in a very healthy financial position with the financial plans holding up well to robust sensitivity analysis.

CERNACH HOUSING ASSOCIATION LIMITED

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

Review of Business and Future Developments (Contd.)

Operationally, the focus has been on Covid-19 recovery. Our office is now fully re-opened to the public, with staff working in the office full-time. We resumed our planned and cyclical maintenance programmes and responsive repairs are back on track. In housing management, staff have achieved very good results in managing rent arrears, reducing re-let times and resuming estate management inspections.

We have therefore had a very successful year but are aware of the ongoing challenges that we will face in the next few years.

Management Committee and Executive Officers

The members of the Management Committee and the Executive officers are listed on page 1.

Each member of the Management Committee holds one fully paid share of £1 in the Association. The Executive Officers hold no interest in the Association's share capital and, although not having the legal status of directors, they act as executives within the authority delegated by the Management Committee.

The members of the Management Committee are also trustees of the charity. Members of the Management Committee are appointed by the members at the Association's Annual General Meeting.

Statement of Management Committee's Responsibilities

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Association will continue in business; and
- prepare a statement on internal financial control.

The Management Committee is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to: ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014, the Housing (Scotland) Act 2010 and the Determination of Accounting Requirements 2019. It is also responsible for safeguarding the assets of the Association and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. It is also responsible for ensuring the Association's suppliers are paid promptly.

CERNACH HOUSING ASSOCIATION LIMITED

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

Going Concern

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

Statement on Internal Financial Control

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

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

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

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

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

Donations

During the year the Association made charitable donations of £500 (2021 - £500).

CERNACH HOUSING ASSOCIATION LIMITED

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

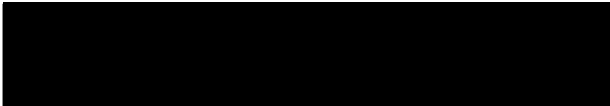
Disclosure of Information to the Auditor

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

Auditor

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

By order of the Management Committee



Susan McDonald MBE
Secretary
4 August 2022

CERNACH HOUSING ASSOCIATION LIMITED

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

In addition to our audit of the financial statements, we have reviewed your statement on page 4 concerning the Association's compliance with the information required by the Regulatory Standards in respect of internal financial controls contained in the publication "Our Regulatory Framework" and associated Regulatory Advice Notes which are issued by the Scottish Housing Regulator.

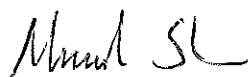
Basis of Opinion

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

Opinion

In our opinion the Statement of Internal Financial Control on page 4 has provided the disclosures required by the relevant Regulatory Standards within the publication "Our Regulatory Framework" and associated Regulatory Advice Notes issued by the Scottish Housing Regulator in respect of internal financial controls and is consistent with the information which came to our attention as a result of our audit work on the financial statements.

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



ALEXANDER SLOAN
Accountants and Business Advisers
Statutory Auditors
Glasgow
4 August 2022



Alexander Sloan
Accountants and Business Advisers

CERNACH HOUSING ASSOCIATION LIMITED

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

Opinion

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

In our opinion the financial statements:

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

Basis of Opinion

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

Conclusions relating to going concern

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

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

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

Other Information

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

CERNACH HOUSING ASSOCIATION LIMITED

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

Other Information (Contd.)

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

We have nothing to report in this regard.

Matters on which we are required to report by exception

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

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

Responsibilities of the Management Committee

As explained more fully in the statement of Management Committee's responsibilities as set out on page 3, the Management Committee is responsible for the preparation of the financial statements and for being satisfied that they give true and fair view, and for such internal control as the Management Committee 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 Management Committee 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 Management Committee either intends to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

CERNACH HOUSING ASSOCIATION LIMITED

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

The extent to which the audit was considered capable of detecting irregularities including fraud
Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

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

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

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

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

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

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

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

CERNACH HOUSING ASSOCIATION LIMITED

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

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

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

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

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

Use of our Report

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



ALEXANDER SLOAN
Accountants and Business Advisers
Statutory Auditors
Glasgow
4 August 2022



Alexander Sloan
Accountants and Business Advisers

CERNACH HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2022

	Notes	2022		2021	
		£	£	£	£
Revenue	2		4,493,414		4,375,422
Operating costs	2		<u>3,488,586</u>		<u>3,230,388</u>
OPERATING SURPLUS			1,004,828		1,145,034
Release of negative goodwill	13	55,575		55,575	
Interest receivable and other income		448		2,516	
Interest payable and similar charges	7	(44,214)		(33,724)	
Other Finance income/(charges)	10	<u>(6,000)</u>		<u>(2,000)</u>	
			5,809		22,367
SURPLUS FOR THE YEAR			<u>1,010,637</u>		<u>1,167,401</u>
Other comprehensive income					
Actuarial gains/(losses) on defined benefit pension plan	19		182,000		(294,000)
TOTAL COMPREHENSIVE INCOME			<u>1,192,637</u>		<u>873,401</u>

The results relate wholly to continuing activities.

The notes on pages 15 to 32 form an integral part of these financial statements.

CERNACH HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2022

	Notes	2022		2021
		£	£	£
NON-CURRENT ASSETS				
Housing properties	11		33,193,468	33,908,633
Other tangible assets	11		893,509	943,648
			<u>34,086,977</u>	<u>34,852,281</u>
Negative goodwill	13		(2,111,860)	(2,167,435)
CURRENT ASSETS				
Receivables	14	155,136	166,657	
Cash and cash equivalents	15	2,586,809	1,678,442	
			<u>1,845,099</u>	
CREDITORS: Amounts falling due within one year	16	<u>(1,477,020)</u>	<u>(1,234,552)</u>	
NET CURRENT ASSETS			<u>1,264,925</u>	<u>610,547</u>
TOTAL ASSETS LESS CURRENT LIABILITIES				
			33,240,042	33,295,393
CREDITORS: Amounts falling due after more than one year	17		(1,883,337)	(2,226,622)
PENSIONS AND OTHER PROVISIONS FOR LIABILITIES				
Scottish housing association pension scheme	19	<u>(71,000)</u>	<u>(324,000)</u>	
			(71,000)	(324,000)
DEFERRED INCOME				
Social housing grants	20	(17,083,836)	(17,714,829)	
Other grants	20	<u>(575,989)</u>	<u>(596,688)</u>	
			<u>(17,659,825)</u>	<u>(18,311,517)</u>
NET ASSETS			<u>13,625,880</u>	<u>12,433,254</u>
EQUITY				
Share capital	21		97	108
Revenue reserves			13,696,783	12,757,146
Pension reserves			<u>(71,000)</u>	<u>(324,000)</u>
			<u>13,625,880</u>	<u>12,433,254</u>

The financial statements were approved by the Management Committee and authorised for issue and signed on their behalf on 4 August 2022.


Committee Member


Committee Member


Secretary

The notes on pages 15 to 32 form an integral part of these financial statements.

CERNACH HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2022

	Notes	2022	2021
		£	£
Surplus for the Year		1,010,637	1,167,401
<i>Adjustments for non-cash items:</i>			
Depreciation of tangible fixed assets	11	1,205,398	1,154,813
Amortisation of capital grants	20	(614,212)	(628,140)
Release of negative goodwill	13	(55,575)	(55,575)
Non-cash adjustments to pension provisions		(71,000)	(77,000)
Share capital written off	21	(21)	(17)
		<u>464,590</u>	<u>394,081</u>
Interest receivable		(448)	(2,516)
Interest payable	7	44,214	33,724
		<u>43,766</u>	<u>31,208</u>
Operating cash flows before movements in working capital		1,518,993	1,592,690
Change in debtors		11,521	14,477
Change in creditors		231,194	83,873
		<u>242,715</u>	<u>98,350</u>
Net cash inflow from operating activities		1,761,708	1,691,040
Investing Activities			
Acquisition and construction of properties		(426,334)	(3,279,423)
Purchase of other fixed assets		(13,760)	(97,032)
Social housing grant received		-	22,596
Social housing grant repaid		(37,480)	-
		<u>(477,574)</u>	<u>(3,353,859)</u>
Net cash outflow from investing activities		(477,574)	(3,353,859)
Financing Activities			
Interest received on cash and cash equivalents		448	2,516
Interest paid on loans		(44,214)	(33,724)
Loan principal repayments		(332,011)	(352,226)
Share capital issued	21	10	-
		<u>(375,767)</u>	<u>(383,434)</u>
Net cash outflow from financing activities		(375,767)	(383,434)
Increase/(decrease) in cash	22	908,367	(2,046,253)
Opening cash & cash equivalents		1,678,442	3,724,695
Closing cash & cash equivalents		<u>2,586,809</u>	<u>1,678,442</u>
Cash and cash equivalents as at 31 March			
Cash	22	2,586,809	1,678,442
		<u>2,586,809</u>	<u>1,678,442</u>

The notes on pages 15 to 32 form an integral part of these financial statements.

CERNACH HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2022

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
Balance as at 1 April 2020	125	(107,000)	11,666,745	11,559,870
Cancellation of Shares	(17)	-	-	(17)
Revaluation in year	-	(294,000)	-	(294,000)
Other movements	-	77,000	(77,000)	-
Surplus for the year	-	-	1,167,401	1,167,401
Balance as at 31 March 2021	108	(324,000)	12,757,146	12,433,254
Balance as at 1 April 2021	108	(324,000)	12,757,146	12,433,254
Issue of Shares	10	-	-	10
Cancellation of Shares	(21)	-	-	(21)
Other comprehensive Income	-	182,000	-	182,000
Other movements	-	71,000	(71,000)	-
Surplus for the year	-	-	1,010,637	1,010,637
Balance as at 31 March 2022	97	(71,000)	13,696,783	13,625,880

The notes on pages 15 to 32 form an integral part of these financial statements.

CERNACH HOUSING ASSOCIATION LIMITED

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

1. PRINCIPAL ACCOUNTING POLICIES

Statement of Compliance and Basis of Accounting

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

Revenue

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

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

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

Retirement Benefits

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

Going Concern

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

Housing Properties

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

<i>Component</i>	<i>Useful Economic Life</i>
Structure	Over 50 years
Electrics	Over 30 years
Bathrooms	Over 30 years
Internal Doors	Over 30 years
Windows	Over 25 years
Gutters	Over 25 years
Central Heating	Over 15 years
Boilers	Over 15 years
Kitchens	Over 15-20 years
Heat Detectors	20 Years
Land	N/A

CERNACH HOUSING ASSOCIATION LIMITED

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

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

Depreciation and Impairment of Other Tangible Assets

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

<i>Asset Category</i>	<i>Depreciation Rate</i>
Office Premises	2%
Furniture and Fittings	10-25%

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

Social Housing Grants and Other Capital Grants

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

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

Social housing grant received in respect of revenue expenditure is credited to the statement of comprehensive income in the same period as the expenditure to which it relates.

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

Sales Of Housing Properties

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

Taxation

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

Leases

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

Works to Existing Properties

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

CERNACH HOUSING ASSOCIATION LIMITED

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

1. PRINCIPAL ACCOUNTING POLICIES (continued)

Capitalisation Of Development Overheads

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

Borrowing Costs

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

Property Development Cost

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

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

Negative Goodwill

Negative goodwill created through acquisition is written off to the Statement of Comprehensive Income as the non-cash assets acquired are depreciated or sold.

VAT

The Association is VAT registered but the substantial proportion of its income is exempt for VAT purposes. As a result most of the VAT paid is not recovered and therefore expenditure is shown inclusive of VAT.

Financial Instruments - Basic

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

The Association's debt instruments are measured at amortised cost using the effective interest rate method.

Cash and Liquid Resources

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

Impairment

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

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

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

CERNACH HOUSING ASSOCIATION LIMITED

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

1. PRINCIPAL ACCOUNTING POLICIES (continued)

Key Judgements and estimates made in the application of Accounting Policies

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

Key Judgements

a) Categorisation of Housing Properties

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

b) Identification of cash generating units

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

c) Financial instrument break clauses

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

d) Pension Liability

The Association participated in a defined benefit pension scheme arrangement with the Scottish Housing Association Pension Scheme. The fund is administered by the Pensions Trust. The Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The Association has decided that this method is appropriate and provides a reasonable estimate of the pension assets and liabilities of the Association and has therefore adopted this valuation method. Further information in this regard is set out in Note 28.

Estimation Uncertainty

a) Rent Arrears - Bad Debt Provision

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

b) Life Cycle of Components

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

c) Useful life of properties, plant and equipment

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

d) Costs of shared ownership

The Association allocates costs to shared ownership properties on an percentage basis split across the number of properties the Association owns.

e) Defined pension liability

In determining the value of the Association's share of defined benefit pension scheme assets and obligations, the valuation prepared by the Scheme actuary includes estimates of life expectancy, salary growth, inflation and the discount rate on corporate bonds.

CERNACH HOUSING ASSOCIATION LIMITED

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

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

	Notes	Turnover £	2022 Operating costs £	Operating surplus / (deficit) £	Turnover £	2021 Operating costs £	Operating surplus / (deficit) £
Affordable letting activities	3	4,293,511	3,225,614	1,067,897	4,090,941	2,892,521	1,198,420
Other Activities	4	199,903	282,972	(63,089)	284,481	337,867	(53,386)
Total		4,493,414	3,488,586	1,004,828	4,375,422	3,230,388	1,145,034

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

	General Needs Housing £	Supported Housing £	Shared Ownership £	2022 Total £	2021 Total £
Revenue from Lettings					
Rent receivable net of service charges	3,563,999	39,818	38,596	3,642,413	3,467,773
Service charges receivable	-	24,168	3,232	27,400	27,402
Gross income from rent and service charges	3,563,999	63,986	41,828	3,669,813	3,495,175
Less: Rent losses from voids	31,055	-	-	31,055	33,429
Income from rents and service charges	3,532,944	63,986	41,828	3,638,758	3,461,746
Grants released from deferred income	586,050	2,110	16,052	614,212	628,138
Other revenue grants	40,541	-	-	40,541	1,057
Total turnover from affordable letting activities	4,169,535	66,096	57,880	4,293,511	4,090,941
Expenditure on affordable letting activities					
Management and maintenance administration costs	1,173,479	21,068	13,772	1,208,319	1,050,018
Service costs	-	24,168	3,232	27,400	27,402
Planned and cyclical maintenance, including major repairs	384,248	-	-	384,248	396,182
Reactive maintenance costs	469,798	-	-	469,798	313,970
Bad Debts - rents and service charges	(5,650)	-	-	(5,650)	12,044
Depreciation of affordable let properties	1,113,845	4,015	23,639	1,141,499	1,092,905
Operating costs of affordable letting activities	3,135,720	49,251	40,643	3,225,614	2,892,521
Operating surplus on affordable letting activities	1,033,815	16,845	17,237	1,067,897	1,198,420
2021	1,179,608	18,686	126		

Included within planned and cyclical maintenance are amounts for major repairs of £71,995 (2021 - £38,508).

CERNACH HOUSING ASSOCIATION LIMITED

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

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

	Grants from Scottish Ministers	Other revenue grants	Other income	Total Turnover	Other operating costs	Operating surplus / (deficit) 2022	Operating surplus / (deficit) 2021
	£	£	£	£	£	£	£
Wider role activities	33,700	-	-	33,700	49,632	(15,932)	(9,069)
Factoring	-	-	10,822	10,822	10,822	-	-
Contracted out services undertaken for registered social landlords	-	-	22,381	22,381	22,381	-	-
Welfare Rights	-	-	-	-	47,137	(47,137)	(44,317)
Agency or management services	-	133,000	-	133,000	133,000	-	-
Total From Other Activities	33,700	133,000	33,203	199,903	262,972	(63,069)	(63,386)
2021	144,960	104,168	35,363	284,491	337,867	(63,386)	

CERNACH HOUSING ASSOCIATION LIMITED

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

5. OFFICERS' EMOLUMENTS

	2022	2021
	£	£
<p>The Officers are defined in the Co-operative and Community Benefit Societies Act 2014 as the members of the Management Committee, managers and employees of the Association.</p>		
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	<u>76,168</u>	<u>75,375</u>
Pension contributions made on behalf on Officers with emoluments greater than £60,000	<u>7,598</u>	<u>7,538</u>
Emoluments payable to Director (excluding pension contributions)	76,168	75,375
Pension contributions paid on behalf of the Director	<u>7,598</u>	<u>7,538</u>
Total emoluments payable to the Director	<u>83,766</u>	<u>82,913</u>
Total emoluments paid to key management personnel	<u>83,766</u>	<u>82,913</u>

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

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

6. EMPLOYEE INFORMATION

	2022	2021
	No.	No.
Average monthly number of full time equivalent persons employed during the year	<u>17</u>	<u>18</u>
Average total number of employees employed during the year	<u>17</u>	<u>18</u>
Staff costs were:	£	£
Wages and salaries	656,447.	649,905
National insurance costs	65,109	54,787
Pension costs	74,766	70,937
	<u>796,322</u>	<u>775,629</u>

CERNACH HOUSING ASSOCIATION LIMITED

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

7. INTEREST PAYABLE AND SIMILAR CHARGES

	2022	2021
	£	£
On bank loans and overdrafts	28,469	31,640
Other loan interest	<u>15,745</u>	<u>2,084</u>
	<u>44,214</u>	<u>33,724</u>

8. SURPLUS FOR THE YEAR

	2022	2021
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	1,205,398	1,154,813
Auditors' remuneration - audit services	10,200	9,540
Operating lease rentals - other	<u>499</u>	<u>499</u>

9. CORPORATION TAX

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

10. OTHER FINANCE INCOME / (CHARGES)

	2022	2021
	£	£
Net interest on pension obligations	<u>(6,000)</u>	<u>(2,000)</u>

CERNACH HOUSING ASSOCIATION LIMITED

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

11. NON-CURRENT ASSETS

(a) Housing Properties	Housing Properties Held for Letting £	Housing Properties In course of Construction £	Shared Ownership Completed £	Total £
COST				
At 1 April 2021	46,449,160	-	1,363,648	47,812,808
Additions	426,334	-	-	426,334
Disposals	(138,072)	-	-	(138,072)
At 31 March 2022	<u>46,737,422</u>	<u>-</u>	<u>1,363,648</u>	<u>48,101,070</u>
DEPRECIATION				
At 1 April 2021	13,279,495	-	624,680	13,904,175
Charge for Year	1,117,861	-	23,638	1,141,499
Disposals	(138,072)	-	-	(138,072)
At 31 March 2022	<u>14,259,284</u>	<u>-</u>	<u>648,318</u>	<u>14,907,602</u>
NET BOOK VALUE				
At 31 March 2022	<u>32,478,138</u>	<u>-</u>	<u>715,330</u>	<u>33,193,468</u>
At 31 March 2021	<u>33,169,665</u>	<u>-</u>	<u>738,968</u>	<u>33,908,633</u>

Expenditure on Existing Properties	2022		2021	
	Component replacement £	Improvement £	Component replacement £	Improvement £
Amounts capitalised	426,334	-	212,498	-
Amounts charged to the statement of comprehensive income	-	854,046	710,152	-
	<u>426,334</u>	<u>854,046</u>	<u>710,152</u>	<u>-</u>

All land and housing properties are heritable.

Additions to housing properties include capitalised development administration costs of £nil (2021 - £16,108).

The Association's lenders have standard securities over housing property with a carry value of £7,224,340 (2021 - £7,404,188).

CERNACH HOUSING ASSOCIATION LIMITED

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

11. NON CURRENT ASSETS (continued)

(b) Other tangible assets	Office Premises £	Furniture & Equipment £	Total £
COST			
At 1 April 2021	1,054,455	749,674	1,804,129
Additions	-	13,760	13,760
At 31 March 2022	<u>1,054,455</u>	<u>763,434</u>	<u>1,817,889</u>
DEPRECIATION			
At 1 April 2021	212,806	647,675	860,481
Charge for year	24,012	39,887	63,899
At 31 March 2022	<u>236,818</u>	<u>687,562</u>	<u>924,380</u>
NET BOOK VALUE			
At 31 March 2022	<u>817,637</u>	<u>75,872</u>	<u>893,509</u>
At 31 March 2021	<u>841,649</u>	<u>101,999</u>	<u>943,648</u>

13. NEGATIVE GOODWILL

	2022 £	2021 £
At 1 April 2021	2,167,435	2,223,010
Released during the year to the statement of comprehensive income	(55,575)	(55,575)
At 31 March 2022	<u>2,111,860</u>	<u>2,167,435</u>

14. RECEIVABLES

	2022 £	2021 £
Gross arrears of rent and service charges	103,272	124,622
Less: Provision for doubtful debts	(53,000)	(62,019)
<i>Net arrears of rent and service charges</i>	50,272	62,603
Other receivables	104,864	104,054
	<u>155,136</u>	<u>166,657</u>

15. CASH AND CASH EQUIVALENTS

	2022 £	2021 £
Cash at bank and in hand	2,586,809	1,678,442
	<u>2,586,809</u>	<u>1,678,442</u>

CERNACH HOUSING ASSOCIATION LIMITED

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

16. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR		
	2022	2021
	£	£
Bank loans	372,777	361,503
Trade payables	333,588	90,944
Rent received in advance	158,455	147,615
Other taxation and social security	17,641	17,289
Other payables	227,467	136,477
Accruals and deferred income	367,092	480,724
	<u>1,477,020</u>	<u>1,234,552</u>

17. PAYABLES: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR		
	2022	2021
	£	£
Bank loans	1,883,337	2,226,622
	<u>1,883,337</u>	<u>2,226,622</u>

18. DEBT ANALYSIS - BORROWINGS		
	2022	2021
	£	£
Bank Loans		
Amounts due within one year	372,777	361,503
Amounts due in one year or more but less than two years	228,280	383,777
Amounts due in two years or more but less than five years	686,012	676,751
Amounts due in more than five years	969,045	1,166,094
	<u>2,256,114</u>	<u>2,588,125</u>

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

Effective interest rate of base plus 0.45% to 1.675% and SONIA plus 0.475%, expiring between 2022 and 2044.

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

A total of 360 housing properties are secured to lenders in respect of these loan facilities which have been valued in the financial statements as follows:

	2022	2021
	£	£
Due to lenders at the year end	2,256,114	2,603,870
Effective interest rate adjustment	-	(15,745)
	<u>2,256,114</u>	<u>2,588,125</u>

CERNACH HOUSING ASSOCIATION LIMITED

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

19. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

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

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

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

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

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

	2022	2021
	£	£
Fair value of plan assets	2,849,000	2,780,000
Present value of defined benefit obligation	2,920,000	3,104,000
Surplus / (deficit) in plan	<u>(71,000)</u>	<u>(324,000)</u>
Defined benefit asset / (liability) to be recognised	<u>(71,000)</u>	<u>(324,000)</u>

CERNACH HOUSING ASSOCIATION LIMITED

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

19. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Reconciliation of opening and closing balances of the defined benefit obligation

	2022	2021
	£	£
Defined benefit obligation at the start of period	3,104,000	2,727,000
Current service cost	17,000	13,000
Expenses	3,000	3,000
Interest expense	65,000	64,000
Contributions by plan participants	9,000	8,000
Actuarial losses (gains) due to scheme experience	34,000	(47,000)
Actuarial losses (gains) due to changes in demographic assumptions	10,000	-
Actuarial losses (gains) due to changes in financial assumptions	(212,000)	500,000
Benefits paid and expenses	(110,000)	(164,000)
Defined benefit obligation at the end of period	<u>2,920,000</u>	<u>3,104,000</u>

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

	2022	2021
	£	£
Fair value of plan assets at start of period	2,780,000	2,620,000
Interest income	59,000	62,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	14,000	159,000
Contributions by the employer	97,000	95,000
Contributions by plan participants	9,000	8,000
Benefits paid and expenses	(110,000)	(164,000)
Fair value of plan assets at the end of period	<u>2,849,000</u>	<u>2,780,000</u>

The actual return on plan assets (including any changes in share of assets) over the period ended 31 March 2022 was £73,000.

CERNACH HOUSING ASSOCIATION LIMITED

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

19 RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Defined benefit costs recognised in the statement of comprehensive income

	2022 £	2021 £
Current service cost	17,000	13,000
Expenses	3,000	3,000
Net interest expense	6,000	2,000
Defined benefit costs recognised in statement of comprehensive income	<u>26,000</u>	<u>18,000</u>

Defined benefit costs recognised in the other comprehensive income

	2022 £	2021 £
Experience on plan assets (excluding amounts included in interest income) - gain /(loss)	14,000	159,000
Experience gains and losses arising on plan liabilities - gain /(loss)	(34,000)	47,000
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain /(loss)	(10,000)	-
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	212,000	(500,000)
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain / (loss)	<u>182,000</u>	<u>(294,000)</u>
Total amount recognised in other comprehensive income - gain (loss)	<u>182,000</u>	<u>(294,000)</u>

CERNACH HOUSING ASSOCIATION LIMITED

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

19. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Assets	2022 £	2021 £	2020 £
Absolute Return	131,000	137,000	161,000
Alternative Risk Premia	118,000	112,000	210,000
Corporate Bond Fund	180,000	210,000	191,000
Credit Relative Value	91,000	80,000	63,000
Distressed Opportunities	102,000	95,000	48,000
Emerging Markets Debt	106,000	112,000	93,000
Global Equity	563,000	430,000	360,000
Infrastructure	178,000	155,000	155,000
Insurance-Linked Securities	60,000	58,000	70,000
Liability Driven Investment	689,000	668,000	690,000
Long Lease Property	82,000	64,000	64,000
Net Current Assets	9,000	21,000	20,000
Over 15 Year Gilts	1,000	1,000	33,000
Private Debt	72,000	66,000	52,000
Property	74,000	50,000	49,000
Risk Sharing	93,000	99,000	83,000
Secured Income	152,000	153,000	145,000
Opportunistic Illiquid Credit	94,000	71,000	64,000
High Yield	28,000	73,000	-
Currency Hedging	(10,000)	-	-
Opportunistic Credit	10,000	76,000	-
Cash	8,000	1,000	-
Liquid Credit	18,000	48,000	69,000
Total assets	<u>2,849,000</u>	<u>2,780,000</u>	<u>2,620,000</u>

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

Key Assumptions	2022	2021	2020
Discount Rate	2.8%	2.1%	2.4%
Inflation (RPI)	3.7%	3.3%	2.7%
Inflation (CPI)	3.2%	2.8%	1.7%
Salary Growth	4.2%	3.8%	2.7%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance		

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

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

CERNACH HOUSING ASSOCIATION LIMITED

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

20. DEFERRED INCOME

	Social Housing Grants £	Other Housing Grants £	Total £
Capital grants received			
At 1 April 2021	27,469,738	1,115,234	28,584,972
Eliminated on disposal	(54,898)	-	(54,898)
At 31 March 2022	<u>27,414,840</u>	<u>1,115,234</u>	<u>28,530,074</u>
Amortisation			
At 1 April 2021	9,754,909	518,546	10,273,455
Amortisation in year	593,513	20,699	614,212
Eliminated on disposal	(17,418)	-	(17,418)
At 31 March 2022	<u>10,331,004</u>	<u>539,245</u>	<u>10,870,249</u>
Net book value			
At 31 March 2022	<u>17,083,836</u>	<u>575,989</u>	<u>17,659,825</u>
At 31 March 2021	<u>17,714,829</u>	<u>596,688</u>	<u>18,311,517</u>

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

	2022 £	2021 £
Amounts due within one year	614,212	628,240
Amounts due in more than one year	17,045,613	17,683,277
	<u>17,659,825</u>	<u>18,311,517</u>

21. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2022 £	2021 £
At 1 April	108	125
Issued in year	10	-
Cancelled in year	(21)	(17)
At 31 March	<u>97</u>	<u>108</u>

Each member of the Association holds one share of £1 in the Association. These shares carry no rights to dividend or distributions on a winding up. When a shareholder ceases to be a member, that person's share is cancelled and the amount paid thereon becomes the property of the Association. Each member has a right to vote at members' meetings.

CERNACH HOUSING ASSOCIATION LIMITED

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

22. CASH FLOWS

<i>Reconciliation of net cash flow to movement in net funds</i>		2022		2021	
	£	£	£	£	£
Increase / (decrease) in cash	908,367		(2,046,253)		
Cashflow from change in net debt	332,011		352,226		
		1,240,378		(1,694,027)	
Movement in net funds in the year		(909,683)		784,344	
Net funds at 1 April					(909,683)
Net funds at 31 March		330,695			330,695

<i>Analysis of changes in net funds</i>	At 01 April 2021	Cashflows	Other Changes	At 31 March 2022
	£	£	£	£
Cash and cash equivalents	1,678,442	908,367	-	2,586,809
	1,678,442	908,367	-	2,586,809
Debt: Due within one year	(361,503)	332,011	(343,285)	(372,777)
Due after more than one year	(2,226,622)	-	343,285	(1,883,337)
Net funds	(909,683)	1,240,378	-	330,695

23. COMMITMENTS UNDER OPERATING LEASES

	2022	2021
	£	£
At the year end, the total minimum lease payments under non-cancellable operating leases were as follows:		
Other		
Expiring in the next year	427	427
Expiring later than one year and not later than five years	961	1,388

24. DETAILS OF ASSOCIATION

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

The Association's principal place of business is 79 Airgold Drive, Drumchapel, Glasgow, G15 7AJ.

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

25. MANAGEMENT COMMITTEE MEMBER EMOLUMENTS

Management Committee members received £190 (2021 - £0) in the year by way of reimbursement of expenses. No remuneration is paid to Management Committee members in respect of their duties to the Association.

CERNACH HOUSING ASSOCIATION LIMITED

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

26. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2022 No.	2021 No.
General Needs - New Build	420	420
General Needs - Rehab	455	455
Supported Accommodation	2	2
Shared Ownership	17	17
	<u>894</u>	<u>894</u>

27. RELATED PARTY TRANSACTIONS

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

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

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

	2022 £	2021 £
Rent received from tenants on the Management Committee and their close family members	<u>54,365</u>	<u>48,990</u>
Factoring charges received from factored owners on the Management Committee and their close family members	<u>691</u>	<u>682</u>
At the year end total rent arrears owed by the tenant members on the Management Committee (and their close family) were £295 (2021 - £328).		
Members of the Management Committee who are tenants	12	11
Members of the Management Committee who are owner occupiers	<u>1</u>	<u>1</u>

28. CONTINGENT LIABILITY

The Pension Trust has completed a review of the changes made to the benefit structures of the Defined Benefit Schemes within the Trust. The result of this review is that, in some cases, it is unclear whether changes were made to scheme benefits in accordance with the Trust's governing documentation.

The Trustee has been advised to seek direction from the Court on the effect of these changes. This process is ongoing and is unlikely to be resolved until late 2024 at the earliest. However, one potential outcome is that scheme members, of which the Association is one, may see their share of scheme liabilities increase.

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