



Alexander Sloan
Accountants and Business Advisers

Trafalgar Housing Association Limited

Report and Financial Statements

For the year ended 31 March 2023

Registered Social Landlord No. HAC212

FCA Reference No.2316R(S)

Scottish Charity No. SCO38597

TRAFALGAR HOUSING ASSOCIATION LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

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TRAFALGAR HOUSING ASSOCIATION LIMITED

MANAGEMENT COMMITTEE, EXECUTIVE AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2023

Management Committee

Willie Croft	Chairperson
Bernadette Swindon	
Joshua Campbell	Resigned October 2022
Nicola Lyden	Secretary
Elizabeth Grass	Resigned October 2022
Eleanor Shannon	Resigned May 2022
Janet Stitt	Resigned April 2023
Diane Hendry	
Fiona Connolly	
Graham Dunlop	Resigned November 2022
Michael McAllister	Appointed August 2022
Gerrard Docherty	Appointed August 2022
Robert Devine	Appointed August 2022
Robert Kane	Appointed August 2022, Resigned April 2023
Jean Martin	Appointed March 2023

Executive Officers

Paul McShane	Director
Chris Chalk	Housing Manager
Alison Leabody	Property Services Manager

Registered Office

430a Dumbarton Road
Dalmuir
Clydebank
G81 1TS

External Auditors

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

Internal Auditors

Henderson Loggie
The Vision Building
20 Greenmarket
Dundee
DD1 4QB

Finance Agent

Lethame Business Services
5 Cloverhill Gardens
Strathaven
ML10 6XB

Bankers

Royal Bank of Scotland
30 Sylvania Way
Clydebank
G81 1TS

Solicitors

T.C. Young
30 George Street
Glasgow
G2 1LH

TRAFALGAR HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2023

The Management Committee presents its report and the financial statements for the year ended 31 March 2023.

Legal Status

The Association is registered with the Financial Conduct Authority as a Co-operative and Community Benefit Society (No 2316R(S)), the Scottish Housing Regulator as a registered social landlord (No. HAC212) under the Housing (Scotland) Act 2010 and as is a registered Scottish Charity with the charity number SCO38597.

Principal Activities

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

Review of Business and Future Developments

The Association is pleased to report that once again we have performed strongly across a broad range of performance indicators. We have invested significantly in our housing stock this year spending £153,583 on component renewals and we report a surplus of £141,598. As at 31 March the Association has Net Assets of £4,639,019 (2022 - £4,546,420 and a cash balance of £1,544,097 (2022 - £1,688,323).

In addition, we are pleased that the Scottish Housing Regulator have now deemed the Association as being compliant. Also, our most recent Tenant Satisfaction Survey carried out by Research Resource in March 2023 confirmed that we continue to achieve results consistently above sector averages.

TRAFALGAR HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2023

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.

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.

TRAFALGAR HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2023

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 2023. 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.

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.

TRAFALGAR HOUSING ASSOCIATION LIMITED

REPORT OF THE MANAGEMENT COMMITTEE FOR THE YEAR ENDED 31 MARCH 2023

By order of the Management Committee



NICOLA LYDEN
Secretary
2023

TRAFALGAR HOUSING ASSOCIATION LIMITED

REPORT BY THE AUDITORS TO THE MEMBERS OF TRAFALGAR HOUSING ASSOCIATION 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 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
2023



TRAFALGAR HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF TRAFALGAR HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2023

Opinion

We have audited the financial statements of Trafalgar Housing Association Limited (the 'Association') for the year ended 31 March 2023 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 2023 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 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.

TRAFALGAR HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF TRAFALGAR HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2023 (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 the 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 intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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:

TRAFALGAR HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF TRAFALGAR HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2023 (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 the Management Committee and other 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 inspecting legal correspondence; 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 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 most recently submitted Assurance Statement; and
- requesting correspondence with the Scottish Housing Regulator. HMRC and the Association's legal advisors.

TRAFALGAR HOUSING ASSOCIATION LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF TRAFALGAR HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2023 (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
2023



TRAFALGAR HOUSING ASSOCIATION LIMITED

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023	2022
		£	£
Revenue	2	1,708,798	1,646,057
Operating costs	2	1,556,226	1,764,728
OPERATING SURPLUS / (DEFICIT)		152,572	(118,671)
Interest receivable and other income		13,341	2,106
Interest payable and similar charges	7	(24,315)	(7,710)
Other Finance income/(charges)	10	-	(3,000)
		(10,974)	(8,604)
SURPLUS / (DEFICIT) FOR THE YEAR		141,598	(127,275)
Other comprehensive income			
Actuarial gains/(losses) on defined benefit pension plan	18	(49,000)	84,000
TOTAL COMPREHENSIVE INCOME		92,598	(43,275)

The results relate wholly to continuing activities.

The notes on pages 15 to 33 form an integral part of these financial statements.

TRAFALGAR HOUSING ASSOCIATION LIMITED

STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2023

	Notes	2023		2022
		£	£	As Restated £
NON-CURRENT ASSETS				
Housing properties - depreciated cost	11		11,891,817	12,206,354
Other tangible assets	11		34,112	30,076
			<u>11,925,929</u>	<u>12,236,430</u>
CURRENT ASSETS				
Receivables	12	43,227	49,786	
Investments	13	544,835	541,740	
Cash and cash equivalents	14	999,262	1,146,583	
		<u>1,587,324</u>	<u>1,738,109</u>	
CREDITORS: Amounts falling due within one year	15	(596,388)	(467,411)	
NET CURRENT ASSETS			<u>990,936</u>	<u>1,270,698</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			12,916,865	13,507,128
CREDITORS: Amounts falling due after more than one year	16		(757,409)	(850,477)
PENSIONS AND OTHER PROVISIONS FOR LIABILITIES AND CHARGES				
Scottish housing association pension scheme	18	(51,000)	(26,000)	
Other Provision	24	(3,500)	(236,906)	
			(54,500)	(262,906)
DEFERRED INCOME				
Social housing grants	19	(7,364,338)	(7,741,854)	
Other grants	19	(101,599)	(105,471)	
			<u>(7,465,937)</u>	<u>(7,847,325)</u>
NET ASSETS			<u><u>4,639,019</u></u>	<u><u>4,546,420</u></u>
EQUITY				
Share capital	20		65	64
Revenue reserves			4,689,954	4,572,356
Pension reserves			(51,000)	(26,000)
			<u>4,639,019</u>	<u>4,546,420</u>

The financial statements were approved by the Management Committee and authorised for issue and signed on their behalf on 30 August 2023.

Committee Member

Committee Member

Secretary

The notes on pages 15 to 33 form an integral part of these financial statements.

TRAFALGAR HOUSING ASSOCIATION LIMITED

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2023

	Notes	2023	2022
		£	£
(Deficit) / Surplus for the Year		141,598	(127,275)
<i>Adjustments for non-cash items:</i>			
Depreciation of tangible fixed assets	11	476,208	456,162
Amortisation of capital grants	19	(381,388)	(380,897)
Increase/decrease in provisions		(233,406)	236,906
Loss on disposal of tangible fixed assets		-	10,974
Non-cash adjustments to pension provisions		(24,000)	(28,000)
Share capital written off	20	(3)	(7)
		<u>(162,589)</u>	<u>295,138</u>
Interest receivable		(13,341)	(2,106)
Interest payable	7	24,315	7,710
		<u>(10,017)</u>	<u>173,467</u>
Operating cash flows before movements in			
Change in debtors		6,559	(8,887)
Change in creditors		129,205	75,418
		<u>135,764</u>	<u>66,531</u>
Net cash inflow from operating activities		<u>125,747</u>	<u>239,998</u>
Investing Activities			
Acquisition and construction of properties		(153,583)	(251,737)
Purchase of other fixed assets		(12,124)	(690)
Changes on short term deposits with banks		(3,095)	(88)
		<u>(168,802)</u>	<u>(252,515)</u>
Net cash outflow from investing activities		<u>(168,802)</u>	<u>(252,515)</u>
Financing Activities			
Loan redemption payments		-	(63,377)
Interest received on cash and cash equivalents		13,341	2,106
Interest paid on loans		(24,315)	(7,710)
Loan principal repayments		(93,296)	(108,083)
Share capital issued	20	4	2
		<u>(104,266)</u>	<u>(177,062)</u>
Net cash outflow from financing activities		<u>(104,266)</u>	<u>(177,062)</u>
Decrease in cash	21	(147,321)	(189,579)
Opening cash & cash equivalents		1,146,583	1,336,162
Closing cash & cash equivalents		<u>999,262</u>	<u>1,146,583</u>
Cash and cash equivalents as at 31 March			
Cash	21	999,262	1,146,583
		<u>999,262</u>	<u>1,146,583</u>

The notes on pages 15 to 33 form an integral part of these financial statements.

TRAFALGAR HOUSING ASSOCIATION LIMITED

STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2023

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
Balance as at 1 April 2021 (As restated)	69	(138,000)	4,727,631	4,589,700
Issue of Shares	2	-	-	2
Prior Period Adjustment (note 29)	-	-	-	-
Cancellation of Shares	(7)	-	-	(7)
Other comprehensive income	-	84,000	-	84,000
Other movements	-	28,000	(28,000)	-
Deficit for the year	-	-	(127,275)	(127,275)
Balance as at 31 March 2022	64	(26,000)	4,572,356	4,546,420
Balance as at 1 April 2022	64	(26,000)	4,572,356	4,546,420
Issue of Shares	4	-	-	4
Cancellation of Shares	(3)	-	-	(3)
Other comprehensive income	-	(49,000)	-	(49,000)
Other movements	-	24,000	(24,000)	-
Surplus for the year	-	-	141,598	141,598
Balance as at 31 March 2023	65	(51,000)	4,689,954	4,639,019

The notes on pages 15 to 33 form an integral part of these financial statements.

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 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 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.

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

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>
Land	N/A
Structure	Over 50 years
Bathrooms	Over 30 years
Central Heating	Over 30 years
Draining	Over 40 years
External Doors	Over 25 years
Floor Coverings	Over 20 years
Gutters & Downpipes	Over 30 years
Internal Doors	Over 30 years

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	4% Straight Line
Furniture and Fittings	10% Straight Line
Office Equipment	25% Straight Line

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.

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.

Disposals under shared equity schemes are accounted for in the statement of comprehensive income. The remaining equity in the property is treated as a non-current asset investment, which is matched with the grant received.

Taxation

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

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (Continued)

1. PRINCIPAL ACCOUNTING POLICIES (continued.)

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.

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.

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.

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 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 the Association to exercise judgement in applying the it's accounting policies. The areas requiring a higher degree of judgement, or complexity, and areas where assumptions or estimates are most significant to the financial statements are disclosed below.

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. The Association was informed in May 2022 that the pension liabilities could be higher. No adjustment has been made for this and more details of the circumstances are provided 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) 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.

e) Allocation of share of assets & liabilities for multi employer schemes

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

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

		2022			2021		
	Notes	Turnover £	Operating costs £	Operating surplus / (deficit) £	Turnover £	Operating costs £	Operating surplus / (deficit) £
Affordable letting activities	3	1,683,318	1,512,558	170,760	1,645,577	1,751,564	(105,987)
Other Activities	4	25,480	43,668	(18,188)	480	13,164	(12,684)
Total		1,708,798	1,556,226	152,572	1,646,057	1,764,728	(118,671)

3. PARTICULARS OF TURNOVER, OPERATING COSTS AND OPERATING SURPLUS OR DEFICIT

	General Needs Housing £	Shared Ownership £	2023 Total £	2022 Total £
Revenue from Lettings				
Rent receivable net of service charges	1,208,865	4,787	1,213,652	1,150,198
Service charges receivable	74,244	-	74,244	60,468
Gross income from rent and service charges	1,283,109	4,787	1,287,896	1,210,666
Less: Rent losses from voids	2,021	-	2,021	3,132
Income from rents and service charges	1,281,088	4,787	1,285,875	1,207,534
Grants released from deferred income	380,518	870	381,388	389,092
Revenue grants from Scottish Ministers	16,055	-	16,055	28,951
Other revenue grants	-	-	-	20,000
Total turnover from affordable letting activities	1,677,661	5,657	1,683,318	1,645,577
Expenditure on affordable letting activities				
Management and maintenance administration costs	638,263	1,771	640,034	561,715
Service costs	96,280	-	96,280	85,037
Planned and cyclical maintenance, including major repairs	153,999	-	153,999	476,560
Reactive maintenance costs	138,990	-	138,990	160,394
Bad Debts - rents and service charges	15,135	-	15,135	(2,174)
Depreciation of affordable let properties	466,966	1,154	468,120	470,032
Operating costs of affordable letting activities	1,509,633	2,925	1,512,558	1,751,564
Operating surplus / (deficit) on affordable letting activities	168,028	2,732	170,760	(105,987)
2022	(108,481)	2,494		

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
 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 income	Total Turnover	Other operating costs	Operating surplus / (deficit) 2023	Operating surplus / (deficit) 2022
	£	£	£	£	£	£
Wider role activities	25,000	-	25,000	30,100	(5,100)	-
Factoring	-	480	480	651	(171)	(97)
Other activities	-	-	-	12,917	(12,917)	(12,587)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total From Other Activities	<u>25,000</u>	<u>480</u>	<u>25,480</u>	<u>43,668</u>	<u>(18,188)</u>	<u>(12,684)</u>
2022	<u>-</u>	<u>480</u>	<u>480</u>	<u>13,164</u>	<u>(12,684)</u>	

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

5. OFFICERS' EMOLUMENTS

	2023	2022
	£	£
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.		
No Officer of the Association received emoluments greater than £60,000.		
Aggregate emoluments payable to Officers with emoluments greater than £60,000 (excluding pension contributions)	<u>64,127</u>	<u>60,496</u>
Pension contributions made on behalf on Officers with emoluments greater than £60,000	<u>10,328</u>	<u>9,921</u>
Emoluments payable to Director (excluding pension contributions)	64,127	60,496
Pension contributions paid on behalf of the Director	10,328	9,921
Total emoluments payable to the Director	<u>74,455</u>	<u>70,417</u>
Total emoluments paid to key management personnel	<u>154,281</u>	<u>120,938</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	<u>1</u>	<u>1</u>

6. EMPLOYEE INFORMATION

	2023	2022
	No.	No.
Average total number of employees employed during the year	<u>7</u>	<u>6</u>
Staff costs were:	£	£
Wages and salaries	282,783	251,458
National insurance costs	26,691	22,066
Pension costs	22,170	19,605
Temporary, agency and seconded staff	20,829	-
	<u>352,473</u>	<u>293,129</u>

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

7. INTEREST PAYABLE AND SIMILAR CHARGES

	2023	2022
	£	£
On bank loans and overdrafts	<u>24,315</u>	<u>7,710</u>

8. SURPLUS / (DEFICIT) FOR THE YEAR

	2023	2022
	£	£
Surplus / (Deficit) For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	472,681	464,357
Auditors' remuneration - audit services	<u>8,580</u>	<u>7,800</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)

	2023	2022
	£	£
Net interest on pension obligations	<u>-</u>	<u>(3,000)</u>

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
NOTES TO THE FINANCIAL STATEMENTS (continued)

11. NON-CURRENT ASSETS

(a) Housing Properties		Housing Properties Held for Letting £	Shared Ownership Completed £	Total £
COST				
At 1 April 2022		25,585,838	57,721	25,643,559
Additions		153,583	-	153,583
Disposals		(37,258)	-	(37,258)
		<u>25,702,163</u>	<u>57,721</u>	<u>25,759,884</u>
At 31 March 2023				
DEPRECIATION				
At 1 April 2022		13,393,912	43,293	13,437,205
Charge for Year		463,439	1,154	464,593
Disposals		(33,731)	-	(33,731)
		<u>13,823,620</u>	<u>44,447</u>	<u>13,868,067</u>
At 31 March 2023				
NET BOOK VALUE				
At 31 March 2023		<u>11,878,543</u>	<u>13,274</u>	<u>11,891,817</u>
At 31 March 2022		<u>12,191,926</u>	<u>14,428</u>	<u>12,206,354</u>
		2023	2022	
		<i>Component replacement</i>	<i>Component replacement</i>	
Expenditure on Existing Properties		<i>Improvement</i>	<i>Improvement</i>	
		£	£	
Amounts capitalised	153,583	-	251,737	-
Amounts charged to the statement of comprehensive income	-	291,171	-	400,048
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

All land and housing properties are heritable.

The Association's lenders have standard securities over housing property with a carry value of £6,663,537 (2022 - £6,720,888)

The depreciation charge on housing properties as shown above differs from that per Note 3 due to accelerated depreciation on component replacements.

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

11. NON CURRENT ASSETS (continued)

Other tangible assets	Office Premises £	Furniture & Equipment £	Computer Equipment £	Total £
COST				
At 1 April 2022	164,764	24,883	99,000	288,647
Additions	-	-	12,124	12,124
	<u>164,764</u>	<u>24,883</u>	<u>111,124</u>	<u>300,771</u>
At 31 March 2023	<u>164,764</u>	<u>24,883</u>	<u>111,124</u>	<u>300,771</u>
DEPRECIATION				
At 1 April 2022	137,585	24,883	96,103	258,571
Charge for year	3,696	-	4,392	8,088
	<u>141,281</u>	<u>24,883</u>	<u>100,495</u>	<u>266,659</u>
At 31 March 2023	<u>141,281</u>	<u>24,883</u>	<u>100,495</u>	<u>266,659</u>
NET BOOK VALUE				
At 31 March 2023	<u>23,483</u>	<u>-</u>	<u>10,629</u>	<u>34,112</u>
At 31 March 2022	<u>27,179</u>	<u>-</u>	<u>2,897</u>	<u>30,076</u>

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

12. RECEIVABLES

	2023	2022
	£	£
Gross arrears of rent and service charges	45,565	38,318
Less: Provision for doubtful debts	<u>(32,362)</u>	<u>(28,464)</u>
<i>Net arrears of rent and service charges</i>	13,203	9,854
Other receivables	30,024	39,932
	<u>43,227</u>	<u>49,786</u>

13. CURRENT ASSET INVESTMENTS

	2023	2022
	£	£
Short term deposits	<u>544,835</u>	<u>541,740</u>

14. CASH AND CASH EQUIVALENTS

	2023	2022
	£	£
Cash at bank and in hand	<u>999,262</u>	<u>1,146,583</u>

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

15. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2023	2022
	£	£
Bank loans	93,950	94,178
Rent received in advance	58,201	56,409
Other taxation and social security	7,461	6,046
Other payables	258,741	163,440
Accruals and deferred income	178,035	147,338
	<u>596,388</u>	<u>467,411</u>

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

	2023	2022
	£	£
Bank loans	<u>757,409</u>	<u>850,477</u>

17. DEBT ANALYSIS - BORROWINGS

	2023	2022
	£	£
Bank Loans		
Amounts due within one year	93,950	94,178
Amounts due in one year or more but less than two years	98,779	96,707
Amounts due in two years or more but less than five years	207,176	234,196
Amounts due in more than five years	451,455	519,573
	<u>851,360</u>	<u>944,654</u>

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

Lender	Number of Properties Secured	Effective Interest Rate	Maturity (Year)	Variable or Fixed
The Royal Bank of Scotland	39	5.1%	2030	Variable
Co-operative Bank	26	5.3%	2025	Variable
The Royal Bank of Scotland	99	5.1%	2033	Variable

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

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023
NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS

Scottish Housing Association Pension Scheme

Trafalgar 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 2021 by a professionally qualified actuary using the Projected Unit Credit method. The market value of the Scheme's assets at the valuation date was £1,173m. The valuation revealed a shortfall of assets compared with the value of liabilities of £27m (equivalent to a past service funding level of 98%).

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)

	2023	2022	2021
	£	£	£
Fair value of plan assets	823,000	1,199,000	1,111,000
Present value of defined benefit obligation	874,000	1,225,000	1,249,000
Surplus / (deficit) in plan	(51,000)	(26,000)	(138,000)
Unrecognised surplus	-	-	-
Defined benefit asset / (liability) to be recognised	(51,000)	(26,000)	(138,000)

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Reconciliation of opening and closing balances of the defined benefit obligation

	2023	2022
	£	£
Defined benefit obligation at the start of period	1,225,000	1,249,000
Current service cost	20,000	26,000
Expenses	1,000	1,000
Interest expense	34,000	27,000
Contributions by plan participants	22,000	19,000
Actuarial losses (gains) due to scheme experience	(87,000)	21,000
Actuarial losses (gains) due to changes in demographic assumptions	(17,000)	4,000
Actuarial losses (gains) due to changes in financial assumptions	(301,000)	(99,000)
Benefits paid and expenses	(23,000)	(23,000)
Defined benefit obligation at the end of period	<u>874,000</u>	<u>1,225,000</u>

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

	2023	2022
	£	£
Fair value of plan assets at start of period	1,199,000	1,111,000
Interest income	34,000	24,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	(454,000)	10,000
Contributions by the employer	45,000	58,000
Contributions by plan participants	22,000	19,000
Benefits paid and expenses	(23,000)	(23,000)
Fair value of plan assets at the end of period	<u>823,000</u>	<u>1,199,000</u>

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2023 was £(420,000).

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Defined benefit costs recognised in the statement of comprehensive

	2023 £	2022 £
Current service cost	20,000	26,000
Expenses	1,000	1,000
Net interest expense	-	3,000
	<u>21,000</u>	<u>30,000</u>
Defined benefit costs recognised in statement of comprehensive income	21,000	30,000

Defined benefit costs recognised in the other comprehensive income

	2023 £	2022 £
Experience on plan assets (excluding amounts included in interest income) - gain /(loss)	(454,000)	10,000
Experience gains and losses arising on plan liabilities - gain /(loss)	87,000	(21,000)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain /(loss)	17,000	(4,000)
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	301,000	99,000
	<u> </u>	<u> </u>
Total actuarial gains and losses (before restriction due to some of the surplus not being recognisable) - gain / (loss)	(49,000)	84,000
amounts included in interest cost) - gain / (loss)	-	-
	<u> </u>	<u> </u>
Total amount recognised in other comprehensive income - gain (loss)	(49,000)	84,000

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

18. RETIREMENT BENEFIT OBLIGATIONS (continued)

Scottish Housing Association Pension Scheme (continued.)

Assets

	2023	2022	2021
	£	£	£
Absolute Return	11,000	55,000	55,000
Alternative Risk Premia	5,000	49,000	45,000
Corporate Bond Fund	1,000	76,000	84,000
Credit Relative Value	31,000	38,000	32,000
Distressed Opportunities	25,000	43,000	38,000
Emerging Markets Debt	6,000	45,000	45,000
Fund of Hedge Funds	-	-	-
Global Equity	22,000	237,000	172,000
High Yield	4,000	12,000	29,000
Opportunistic Credit	-	4,000	30,000
Infrastructure	89,000	75,000	62,000
Insurance-Linked Securities	23,000	25,000	23,000
Liability Driven Investment	349,000	290,000	267,000
Long Lease Property	28,000	35,000	26,000
Net Current Assets	2,000	4,000	8,000
Over 15 Year Gilts	-	-	1,000
Private Debt	37,000	30,000	26,000
Property	34,000	31,000	20,000
Risk Sharing	60,000	39,000	40,000
Secured Income	55,000	64,000	61,000
Opportunistic Illiquid Credit	36,000	40,000	28,000
Liquid Credit	-	8,000	19,000
Cash	3,000	3,000	-
Currency Hedging	2,000	(4,000)	-
Total assets	<u>823,000</u>	<u>1,199,000</u>	<u>1,111,000</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

	2023	2022	2021
Discount Rate	4.9%	2.8%	2.1%
Inflation (RPI)	3.2%	3.6%	3.3%
Inflation (CPI)	2.7%	3.2%	2.9%
Salary Growth	3.7%	4.2%	3.9%
	75% of	75% of	75% of
	maximum	maximum	maximum
Allowance for commutation of pension for cash at retirement	<u>allowance</u>	<u>allowance</u>	<u>allowance</u>

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

Life expectancy at age 65 years

Male retiring in 2023	20.5
Female retiring in 2023	23
Male retiring in 2043	21.7
Female retiring in 2043	<u>24.4</u>

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

19. DEFERRED INCOME

	Social Housing Grants £	Other Housing Grants £	Non Housing Grants £	Total £
Capital grants received				
At 1 April 2022	20,122,940		243,097	20,366,037
Eliminated on disposal	(28,150)		-	(28,150)
At 31 March 2023	<u>20,094,790</u>		<u>243,097</u>	<u>20,337,887</u>
Amortisation				
At 1 April 2022	12,381,086		137,626	12,518,712
Amortisation in year	374,903		3,872	378,775
Eliminated on disposal	(25,537)		-	(25,537)
At 31 March 2023	<u>12,730,452</u>		<u>141,498</u>	<u>12,871,950</u>
Net book value				
At 31 March 2023	<u>7,364,338</u>		<u>101,599</u>	<u>7,465,937</u>
At 31 March 2022	<u>7,741,854</u>		<u>105,471</u>	<u>7,847,325</u>

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

	2023 £	2022 £
Amounts due within one year	378,775	380,897
Amounts due in more than one year	7,087,162	7,466,428
	<u>7,465,937</u>	<u>7,847,325</u>

20. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2023 £	2022 £
At 1 April	64	69
Issued in year	4	2
Cancelled in year	(3)	(7)
At 31 March	<u>65</u>	<u>64</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.

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023 NOTES TO THE FINANCIAL STATEMENTS (continued)

21. STATEMENT OF CASH FLOWS

Reconciliation of net cash flow to movement in net funds

	£	2023 £	£	2022 £
Decrease in cash	(147,321)		(189,579)	
Change in liquid resources	3,095		88	
Cashflow from change in net debt	93,296		171,460	
Movement in net debt during the year		(50,930)		(18,031)
Net funds at 1st April 2022		743,668		761,699
Net funds at 31 March 2023		692,738		743,668

	At	Cashflows	Other Changes	At
Analysis of changes in net debt	01/04/22	Cashflows	Other Changes	31/03/23
Cash at bank and in hand	1,146,583	(147,321)	-	999,262
	1,146,583	(147,321)	-	999,262
Liquid resources	541,740	3,095	-	544,835
Debt: Due within one year	(94,178)	93,296	(93,068)	(93,950)
Due after more than one year	(850,477)	-	93,068	(757,409)
Net Funds	743,668	(50,930)	-	692,738

22. CAPITAL COMMITMENTS

	2023 £	2022 £
Capital Expenditure that has been contracted for but has not been provided for in the financial statements	-	-

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

23. 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 430a Dumbarton Road, Dalmuir, Clydebank, G81 1TS.

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

24. PROVISIONS FOR LIABILITIES AND CHARGES

	2023 £	2022 £
Window Remedial Works		
At 1 April	236,906	-
Increase / (decrease) in provision	(233,406)	236,906
At 31 March	3,500	236,906

The Association provided for the cost of remedial works in the previous year to be carried out on replacement windows. This work was carried out during the year and the costs were adjusted in the provision and no material provision was required to be made at the balance sheet date

TRAFALGAR HOUSING ASSOCIATION LIMITED

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

NOTES TO THE FINANCIAL STATEMENTS (continued)

25. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2023	2022
	No.	No.
General needs	185	185
Supported housing	115	115
Shared ownership	2	2
	<u>302</u>	<u>302</u>

26. RELATED PARTY TRANSACTIONS

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

Those members who are tenants of the Association have tenancies that are on the Association's normal terms any the cannot use their positions to their advantage. 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:

	2023	2022
	£	£
Rent received from tenants on the Management Committee and their close family members	<u>22,846</u>	<u>39,738</u>

At the year end total rent arrears owed by the tenant members on the Management Committee (and their close family) were £526 (2022 - £345).

Members of the Management Committee who are tenants	7	4
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27. CONTINGENT LIABILITY

We were notified in 2021 by the Trustee of the Scheme that it has performed a review of the changes made to the Scheme's benefits over the years and the result is that there is uncertainty surrounding some of these changes. The Trustee is seeking clarification from the Court on these items, and this process is ongoing with it being unlikely to be resolved before the end of 2024 at the earliest. It is estimated that this could potentially increase the value of the full Scheme liabilities by £27m. We note that this estimate has been calculated as at 30 September 2022 on the Scheme's Technical Provisions basis. Until the Court direction is received, it is unknown whether the full (or any) increase in liabilities will apply and therefore, in line with the prior year, no adjustment has been made in these financial statements in respect of this.