



**Alexander Sloan**  
Accountants and Business Advisers

# **Trafalgar Housing Association Limited**

Report and Financial Statements

For the year ended 31 March 2021

Registered Social Landlord No. HAC212

FCA Reference No.2316R(S)

Scottish Charity No. SCO38597

# TRAFALGAR HOUSING ASSOCIATION LIMITED

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## REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

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# TRAFALGAR HOUSING ASSOCIATION LIMITED

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## MANAGEMENT COMMITTEE, EXECUTIVE AND ADVISERS FOR THE YEAR ENDED 31 MARCH 2021

### Management Committee

Bernadette Swindon	Chairperson
Joshua Campbell	Vice Chairperson
John Munro	
Nicola Lyden	Secretary
Elizabeth Grass	
Eleanor Shannon	
Carol Scholes	Resigned February 2021
Janet Stitt	Appointed July 2020
Willie Croft	Appointed July 2020
Diane Hendry	Appointed July 2020
Fiona Connolly	Appointed July 2020
Graham Dunlop	Appointed July 2021
Christopher Daisley	Appointed September 2021

### Executive Officers

Paul McShane	Director
Angela Wood	Acting 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  
90 Mitchell Street  
Glasgow  
G1 3NQ

### 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

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## 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 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 has continued to perform strongly, throughout the pandemic in very challenging circumstances, in a wide range of performance indicators and as at 31 March has Net Assets of £4,886,727 (2020 - £4,788,456) and a cash balance of £1,336,162 (2020 - £1,335,311).

# TRAFALGAR HOUSING ASSOCIATION LIMITED

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

### **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

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

### 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.

### 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**

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

By order of the Management Committee



**NICOLA LYDEN**  
Secretary  
6<sup>th</sup> September 2021

# TRAFALGAR HOUSING ASSOCIATION LIMITED

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## 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  
6<sup>th</sup> September 2021



Alexander Sloan  
Accountants and Business Advisers



# TRAFALGAR HOUSING ASSOCIATION LIMITED

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## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF TRAFALGAR HOUSING ASSOCIATION LIMITED FOR THE YEAR ENDED 31 MARCH 2021

### Opinion

We have audited the financial statements of Trafalgar 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 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

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## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF TRAFALGAR 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 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

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## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF TRAFALGAR 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 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 Assurance Statement and associated supporting information; and
- reviewing correspondence with the Scottish Housing Regulator. HMRC and the Association's legal advisors.

# TRAFALGAR HOUSING ASSOCIATION LIMITED

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## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF TRAFALGAR 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  
6<sup>th</sup> September 2021



**Alexander Sloan**  
Accountants and Business Advisers

# TRAFALGAR HOUSING ASSOCIATION LIMITED

## STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021	2020
		£	£
Revenue	2	1,610,998	1,568,465
Operating costs	2	1,374,542	1,354,078
<b>OPERATING SURPLUS</b>		<b>236,456</b>	<b>214,387</b>
Interest receivable and other income		6,177	9,295
Interest payable and similar charges	7	(10,354)	(19,040)
Other Finance income/(charges)	10	(1,000)	(3,000)
		(5,177)	(12,745)
<b>SURPLUS FOR THE YEAR</b>		<b>231,279</b>	<b>201,642</b>
<b>Other comprehensive income</b>			
Actuarial gains/(losses) on defined benefit pension plan	19	(133,000)	79,000
<b>TOTAL COMPREHENSIVE INCOME</b>		<b>98,279</b>	<b>280,642</b>

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 2021

	Notes	2021		2020	
		£	£	£	£
<b>NON-CURRENT ASSETS</b>					
Housing properties - depreciated cost	11		12,424,649		12,750,396
Other tangible assets	11		<u>34,685</u>		<u>35,054</u>
			12,459,334		12,785,450
<b>CURRENT ASSETS</b>					
Receivables	13	40,899		42,288	
Investments	14	541,652		538,183	
Cash and cash equivalents	15	1,336,162		1,335,311	
		<u>1,918,713</u>		<u>1,915,782</u>	
<b>CREDITORS:</b> Amounts falling due within one year	16	<u>(410,734)</u>		<u>(458,557)</u>	
<b>NET CURRENT ASSETS</b>			<u>1,507,979</u>		<u>1,457,225</u>
<b>TOTAL ASSETS LESS CURRENT</b>			13,967,313		14,242,675
<b>CREDITORS:</b> Amounts falling due after more than one year	17		(1,003,196)		(1,074,857)
<b>PENSIONS AND OTHER</b>					
Scottish housing association pension scheme	19	<u>(138,000)</u>		<u>(42,000)</u>	
			(138,000)		(42,000)
<b>DEFERRED INCOME</b>					
Social housing grants	20	(7,830,042)		(8,224,137)	
Other grants	20	<u>(109,348)</u>		<u>(113,225)</u>	
			<u>(7,939,390)</u>		<u>(8,337,362)</u>
<b>NET ASSETS</b>			<u><b>4,886,727</b></u>		<u><b>4,788,456</b></u>
<b>EQUITY</b>					
Share capital	21		69		77
Revenue reserves			5,024,658		4,830,379
Pension reserves			(138,000)		(42,000)
			<u>4,886,727</u>		<u>4,788,456</u>

The financial statements were approved by the Management Committee and authorised for issue and signed on their behalf on 7 September 2021.



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 2021

	Notes	2021		2020	
		£	£	£	£
<b>Surplus for the Year</b>			231,279		201,642
<i>Adjustments for non-cash items:</i>					
Depreciation of tangible fixed assets	11	474,859		480,211	
Amortisation of capital grants	20	(397,972)		(404,790)	
Non-cash adjustments to pension provisions		(37,000)		(20,000)	
Share capital written off	21	(11)		(10)	
			39,876		55,411
Interest receivable			(6,177)		(9,295)
Interest payable	7		10,354		19,040
<b>Operating cash flows before movements in working capital</b>			275,332		266,798
Change in debtors		1,389		14,807	
Change in creditors		(1,037)		(141,001)	
			352		(126,194)
<b>Net cash inflow from operating activities</b>			275,684		140,604
<b>Investing Activities</b>					
Acquisition and construction of properties		(143,986)		(135,114)	
Purchase of other fixed assets		(4,757)		-	
Changes on short term deposits with banks		(3,469)		506,387	
<b>Net cash (outflow) / inflow from investing activities</b>			(152,212)		371,273
<b>Financing Activities</b>					
Interest received on cash and cash equivalents		6,177		9,295	
Interest paid on loans		(10,354)		(19,040)	
Loan principal repayments		(118,447)		(151,969)	
Share capital issued	21	3		5	
<b>Net cash outflow from financing activities</b>			(122,621)		(161,709)
<b>Increase in cash</b>	22		851		350,168
<b>Opening cash &amp; cash equivalents</b>			1,335,311		985,143
<b>Closing cash &amp; cash equivalents</b>			<b>1,336,162</b>		<b>1,335,311</b>
<b>Cash and cash equivalents as at 31 March</b>					
Cash	22		1,336,162		1,335,311
			<b>1,336,162</b>		<b>1,335,311</b>

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 2021

	Share Capital	Scottish Housing Association Pension reserve	Revenue Reserve	Total
	£	£	£	£
Balance as at 1 April 2019	82	(141,000)	4,648,737	4,507,819
Issue of Shares	5	-	-	5
Cancellation of Shares	(10)	-	-	(10)
Other comprehensive income	-	79,000	-	79,000
Other movements	-	20,000	(20,000)	-
Surplus for the year	-	-	201,642	201,642
<b>Balance as at 31 March 2020</b>	<b>77</b>	<b>(42,000)</b>	<b>4,830,379</b>	<b>4,788,456</b>
Balance as at 1 April 2020	77	(42,000)	4,830,379	4,788,456
Issue of Shares	3	-	-	3
Cancellation of Shares	(11)	-	-	(11)
Other comprehensive income	-	(133,000)	-	(133,000)
Other movements	-	37,000	(37,000)	-
Surplus for the year	-	-	231,279	231,279
<b>Balance as at 31 March 2021</b>	<b>69</b>	<b>(138,000)</b>	<b>5,024,658</b>	<b>4,886,727</b>

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



# TRAFALGAR HOUSING ASSOCIATION LIMITED

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## 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 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 2021

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 2021  
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 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 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.

#### 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 2021  
 NOTES TO THE FINANCIAL STATEMENTS (continued)

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

		2021			2020		
	Notes	Turnover £	Operating costs £	Operating surplus / (deficit) £	Turnover £	Operating costs £	Operating surplus / (deficit) £
Affordable letting activities	3	1,610,518	1,363,249	247,269	1,567,985	1,340,032	227,953
Other Activities	4	480	11,293	(10,813)	480	14,046	(13,566)
<b>Total</b>		<b>1,610,998</b>	<b>1,374,542</b>	<b>236,456</b>	<b>1,568,465</b>	<b>1,354,078</b>	<b>214,387</b>

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

	General Needs Housing £	Shared Ownership £	2021 Total £	2020 Total £
<b>Revenue from Lettings</b>				
Rent receivable net of service charges	1,128,296	4,439	1,132,735	1,110,424
Service charges receivable	60,468	-	60,468	60,468
<b>Gross income from rent and service charges</b>	<b>1,188,764</b>	<b>4,439</b>	<b>1,193,203</b>	<b>1,170,892</b>
Less: Rent losses from voids	6,645	-	6,645	1,765
<b>Income from rents and service charges</b>	<b>1,182,119</b>	<b>4,439</b>	<b>1,186,558</b>	<b>1,169,127</b>
Grants released from deferred income	396,667	1,305	397,972	385,898
Revenue grants from Scottish Ministers	25,988	-	25,988	12,960
<b>Total turnover from affordable letting activities</b>	<b>1,604,774</b>	<b>5,744</b>	<b>1,610,518</b>	<b>1,567,985</b>
<b>Expenditure on affordable letting activities</b>				
Management and maintenance administration costs	465,313	1,285	466,598	595,149
Service costs	87,762	-	87,762	68,582
Planned and cyclical maintenance, including major repairs	159,023	-	159,023	71,063
Reactive maintenance costs	173,599	-	173,599	140,405
Bad Debts - rents and service charges	6,534	-	6,534	9,806
Depreciation of affordable let properties	468,001	1,732	469,733	455,027
<b>Operating costs of affordable letting activities</b>	<b>1,360,232</b>	<b>3,017</b>	<b>1,363,249</b>	<b>1,340,032</b>
<b>Operating surplus on affordable letting activities</b>	<b>244,542</b>	<b>2,727</b>	<b>247,269</b>	<b>227,953</b>
<b>2020</b>	<b>225,763</b>	<b>2,190</b>		

# TRAFALGAR 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	Supporting people income	Other income	Total Turnover	Operating costs - bad debts	Other operating costs	Operating surplus / (deficit) 2021	Operating surplus / (deficit) 2020
	£	£	£	£	£	£	£	£	£
Factoring	-	-	-	480	480	-	466	14	(103)
Other activities	-	-	-	-	-	-	10,827	(10,827)	(13,463)
<b>Total From Other Activities</b>	-	-	-	<b>480</b>	<b>480</b>	-	<b>11,293</b>	<b>(10,813)</b>	<b>(13,566)</b>
<b>2020</b>	-	-	-	<b>480</b>	<b>480</b>	-	<b>14,046</b>	<b>(13,566)</b>	

# TRAFALGAR 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.

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>60,016</u>	<u>59,071</u>
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Emoluments payable to Director (excluding pension contributions)	60,016	59,071
Pension contributions paid on behalf of the Director	<u>9,843</u>	<u>7,276</u>
Total emoluments payable to the Director	<u>69,859</u>	<u>66,347</u>

Total emoluments paid to key management personnel	<u>122,711</u>	<u>73,992</u>
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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>-</u>

## 6. EMPLOYEE INFORMATION

	2021	2020
	No.	No.
Average total number of employees employed during the year	<u>6</u>	<u>7</u>
Staff costs were:	£	£
Wages and salaries	243,479	248,568
National insurance costs	23,439	24,590
Pension costs	22,140	22,237
Temporary, agency and seconded staff	<u>44,067</u>	<u>20,367</u>
	<u>333,125</u>	<u>315,762</u>

# TRAFALGAR 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	<u>10,354</u>	<u>19,040</u>

## 8. SURPLUS FOR THE YEAR

	2021	2020
	£	£
Surplus For The Year is stated after charging/(crediting):		
Depreciation - non-current assets	455,452	455,020
Auditors' remuneration - audit services	<u>7,200</u>	<u>6,900</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)

	2021	2020
	£	£
Net interest on pension obligations	<u>(1,000)</u>	<u>(3,000)</u>



# TRAFALGAR 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 £	Shared Ownership Completed £	Total £
<b>COST</b>			
At 1 April 2020	25,361,590	57,721	25,419,311
Additions	143,986	-	143,986
Disposals	(97,844)	-	(97,844)
	<u>25,407,732</u>	<u>57,721</u>	<u>25,465,453</u>
At 31 March 2021			
<b>DEPRECIATION</b>			
At 1 April 2020	12,629,086	39,829	12,668,915
Charge for Year	448,594	1,732	450,326
Disposals	(78,437)	-	(78,437)
	<u>12,999,243</u>	<u>41,561</u>	<u>13,040,804</u>
At 31 March 2021			
<b>NET BOOK VALUE</b>			
At 31 March 2021	<u>12,408,489</u>	<u>16,160</u>	<u>12,424,649</u>
At 31 March 2020	<u>12,732,504</u>	<u>17,892</u>	<u>12,750,396</u>

	2021		2020	
	<i>Component replacement</i> £	<i>Improvement</i> £	<i>Component replacement</i> £	<i>Improvement</i> £
<b>Expenditure on Existing Properties</b>				
Amounts capitalised	143,986	-	135,114	Nil
Amounts charged to the statement of comprehensive income	<u>332,622</u>	<u>-</u>	<u>211,468</u>	<u>Nil</u>

All land and housing properties are heritable.

The Association's lenders have standard securities over housing property with a carry value of £8,201,130 (2020 - £10,207,899)

# TRAFALGAR HOUSING ASSOCIATION LIMITED

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

## 12. NON CURRENT ASSETS (continued)

Other tangible assets	Office Premises £	Furniture & Equipment £	Computer Equipment £	Total £
<b>COST</b>				
At 1 April 2020	164,764	24,883	93,553	283,200
Additions	-	-	4,757	4,757
At 31 March 2021	<u>164,764</u>	<u>24,883</u>	<u>98,310</u>	<u>287,957</u>
<b>DEPRECIATION</b>				
At 1 April 2020	130,193	24,883	93,070	248,146
Charge for year	<u>3,696</u>	-	<u>1,430</u>	<u>5,126</u>
At 31 March 2021	<u>133,889</u>	<u>24,883</u>	<u>94,500</u>	<u>253,272</u>
<b>NET BOOK VALUE</b>				
At 31 March 2021	<u>30,875</u>	<u>-</u>	<u>3,810</u>	<u>34,685</u>
At 31 March 2020	<u>34,571</u>	<u>-</u>	<u>483</u>	<u>35,054</u>

# TRAFALGAR HOUSING ASSOCIATION LIMITED

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

### 13. RECEIVABLES

	2021	2020
	£	£
Gross arrears of rent and service charges	40,117	37,915
<b>Less:</b> Provision for doubtful debts	<u>(30,639)</u>	<u>(31,344)</u>
<i>Net arrears of rent and service charges</i>	9,478	6,571
Other receivables	<u>31,421</u>	<u>35,717</u>
	<u>40,899</u>	<u>42,288</u>

### 14. CURRENT ASSET INVESTMENTS

	2021	2020
	£	£
Short term deposits	<u>541,652</u>	<u>538,183</u>

### 15. CASH AND CASH EQUIVALENTS

	2021	2020
	£	£
Cash at bank and in hand	<u>1,336,162</u>	<u>1,335,311</u>

# TRAFALGAR 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	112,919	159,705
Rent received in advance	53,531	46,053
Other taxation and social security	3,839	3,697
Other payables	151,550	152,028
Accruals and deferred income	88,895	97,074
	<u>410,734</u>	<u>458,557</u>

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

	2021	2020
	£	£
Bank loans	1,003,196	1,074,857

### 18. DEBT ANALYSIS - BORROWINGS

	2021	2020
	£	£
<b>Bank Loans</b>		
Amounts due within one year	112,919	159,705
Amounts due in one year or more but less than two years	106,956	112,155
Amounts due in two years or more but less than five years	301,777	330,546
Amounts due in more than five years	594,463	632,156
	<u>1,116,115</u>	<u>1,234,562</u>

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

<b>Lender</b>	<b>Number of Properties Secured</b>	<b>Effective Interest Rate</b>	<b>Maturity (Year)</b>	<b>Variable or Fixed</b>
The Royal Bank of Scotland	47	0.7%	2024	Variable
Nationwide Building Society	35	0.8%	2027	Variable
The Royal Bank of Scotland	39	0.7%	2030	Variable
Co-operative Bank	26	1.1%	2025	Variable
The Royal Bank of Scotland	99	0.9%	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 2021  
NOTES TO THE FINANCIAL STATEMENTS (continued)

## 19. 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 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	1,111,000	972,000
Present value of defined benefit obligation	1,249,000	1,014,000
Surplus / (deficit) in plan	(138,000)	(42,000)
Unrecognised surplus	-	-
Defined benefit asset / (liability) to be recognised	(138,000)	(42,000)

# TRAFALGAR 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	1,014,000	1,388,000
Current service cost	16,000	39,000
Expenses	1,000	1,000
Interest expense	24,000	28,000
Contributions by plan participants	20,000	24,000
Actuarial losses (gains) due to scheme experience	48,000	13,000
Actuarial losses (gains) due to changes in demographic assumptions	-	(6,000)
Actuarial losses (gains) due to changes in financial assumptions	194,000	(104,000)
Benefits paid and expenses	(68,000)	(369,000)
Defined benefit obligation at the end of period	<u>1,249,000</u>	<u>1,014,000</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	972,000	1,247,000
Interest income	23,000	25,000
Experience on plan assets (excluding amounts included in interest income) - gain (loss)	109,000	(18,000)
Contributions by the employer	55,000	63,000
Contributions by plan participants	20,000	24,000
Benefits paid and expenses	(68,000)	(369,000)
Fair value of plan assets at the end of period	<u>1,111,000</u>	<u>972,000</u>

The actual return on the plan assets (including any changes in share of assets) over the period ended 31 March 2021 was £132,000

# TRAFALGAR 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

	2021 £	2020 £
Current service cost	16,000	39,000
Expenses	1,000	1,000
Net interest expense	1,000	3,000
	<u>18,000</u>	<u>43,000</u>
Defined benefit costs recognised in statement of comprehensive income	<u>18,000</u>	<u>43,000</u>

#### Defined benefit costs recognised in the other comprehensive income

	2021 £	2020 £
Experience on plan assets (excluding amounts included in interest income) - gain / (loss)	109,000	(18,000)
Experience gains and losses arising on plan liabilities - gain / (loss)	(48,000)	(13,000)
Effects of changes in the demographic assumptions underlying the present value of the defined benefit obligations - gain / (loss)	-	6,000
Effects of changes in the financial assumptions underlying the present value of the defined benefit obligations - gain / (loss)	(194,000)	104,000
	<u>(133,000)</u>	<u>79,000</u>
not being recognisable) - gain / (loss)	<u>(133,000)</u>	<u>79,000</u>
Total amount recognised in other comprehensive income - gain (loss)	<u>(133,000)</u>	<u>79,000</u>

# TRAFALGAR 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	55,000	60,000	106,000
Alternative Risk Premia	45,000	78,000	70,000
Corporate Bond Fund	84,000	71,000	87,000
Credit Relative Value	32,000	23,000	22,000
Distressed Opportunities	38,000	18,000	21,000
Emerging Markets Debt	45,000	35,000	40,000
Fund of Hedge Funds	-	-	3,000
Global Equity	172,000	134,000	201,000
High Yield	29,000	-	-
Opportunistic Credit	30,000	-	-
Infrastructure	62,000	57,000	52,000
Insurance-Linked Securities	23,000	26,000	32,000
Liability Driven Investment	267,000	256,000	444,000
Long Lease Property	26,000	24,000	15,000
Net Current Assets	8,000	7,000	1,000
Over 15 Year Gilts	1,000	12,000	32,000
Private Debt	26,000	19,000	16,000
Property	20,000	18,000	25,000
Risk Sharing	40,000	31,000	36,000
Secured Income	61,000	54,000	44,000
Opportunistic Illiquid Credit	28,000	24,000	-
Liquid Credit	19,000	25,000	-
Total assets	<u>1,111,000</u>	<u>972,000</u>	<u>1,247,000</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)	2.9%	1.7%	2.3%
Salary Growth	3.9%	2.7%	3.3%
Allowance for commutation of pension for cash at retirement	75% of maximum allowance	75% of maximum allowance	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 2020	21.5
Female retiring in 2020	23.4
Male retiring in 2020	22.8
Female retiring in 2020	<u>25</u>



# TRAFALGAR HOUSING ASSOCIATION LIMITED

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

## 20. DEFERRED INCOME

	Social Housing Grants £	Non Housing Grants £	Total £
<b>Capital grants received</b>			
At 1 April 2020	20,164,264	243,097	20,407,361
Eliminated on disposal	(77,790)	-	(77,790)
At 31 March 2021	<u>20,086,474</u>	<u>243,097</u>	<u>20,329,571</u>
<b>Amortisation</b>			
At 1 April 2020	11,940,127	129,872	12,069,999
Amortisation in year	379,128	3,877	383,005
Eliminated on disposal	(62,823)	-	(62,823)
At 31 March 2021	<u>12,256,432</u>	<u>133,749</u>	<u>12,390,181</u>
<b>Net book value</b>			
At 31 March 2021	<u>7,830,042</u>	<u>109,348</u>	<u>7,939,390</u>
At 31 March 2020	<u>8,224,137</u>	<u>113,225</u>	<u>8,337,362</u>

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

	2021 £	2020 £
Amounts due within one year	383,005	385,898
Amounts due in more than one year	7,556,385	7,951,464
	<u>7,939,390</u>	<u>8,337,362</u>

## 21. SHARE CAPITAL

Shares of £1 each, issued and fully paid	2021 £	2020 £
At 1 April	77	82
Issued in year	3	5
Cancelled in year	(11)	(10)
At 31 March	<u>69</u>	<u>77</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 2021  
NOTES TO THE FINANCIAL STATEMENTS (continued)

## 22. STATEMENT OF CASH FLOWS

### Reconciliation of net cash flow to movement in net funds

	£	2021 £	£	2020 £
Increase in cash	851		350,168	
Change in liquid resources	3,469		(506,387)	
Cashflow from change in net debt	118,447		151,969	
Movement in net debt during the year		122,767		(4,250)
Net funds at 1st April 2020		638,932		643,182
Net funds at 31 March 2021		<u>761,699</u>		<u>638,932</u>

	At 01 April 2020	Cashflows	Other Changes	At 31 March 2021
Cash at bank and in hand	1,335,311	851	-	1,336,162
	1,335,311	851	-	1,336,162
Liquid resources	538,183	3,469	-	541,652
Debt: Due within one year	(159,705)	118,447	(71,661)	(112,919)
Due after more than one year	(1,074,857)	-	71,661	(1,003,196)
Net Funds	<u>638,932</u>	<u>122,767</u>	<u>-</u>	<u>761,699</u>

## 23. CAPITAL COMMITMENTS

	2021 £	2020 £
Capital Expenditure that has been contracted for but has not been provided for in the financial statements	-	<u>10,252</u>

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

## 24. DETAILS OF ASSOCIATION

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

The Association's principal place of business is 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.

## 25. MANAGEMENT COMMITTEE MEMBER EMOLUMENTS

Management Committee members received £Nil (2020 - £Nil) 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.

# TRAFALGAR HOUSING ASSOCIATION LIMITED

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

### 26. HOUSING STOCK

The number of units of accommodation in management at the year end was:-	2021 No.	2020 No.
General needs	185	185
Supported housing	115	115
Shared ownership	2	2
	<u>302</u>	<u>302</u>

### 27. 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:

	2021 £	2020 £
Rent received from tenants on the Management Committee and their close family members	<u>24,008</u>	<u>30,851</u>
Factoring charges received from factored owners on the Management Committee and their close family members	<u>-</u>	<u>-</u>

At the year end total rent arrears owed by the tenant members on the Management Committee (and their close family) were £53 (2020 - £840).

Members of the Management Committee who are tenants	5	7
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### 28. CONTINGENT LIABILITY

The Association has engaged Brown and Wallace to assist in the rectification of 35 properties that had windows installed in November 2017 through to February 2018. The Association have been gathering as much information as possible without disruptive testing and more recently were able to examine a void property in greater detail. The Association have now arranged for the defects to be remedied in the void property as soon as possible which in turn will assist in costings and a methodology for the other properties. It is likely that a programme of works the remaining properties will be drawn up in the coming months and remedial works would commence in the spring of next year as this should result in better weather conditions and a more stable situation related to Covid-19 related issues that may affect tenants allowing access to their home.

At present there is no reliable estimate available with which to base a provision. The Management Committee are of the opinion, based on professional advice, that the cost of the remedial works will be between £100k and £120k. No provision has made in the financial statements for this.