



Alexander Sloan
Accountants and Business Advisers

Cernach Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2021

Registered Social Landlord No. HAC231

FCA Reference No. 2374R(S)

Scottish Charity No. SC036607

CERNACH HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

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 2021

MANAGEMENT COMMITTEE

John Brannan	Chairperson
Andy Biddell	
Michael Mellon	
Susan McDonald MBE	Secretary
Rosemary McGill	
Tracy Bowie	Vice Chairperson
Karen McGinley	
Frank John	
Shereen Frank	(Deceased September 2020)
Muriel Wylie	
Jean McFarlane	
Diane McMillan	
Andy Keegan	(Deceased September 2020)
Sarah Brannan	(Appointed November 2020)
Aziza El kadi	(Appointed November 2020)

EXECUTIVE OFFICER

Caroline Jardine	Chief Executive
------------------	-----------------

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
789 Dumbarton Road
Clydebank
G81 4BY

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 2021

The Management Committee presents its report and the financial statements for the year ended 31 March 2021.

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 2021. Undoubtedly the main challenge we have faced is acclimatising and responding to the effects of the Covid-19 pandemic and the 13-month lockdown.

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.

However, we are continuing to learn more about how the pandemic has impacted 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, been furloughed or lost their jobs; they have been coping with reduced support from external agencies such as social work; they have dealt with isolation; 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 results – only time will tell.

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 £1,167,401 (2020 – £1,005,453). Net assets now stand at £12,433,254 (2020 £11,559,870).

The key capital expenditure activity for the Association last year was the completion of 48 new properties at Invercanny Drive and the office refurbishment. The new build was funded by grant and reserves and the office refurbishment from reserves.

Five 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. We have revised our key assumptions in anticipation of a post-Covid-19 medium term impact and will look at this in more detail in 2021/22. The Association remains 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 2021

Review of Business and Future Developments (Contd.)

Operationally, the focus has been responding to Covid-19. This has impacted all aspects of our operations with our office being closed to the public for the entire 2020/21 financial year and most staff working from home most of the time. We had to suspend our planned maintenance programme and have mainly done only emergency repairs for much of the past year; we have, however, maintained our gas safety inspection programme. In housing management, staff have achieved very good results in managing rent arrears, letting homes quickly and responding to the increased number of anti-social/neighbour dispute issues that have arisen during lockdown. Following a hiatus in the first few months of lockdown, construction work resumed in the autumn and our new build was successfully completed in early February.

Our wider role activity continued but our usual programme of community events was suspended.

We have therefore had a very successful year but are aware of the ongoing challenges that the global pandemic brings.

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 2021

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 2021. 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 (2020 - £500).

CERNACH HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2021

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
5 August 2021

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
5 AUGUST 2021


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 2021

Opinion

We have audited the financial statements of Cernach Housing Association Limited (the 'Association') for the year ended 31 March 2021 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 2021 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 2021 (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 2021 (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 2021 (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
5 AUGUST 2021


Alexander Sloan
Accountants and Business Advisers

CERNACH HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021		2020	
		£	£	£	£
Revenue	2		4,375,422		3,960,555
Operating costs	2		<u>3,230,388</u>		<u>2,964,708</u>
OPERATING SURPLUS			1,145,034		995,847
Release of negative goodwill	13	55,575		55,575	
Interest receivable and other income		2,516		20,052	
Interest payable and similar charges	7	(33,724)		(59,023)	
Other Finance income/(charges)	10	<u>(2,000)</u>		<u>(7,000)</u>	
			22,367		9,604
SURPLUS FOR THE YEAR			<u>1,167,401</u>		<u>1,005,451</u>
Other comprehensive income					
Actuarial gains/(losses) on defined benefit pension plan	19		(294,000)		175,000
TOTAL COMPREHENSIVE INCOME			<u>873,401</u>		<u>1,180,451</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 2021

	Notes	2021		2020	
		£	£	£	£
NON-CURRENT ASSETS					
Housing properties	11		33,908,633		31,722,127
Other tangible assets	11		943,648		908,512
			<u>34,852,281</u>		<u>32,630,639</u>
Negative goodwill	13		(2,167,435)		(2,223,010)
CURRENT ASSETS					
Receivables	14	166,657		181,134	
Cash and cash equivalents	15	<u>1,678,442</u>		<u>3,724,695</u>	
		1,845,099		3,905,829	
CREDITORS: Amounts falling due within one year	16	<u>(1,234,552)</u>		<u>(1,140,428)</u>	
NET CURRENT ASSETS			<u>610,547</u>		<u>2,765,401</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
			33,295,393		33,173,030
CREDITORS: Amounts falling due after more than one year	17		(2,226,622)		(2,589,099)
PENSIONS AND OTHER PROVISIONS FOR LIABILITIES					
Scottish housing association pension scheme	19	<u>(324,000)</u>		<u>(107,000)</u>	
			(324,000)		(107,000)
DEFERRED INCOME					
Social housing grants	20	(17,714,829)		(18,299,674)	
Other grants	20	<u>(596,688)</u>		<u>(617,387)</u>	
			(18,311,517)		(18,917,061)
NET ASSETS			<u>12,433,254</u>		<u>11,559,870</u>
EQUITY					
Share capital	21		108		125
Revenue reserves			12,757,146		11,666,745
Pension reserves			<u>(324,000)</u>		<u>(107,000)</u>
			<u>12,433,254</u>		<u>11,559,870</u>

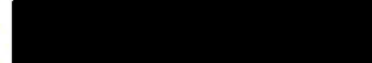
The financial statements were approved by the Management Committee and authorised for issue and signed on their behalf on 5 August 2021.



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 2021

	Notes	2021	2020
		£	£
Surplus for the Year		1,167,401	1,005,451
<i>Adjustments for non-cash items:</i>			
Depreciation of tangible fixed assets	11	1,154,813	946,914
Amortisation of capital grants	20	(628,140)	(543,136)
Release of negative goodwill	13	(55,575)	(55,575)
Non-cash adjustments to pension provisions		(77,000)	(72,000)
Share capital written off	21	(17)	(16)
		<u>394,081</u>	<u>276,187</u>
Interest receivable		(2,516)	(20,052)
Interest payable	7	33,724	59,023
		<u>394,081</u>	<u>276,187</u>
Operating cash flows before movements in working capital		1,592,690	1,320,609
Change in debtors		14,477	80,723
Change in creditors		83,873	10,322
		<u>98,350</u>	<u>91,045</u>
Net cash inflow from operating activities		1,691,040	1,411,654
Investing Activities			
Acquisition and construction of properties		(3,279,423)	(6,149,682)
Purchase of other fixed assets		(97,032)	(305,058)
Social housing grant received		22,596	4,524,347
		<u>(3,353,859)</u>	<u>(1,930,393)</u>
Net cash outflow from investing activities		(3,353,859)	(1,930,393)
Financing Activities			
Interest received on cash and cash equivalents		2,516	20,052
Interest paid on loans		(33,724)	(59,023)
Loan principal repayments		(352,226)	(341,570)
Share capital issued	21	-	13
		<u>(383,434)</u>	<u>(380,528)</u>
Net cash outflow from financing activities		(383,434)	(380,528)
Decrease in cash	22	(2,046,253)	(899,267)
Opening cash & cash equivalents		3,724,695	4,623,962
Closing cash & cash equivalents		<u>1,678,442</u>	<u>3,724,695</u>
Cash and cash equivalents as at 31 March			
Cash	22	1,678,442	3,724,695
		<u>1,678,442</u>	<u>3,724,695</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 2021

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
Balance as at 1 April 2019	128	(354,000)	10,733,294	10,379,422
Issue of Shares	13	-	-	13
Cancellation of Shares	(16)	-	-	(16)
Revaluation in year	-	175,000	-	175,000
Other movements	-	72,000	(72,000)	-
Surplus for the year	-	-	1,005,451	1,005,451
Balance as at 31 March 2020	125	(107,000)	11,666,745	11,559,870
Balance as at 1 April 2020	125	(107,000)	11,666,745	11,559,870
Cancellation of Shares	(17)	-	-	(17)
Other comprehensive income	-	(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

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 2021 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 2021 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 2021 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 2021 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 participates in a defined benefit pension scheme arrangement with the Scottish Housing Association Pension Scheme. The fund is administered by the Pensions Trust. The Pension Trust have developed a method of calculating each member's share of the assets and liabilities of the scheme. The Association has decided that this method is appropriate and provides a reasonable estimate of the pension assets and liabilities of the Association and has therefore adopted this valuation method.

Estimation Uncertainty

a) Rent Arrears - Bad Debt Provision

The Association assesses the recoverability of rent arrears through a detailed assessment process which considers 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 a 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 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

	Notes	Turnover £	Operating costs £	Operating surplus / (deficit) £	Turnover £	Operating costs £	Operating surplus / (deficit) £
Affordable letting activities	3	4,090,941	2,892,521	1,198,420	3,802,424	2,776,561	1,025,863
Other Activities	4	284,481	337,867	(53,386)	158,131	188,147	(30,016)
Total		4,375,422	3,230,388	1,145,034	3,960,555	2,964,708	995,847

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

	General Needs Housing £	Supported Housing £	Shared Ownership £	2021 Total £	2020 Total £
Revenue from Lettings					
Rent receivable net of service charges	3,392,593	39,818	35,362	3,467,773	3,223,159
Service charges receivable	-	24,169	3,233	27,402	26,989
Gross income from rent and service charges	3,392,593	63,987	38,595	3,495,175	3,250,148
Less: Rent losses from voids	33,429	-	-	33,429	2,187
Income from rents and service charges	3,359,164	63,987	38,595	3,461,746	3,247,961
Grants released from deferred income	626,028	2,110	-	628,138	543,136
Other revenue grants	1,057	-	-	1,057	11,327
Total turnover from affordable letting activities	3,986,249	66,097	38,595	4,090,941	3,802,424
Expenditure on affordable letting activities					
Management and maintenance administration costs	1,019,194	19,227	11,597	1,050,018	977,226
Service costs	-	24,169	3,233	27,402	26,989
Planned and cyclical maintenance, including major repairs	396,182	-	-	396,182	412,732
Reactive maintenance costs	313,970	-	-	313,970	444,126
Bad Debts - rents and service charges	12,044	-	-	12,044	16,021
Depreciation of affordable let properties	1,065,251	4,015	23,639	1,092,905	899,467
Operating costs of affordable letting activities	2,806,641	47,411	38,469	2,892,521	2,776,561
Operating surplus on affordable letting activities	1,179,608	18,686	126	1,198,420	1,025,863
2020	1,005,353	18,460	2,050		

Included within planned and cyclical maintenance are amounts for major repairs of £38,508 (2020- £53,347)

CERNACH HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021
 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) 2021	Operating surplus / (deficit) 2020
	£	£	£	£	£	£	£
Wider role activities	33,700	-	-	33,700	42,769	(9,069)	(3,594)
Factoring	-	-	10,845	10,845	10,845	-	-
Contracted out services undertaken for registered social landlords	-	-	24,518	24,518	24,518	-	-
Welfare Rights	-	-	-	-	44,317	(44,317)	(26,422)
Agency or management services	111,260	104,158	-	215,418	215,418	-	-
Total From Other Activities	144,960	104,158	35,363	284,481	337,867	(53,386)	(30,016)
2020	62,280	50,500	45,351	158,131	188,147	(30,016)	

CERNACH HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

5. OFFICERS' EMOLUMENTS

	2021 £	2020 £
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.		
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	<u>75,375</u>	<u>74,538</u>
Pension contributions made on behalf on Officers with emoluments greater than £60,000	<u>7,538</u>	<u>7,419</u>
Emoluments payable to Director (excluding pension contributions)	75,375	74,538
Pension contributions paid on behalf of the Director	<u>7,538</u>	<u>7,419</u>
Total emoluments payable to the Director	<u>82,913</u>	<u>81,957</u>
Total emoluments paid to key management personnel	<u>82,913</u>	<u>81,957</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
£70,001 to £80,000	<u>1</u>	<u>1</u>

6. EMPLOYEE INFORMATION

	2021 No.	2020 No.
Average monthly number of full time equivalent persons employed during the year	<u>18</u>	<u>16</u>
Average total number of employees employed during the year	<u>18</u>	<u>16</u>
Staff costs were:	£	£
Wages and salaries	649,905	563,973
National insurance costs	54,787	55,230
Pension costs	<u>70,937</u>	<u>58,816</u>
	<u>775,629</u>	<u>678,019</u>

CERNACH HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

7. INTEREST PAYABLE AND SIMILAR CHARGES

	2021	2020
	£	£
On bank loans and overdrafts	31,640	56,703
Other loan Interest	2,084	2,320
	<u>33,724</u>	<u>59,023</u>

8. SURPLUS FOR THE YEAR

	2021	2020
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	1,154,813	946,914
Auditors' remuneration - audit services	9,540	9,000
Operating lease rentals - other	499	375

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)

	2021	2020
	£	£
Net interest on pension obligations	<u>(2,000)</u>	<u>(7,000)</u>

CERNACH HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021
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 2020	37,775,376	5,423,503	1,363,648	44,562,527
Additions	212,498	3,066,925	-	3,279,423
Disposals	(29,142)	-	-	(29,142)
Transfers	8,490,428	(8,490,428)	-	-
At 31 March 2021	<u>46,449,160</u>	<u>-</u>	<u>1,363,648</u>	<u>47,812,808</u>
DEPRECIATION				
At 1 April 2020	12,239,359	-	601,041	12,840,400
Charge for Year	1,069,278	-	23,639	1,092,917
Transfers	-	-	-	-
Disposals	(29,142)	-	-	(29,142)
At 31 March 2021	<u>13,279,495</u>	<u>-</u>	<u>624,680</u>	<u>13,904,175</u>
NET BOOK VALUE				
At 31 March 2021	<u>33,169,665</u>	<u>-</u>	<u>738,968</u>	<u>33,908,633</u>
At 31 March 2020	<u>25,536,017</u>	<u>5,423,503</u>	<u>762,607</u>	<u>31,722,127</u>

Expenditure on Existing Properties	2021		2020	
	Component replacement £	Improvement £	Component replacement £	Improvement £
Amounts capitalised	212,498	-	291,718	-
Amounts charged to the statement of comprehensive income	<u>710,152</u>	<u>-</u>	<u>856,858</u>	<u>-</u>

All land and housing properties are heritable.

Additions to housing properties include capitalised development administration costs of £16,108 (2020 - £28,978).

The Association's lenders have standard securities over housing property with a carry value of £7,404,188 (2020 - £7,633,696).

CERNACH HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

11. NON CURRENT ASSETS (continued)

(b) Other tangible assets	Office Premises £	Furniture & Equipment £	Total £
COST			
At 1 April 2020	978,917	728,180	1,707,097
Additions	75,538	21,494	97,032
Eliminated on disposals	-	-	-
Transfers	-	-	-
At 31 March 2021	<u>1,054,455</u>	<u>749,674</u>	<u>1,804,129</u>
DEPRECIATION			
At 1 April 2020	188,795	609,790	798,585
Charge for year	24,011	37,885	61,896
Eliminated on disposals	-	-	-
At 31 March 2021	<u>212,806</u>	<u>647,675</u>	<u>860,481</u>
NET BOOK VALUE			
At 31 March 2021	<u>841,649</u>	<u>101,999</u>	<u>943,648</u>
At 31 March 2020	<u>790,122</u>	<u>118,390</u>	<u>908,512</u>

13. NEGATIVE GOODWILL

	2021 £	2020 £
At 1 April 2020	2,223,010	2,278,585
Released during the year to the statement of comprehensive income	(55,575)	(55,575)
At 31 March 2021	<u>2,167,435</u>	<u>2,223,010</u>

14. RECEIVABLES

	2021 £	2020 £
Gross arrears of rent and service charges	124,622	120,883
Less: Provision for doubtful debts	<u>(62,019)</u>	<u>(55,039)</u>
<i>Net arrears of rent and service charges</i>	62,603	65,844
Other receivables	104,054	115,290
	<u>166,657</u>	<u>181,134</u>

15. CASH AND CASH EQUIVALENTS

	2021 £	2020 £
Cash at bank and in hand	1,678,442	3,724,695
	<u>1,678,442</u>	<u>3,724,695</u>

CERNACH HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

16. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021	2020
	£	£
Bank loans	361,503	351,252
Trade payables	90,944	62,624
Rent received in advance	147,615	128,048
Other taxation and social security	17,289	15,538
Other payables	136,477	91,612
Accruals and deferred income	480,724	491,354
	<u>1,234,552</u>	<u>1,140,428</u>

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

	2021	2020
	£	£
Bank loans	2,226,622	2,589,099
	<u>2,226,622</u>	<u>2,589,099</u>

18. DEBT ANALYSIS - BORROWINGS

	2021	2020
	£	£
Bank Loans		
Amounts due within one year	361,503	351,252
Amounts due in one year or more but less than two years	383,777	361,003
Amounts due in two years or more but less than five years	676,751	838,378
Amounts due in more than five years	1,166,094	1,389,718
	<u>2,588,125</u>	<u>2,940,351</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% and Libor plus 0.475% to 1.675%, 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:

	2021	2020
	£	£
Due to lenders at the year end	2,603,870	2,958,180
Effective interest rate adjustment	(15,745)	(17,829)
	<u>2,588,125</u>	<u>2,940,351</u>

CERNACH HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021
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)

	2021	2020
	£	£
Fair value of plan assets	2,780,000	2,620,000
Present value of defined benefit obligation	3,104,000	2,727,000
Surplus / (deficit) in plan	(324,000)	(107,000)
Defined benefit asset / (liability) to be recognised	(324,000)	(107,000)

CERNACH HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021
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

	2021	2020
	£	£
Defined benefit obligation at the start of period	2,727,000	3,003,000
Current service cost	13,000	15,000
Expenses	3,000	3,000
Interest expense	64,000	68,000
Contributions by plan participants	8,000	8,000
Actuarial losses (gains) due to scheme experience	(47,000)	11,000
Actuarial losses (gains) due to changes in demographic assumptions	-	(17,000)
Actuarial losses (gains) due to changes in financial assumptions	500,000	(277,000)
Benefits paid and expenses	(164,000)	(87,000)
Defined benefit obligation at the end of period	<u>3,104,000</u>	<u>2,727,000</u>

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

	2021	2020
	£	£
Fair value of plan assets at start of period	2,620,000	2,649,000
Interest income	62,000	61,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	159,000	(108,000)
Contributions by the employer	95,000	97,000
Contributions by plan participants	8,000	8,000
Benefits paid and expenses	(164,000)	(87,000)
Fair value of plan assets at the end of period	<u>2,780,000</u>	<u>2,620,000</u>

The actual return on plan assets (including any changes in share of assets) over the period ended 31 March 2021 was £221,000.

CERNACH HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021
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

	2021 £	2020 £
Current service cost	13,000	15,000
Expenses	3,000	3,000
Net interest expense	2,000	7,000
Defined benefit costs recognised in statement of comprehensive income	<u>18,000</u>	<u>25,000</u>

Defined benefit costs recognised in the other comprehensive income

	2021 £	2020 £
Experience on plan assets (excluding amounts included in interest income) - gain /(loss)	159,000	(108,000)
Experience gains and losses arising on plan liabilities - gain /(loss)	47,000	(11,000)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain /(loss)	-	17,000
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	(500,000)	277,000
not being recognisable) - gain / (loss)	<u>(294,000)</u>	<u>175,000</u>
Total amount recognised in other comprehensive income - gain (loss)	<u>(294,000)</u>	<u>175,000</u>

CERNACH HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021
NOTES TO THE FINANCIAL STATEMENTS (continued)

19. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Assets

	2021 £	2020 £	2019 £
Absolute Return	137,000	161,000	224,000
Alternative Risk Premia	112,000	210,000	148,000
Corporate Bond Fund	210,000	191,000	186,000
Credit Relative Value	80,000	63,000	46,000
Distressed Opportunities	95,000	48,000	45,000
Emerging Markets Debt	112,000	93,000	85,000
Fund of Hedge Funds	-	-	7,000
Global Equity	430,000	360,000	426,000
Infrastructure	155,000	155,000	111,000
Insurance-Linked Securities	58,000	70,000	69,000
Liability Driven Investment	668,000	690,000	943,000
Long Lease Property	64,000	64,000	32,000
Net Current Assets	21,000	20,000	3,000
Over 15 Year Gilts	1,000	33,000	68,000
Private Debt	66,000	52,000	34,000
Property	50,000	49,000	53,000
Risk Sharing	99,000	83,000	77,000
Secured Income	153,000	145,000	92,000
Opportunistic Illiquid Credit	71,000	64,000	-
High Yield	73,000	-	-
Opportunistic Credit	76,000	-	-
Cash	1,000	-	-
Liquid Credit	48,000	69,000	-
Total assets	<u>2,780,000</u>	<u>2,620,000</u>	<u>2,649,000</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

	2021	2020	2019
Discount Rate	2.1%	2.4%	2.3%
Inflation (RPI)	3.3%	2.7%	3.3%
Inflation (CPI)	2.8%	1.7%	2.3%
Salary Growth	3.8%	2.7%	3.3%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance		

The mortality assumptions adopted at 31 March 2021 imply the following life expectancies:

	Life expectancy at age 65 (years)
Male retiring in 2021	21.5
Female retiring in 2021	23.4
Male retiring in 2041	22.8
Female retiring in 2041	<u>25.0</u>

CERNACH HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021
NOTES TO THE FINANCIAL STATEMENTS (continued)

20. DEFERRED INCOME

	Social Housing Grants £	Other Housing Grants £	Total £
Capital grants received			
At 1 April 2020	27,460,921	1,115,234	28,576,155
Additions in the year	22,596	-	22,596
Eliminated on disposal	(13,779)	-	(13,779)
At 31 March 2021	<u>27,469,738</u>	<u>1,115,234</u>	<u>28,584,972</u>
Amortisation			
At 1 April 2020	9,161,247	497,847	9,659,094
Amortisation in year	607,441	20,699	628,140
Eliminated on disposal	(13,779)	-	(13,779)
At 31 March 2021	<u>9,754,909</u>	<u>518,546</u>	<u>10,273,455</u>
Net book value			
At 31 March 2021	<u>17,714,829</u>	<u>596,688</u>	<u>18,311,517</u>
At 31 March 2020	<u>18,299,674</u>	<u>617,387</u>	<u>18,917,061</u>

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

	2021 £	2020 £
Amounts due within one year	628,240	543,136
Amounts due in more than one year	17,683,277	18,373,925
	<u>18,311,517</u>	<u>18,917,061</u>

21. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2021 £	2020 £
At 1 April	125	128
Issued in year	-	13
Cancelled in year	(17)	(16)
At 31 March	<u>108</u>	<u>125</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 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

22. CASH FLOWS

Reconciliation of net cash flow to movement in net debt

	2021		2020	
	£	£	£	£
Decrease in cash	(2,046,253)		(899,267)	
Cashflow from change in net debt	352,226		341,570	
Movement in net debt during the year		(1,694,027)		(557,697)
Net debt at 1 April		784,344		1,342,041
Net debt at 31 March		(909,683)		784,344

	At 01 April 2020	Cashflows	Other Changes	At 31 March 2021
	£	£	£	£
Cash and cash equivalents	3,724,695	(2,046,253)	-	1,678,442
	3,724,695	(2,046,253)	-	1,678,442
Debt: Due within one year	(351,252)	352,226	(362,477)	(361,503)
Due after more than one year	(2,589,099)	-	362,477	(2,226,622)
Net debt	784,344	(1,694,027)	-	(909,683)

23. CAPITAL COMMITMENTS

	2021	2020
	£	£
Capital Expenditure that has been contracted for but has not been provided for in the financial statements	-	3,027,825

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

24. COMMITMENTS UNDER OPERATING LEASES

	2021	2020
	£	£
At the year end, the total minimum lease payments under non-cancellable operating leases were as follows:		
Other		
Expiring in the next year	499	-
Expiring later than one year and not later than five years	1,124	2,497

25. 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.

26. MANAGEMENT COMMITTEE MEMBER EMOLUMENTS

Management Committee members received £0 (2020 - £528) 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 2021 NOTES TO THE FINANCIAL STATEMENTS (continued)

27. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2021 No.	2020 No.
General Needs - New Build	420	372
General Needs - Rehab	455	455
Supported Accommodation	2	2
Shared Ownership	17	17
	<u>894</u>	<u>846</u>

28. 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:

	2021 £	2020 £
Rent received from tenants on the Management Committee and their close family members	<u>48,990</u>	<u>47,594</u>
Factoring charges received from factored owners on the Management Committee and their close family members	<u>682</u>	<u>664</u>

At the year end total rent arrears owed by the tenant members on the Management Committee (and their close family) were £328 (2020 - £460).

Members of the Management Committee who are tenants	<u>11</u>	<u>10</u>
Members of the Management Committee who are owner occupiers	<u>1</u>	<u>1</u>